



Staff Report

City of Pomona Historic Preservation Commission

November 5, 2025

FILE NO: MAJCOA-000528-2025

A request for a Major Certificate of Appropriateness to construct a new, detached 1,200SF accessory dwelling unit at a historically designated property within the Lincoln Park Historic District.

ADDRESS: 540 E. McKinley Avenue

APPLICANT: Yang Wang

PROJECT PLANNER: Irene Mouré, Assistant Planner

ENVIRONMENTAL REVIEW: This project is exempt for the California Environmental Quality Act (CEQA) pursuant to Section 15331, Class 31 (Historic Resource Restoration/Rehabilitation) and Section 15301, Class 1 (Existing Facilities) in that the project is consistent with the Secretary of Interior's Standards for the Treatment of Historic Properties and consist of a minor alteration to the site, such as the construction of a detached accessory structure of the California CEQA Guidelines.

RECOMMENDATION: Approve File No(s). MAJCOA-000528-2025 and adopt Resolution No. 25-035 (Attachment 1).

Project Information:

GENERAL PLAN DISTRICT: [Insert District]

ZONING DISTRICT: RD1-H

TRANSECT: T3

SPECIFIC PLAN DISTRICT: N/A

GENERAL PLAN DENSITY: 20 DU/AC

NEW HOUSING UNITS: 1

Important Dates:

DATE SUBMITTED: July 16, 2025

DATE DETERMINED COMPLETE: September 22, 2025

DEADLINE TO MAKE A DECISION: December 6, 2025

Architectural Style:

The Lincoln Park Historic District (LPHD) survey identifies the contributing resource as a simple and late California Bungalow style home (Attachment 2).

Architectural Description:

A California Bungalow is combination of Craftsman and Mediterranean Bungalow architectural types. The primary dwelling's simple gabled porch, river rock foundation, and tapered columns supporting the porch roof are architectural elements associated primarily with Craftsman Bungalow style. The structure has various window sizes, ranging from large and multi-paned to small, single paned windows. Furthermore, the structure has horizontal wood siding with a white trim, encasing the front façade of the structure. There is a change in wood siding to stucco on the side and rear of the structure. This change of exterior siding material was common for California Bungalow home types as the stucco exterior is a siding material associated with Mediterranean style. Photographs of the site and surrounding area have been attached for review (Attachment 3).

According to the Los Angeles County Assessor's Portal, the site is recorded at 8,580 square feet with the primary dwelling constructed at 1,298 SF. In addition to the primary dwelling. There is a detached garage accessory structure of 302 SF with carriage doors, and an attached aluminum covered patio constructed in 1963. Furthermore, Building and Safety permit records show that in 1986, 587 SF additions were added to the primary dwelling (Attachment 4). This approved addition consisted of a new bedroom, service porch, and an enlargement of an existing bedroom. In general, the historic elements of the structure have largely been preserved and retained. Besides the current request for an ADU project, there have not been any major modifications to the subject property.

RELEVANT ALTERATIONS:

1963 – Addition of attached aluminum patio cover.

1986 – An addition of 587SF consisting of a bedroom, service porch, bathroom and an enlargement of an existing bedroom.

Character-Defining Features:

1. One-story configuration
2. Wood siding on the front façade
3. Gabled porch with tapered columns supporting the porch roof
4. Large windows, multi-paned and small windows

Design Review:

On July 16, 2025, the Planning Division received a Major Certificate of Appropriateness application for a project proposing a 1,200SF detached accessory dwelling unit (ADU) to the rear of the property. The proposed ADU is 98SF smaller than the existing primary dwelling of 1,298SF. The height of the ADU is proposed at 14FT and 6IN while the main dwelling is 15FT and 10IN. Overall, the size and height of the ADU project will not be larger than the primary dwelling structure. The proposed project plans have been attached for assessment and design review (Attachment 5).

The ADU is proposed to be located within the rear of the property, which is 134FT from the front property line, measured from the back of sidewalk to the ADU entryway. There is a 10FT distance between the ADU and the

primary dwelling and 21FT and 6IN away from the garage structure. The garage structure is located at the end of the driveway and measures 13FT and 11IN in length, essentially obscuring the visibility of the proposed ADU from the public right-of-way. The placement of the ADU will not have a detrimental impact to the contributing resource or to the historic character or charm of the historic district.

The proposed project is designed to replicate the primary architectural elements in-kind. For instance, exterior elements such as the horizontal wood siding and river rock foundation are to be matched in both materials and color. Unlike the primary dwelling where the horizontal wood siding is only on the front façade, the proposed project will have horizontal wood siding on all elevations of the ADU. Moreover, the windows will be matching wood material and are proposed to be single hung with a white trim. The proposed roof vents will be low profile. The entry door is like the main dwelling's door in style and wood material. Similar to the window trim, the entry door will also have a white trim. Overall, exterior elements such as the siding, color of the siding, windows, trims, and entry door will be matching in-kind.

In conclusion, the proposed project is in compliance with applicable design guidelines set forth in Sections .880.C.7 and .1190.D. of the Zoning and Development Code. Moreover, the proposed detached ADU will be matching in-kind to the materials and California Bungalow architectural elements. The location of the ADU is ideal as it is in the rear of the property and not visible from the public right-of-way, ensuring the ADU does not negatively impact the contributing resource or the distinctive character of the LPHD.

SECRETARY OF THE INTERIOR'S STANDARDS FOR THE TREATMENT OF HISTORIC PROPERTIES.

The Historic Preservation Ordinance provide that the Commission be guided by the latest Rehabilitation Standards contained in the Secretary of the Interior's Standards for the Treatment of Historic Properties. Staff reviewed the project for compliance with the applicable standards below:

1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces and spatial relationships.
The project is not proposing to change the current residential use. The proposed project pertains to creating a new residential dwelling that is accessory to the primary dwelling. The intent of the project is to maintain the residential use and match the main structure's architectural materials and features in-kind. Therefore, the project is in compliance with this standard.
2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces and spatial relationships that characterize a property will be avoided.
The project is proposing a detached ADU that will be located in the rear of the property. The existing primary dwelling and garage structure are located in front of the proposed project, essentially concealing the ADU from the public right-of-way. The location of the ADU will not negatively impact the historic character of the property and will retain the character of the LPHD. Therefore, the project is in compliance with this standard.
3. Each property will be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.

The project is proposed to be detached from the primary dwelling. There will not be any addition of conjectural features or elements to the contributing resource that may create a false sense of historical development. Therefore, the project is in compliance with this standard.

4. Changes to a property that have acquired historic significance in their own right will be retained and preserved. The changes to the property will not have an impact on the structures surveyed. The designated California Bungalow will retain its historic status and architectural elements. Furthermore, the scope of work of the project does not include the acquired historic resource. Therefore, the project is in compliance with this standard.

5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.

The ADU is proposed to match the primary dwelling's materials, features, and finishes in-kind. The windows are proposed to be the same wood material and to open in the same direction as the primary. The siding is proposed to be wood on all elevations of the ADU. This effort will assist in maintaining the characterization of the property. Therefore, the project is in compliance with this standard.

6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.

The project's scope of work does not include repair or replacing any architectural element of the main structure that may be experiencing deterioration. Any repair or replacement of the contributing resource will require a separate permit. Therefore, the project is in compliance with this standard.

7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.

The project is not proposing to make any modifications to the historic resource. Therefore, the project is in compliance with this standard.

8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.

The proposed project will not have an impact on any potential archaeological resources. Therefore, the proposal is compliant with this standard.

9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

The new construction will not destroy the historic characterization of the property as the project is proposing to be detached from the primary dwelling and located at a 10FT distance away. The project plans propose that the exterior siding match in-kind with the color and the horizontal wood material and will be added to each elevation. The proposed windows will be of wood material, single hung and have the same upward direction.

Lastly, the proposed ADU will not be taller than the primary and it's building footprint is proposed to be slightly smaller than the primary's. Therefore, the project is in compliance with this standard.

10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

Should the proposed project be removed in the future, it will not impair the property as it will be constructed detached from the primary and located in the rear. The historic property and its environment will be largely unaffected by the construction. Therefore, the project is in compliance with this standard.

Pomona Historic Preservation Guidelines:

Chapter 3: Updating Your Historic Building of the Pomona Guide to Historic Preservation includes many guidelines and standards for Accessory Dwelling Units (ADUs), all of which are being met by the proposed building. These include, but are not limited to, the following:

1. *Architectural style (e.g. Craftsman), architectural detailing (e.g. exposed rafters), construction materials, finishes, and colors, door trim and style, and window trim and style (grid pattern, frame thickness, opening direction, etc.) must be the same as the existing structure.*

The proposed detached accessory dwelling unit is designed as a California Bungalow and has included many architectural character-defining features from the primary home, river rock foundation, wood single-hung windows, identical wood siding, siding and roofing materials, etc.

2. *The ADU shall comply with the following:*
 - a. *The ADU shall meet all applicable Pomona ADU Standards*
 - b. *The ADU shall be to the rear of the primary structure*
 - c. *The side and rear-yard setbacks shall be at least four feet*
 - d. *The peak height above grade is sixteen feet*
 - e. *The maximum site coverage for all structures is 35%*
 - f. *The distance between the ADU and the main structure is ten feet*

The proposed accessory dwelling unit complies with all applicable ADU standards. The structure is at the rear of the property and is 14'-6", which is shorter than the primary house of 15'-10" and will be efficiently blocked from the public right-of-way by an existing garage structure directly in front. The structure is setback 5FT from the rear and side, which is one more foot than the required four, and is 10 FT away from the primary dwelling. The lot coverage is approximately 49.53%.

3. *The entry of an ADU shall face the interior of the property and not be visible from the street to the extent feasible.*

The entrance of the Aud faces the side of the property. The ADU is also set back 112'6" from the front property line and is located to the rear of the primary home. Therefore, the structure will not be particularly visible from the public right-of-way.

Required Findings:

The findings required in Sections .800.C.7. and .1190.D. of the Pomona Zoning and Development Code for Appropriateness are contained in the attached resolution (Attachment 1).

Conclusion:

Staff has determined the proposed detached, ADU project is architecturally consistent with the designated contributing resource on the property. The project is proposing to match the exterior horizontal, wood siding, wood window material and opening direction, and door trims. The proposed ADU will not be visible from the public street as it will be located in the rear of the property and essentially obscured by the existing garage structure to the front of the ADU. Overall, the architectural integrity of the primary dwelling will be retained and preserved and the character of the LPHD will not be negatively impacted. In the event that the ADU is removed in the future, the overall state of the property will remain the same.

Environmental Review:

Staff has determined that this project is exempt for the California Environmental Quality Act (CEQA) pursuant to Section 15331, Class 31 (Historic Resource Restoration/Rehabilitation) and Section 15301, Class 1 (Existing Facilities) in that the project is consistent with the Secretary of Interior's Standards for the Treatment of Historic Properties and consist of a minor alteration to the site, such as the construction of a detached accessory structure of the California CEQA Guidelines of the California CEQA Guidelines.

Conditions of Approval:

The Conditions of Approval are contained in the attached resolution (Attachment 1).

Attachments:

1. Historic Preservation Commission Resolution No. 25-035
2. Historic Surveys
3. Photographs of site and surrounding area
4. Building and Safety Permit Records
5. Project Plans
6. Public Noticing