

HPC RESOLUTION NO. 2022-012

A RESOLUTION OF THE HISTORIC PRESERVATION COMMISSION OF THE CITY OF POMONA, CALIFORNIA UPHOLDING THE DECISION TO DENY A MINOR CERTIFICATE OF APPROPRIATENESS (MINCOA 18644-2022) TO LEGALIZE AN UNPERMITTED 6-FOOT HIGH VINYL FENCE ON A PROPERTY LOCATED AT 418 KENOAK PLACE IN THE HACIENDA PARK HISTORIC DISTRICT.

THE HISTORIC PRESERVATION COMMISSION OF THE CITY OF POMONA DOES RESOLVE AS FOLLOWS:

WHEREAS, the applicant, Gail Titus, installed a six-foot high vinyl fence without a Minor Certificate of Appropriateness;

WHEREAS, the subject property is a “contributing” structure located within the Hacienda Park Historic District, which was designated as a historic district by the Pomona City Council in 2003;

WHEREAS, the contributing structure at the site was originally built in 1909;

WHEREAS, any new fence or wall installation requires Planning staff approval of Minor Certificate of Appropriateness prior to the installation;

WHEREAS, the applicant, Gail Titus, submitted an application for Minor Certificate of Appropriateness (MINCOA 18644-2022) to legalize an unpermitted six-foot high vinyl fence at 418 Kenoak Place;

WHEREAS, the Planning Staff determined that the project does not meet findings as described in Section .5809-13(F)(6) of the Zoning Ordinance to approve a Minor Certificate of Appropriateness;

WHEREAS, the Historic Preservation Commission of the City of Pomona, has, after giving notice thereof as required by law, held a public hearing on August 3, 2022 concerning the requested Minor Certificate of Appropriateness (MINCOA 18644-2022); and

WHEREAS, the Historic Preservation Commission has carefully considered all pertinent testimony and the staff report offered in the case presented at the public hearing.

NOW THEREFORE, BE IT HEREBY RESOLVED by the Historic Preservation Commission of the City of Pomona, California, as follows:

SECTION 1. The Historic Preservation Commission hereby determines that, pursuant to the Guidelines for Implementation of the Environmental Quality Act (CEQA), the proposed project is ministerial, so the project is exempt under Section 15268. The project is also covered by

the general rule exemption pursuant to Section 15061(b)(3), which applies only to projects which have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA. The project is also covered by CEQA under Section 15331, Class 31 - Historical Resource Restoration/Rehabilitation Activities and Section 15301, Class 1 (Existing Facilities). Therefore, no further environmental review is required.

SECTION 2. Section .5809-13(F)(6) of the Zoning Ordinance requires that to make findings to approve a Major Certificate of Appropriateness. The Historic Preservation Commission hereby makes the following findings:

1. *The proposed change will not adversely affect any significant historical, cultural, architectural, or aesthetic features of the concerned property or the historic district in which it is located.*

The proposed six-foot high vinyl fence is not compatible to the Craftsman architectural style and is located on the western property line. Because the fence is visible from the public right of way, the proposed change will adversely the historical, architectural, and aesthetic features of the subject property and the Hacienda Park Historic District in which it is located.

2. *The proposed change is compatible in architectural style with existing adjacent contributing structures in a historic district.*

The use of vinyl instead of wood for a fence creates a false sense of a historic feature. Vinyl is not a permitted fence material nor appropriate for the architectural style, time and period therefore not compatible to the Craftsman architectural style as vinyl is not historically accurate to the period and style. Fencing that is appropriate for the Craftsman style is made out of wood. The adjacent, neighboring contributing structures also have wood fences; therefore, this change would not be compatible.

3. *The proposed change is consistent with the architectural style of the building as specified in subsection 5 herein, Design Review.*

As mentioned in Finding #2, the proposed six-foot high vinyl fence is not compatible to the Craftsman architectural style and the fence was built without a permit. The property use to have a wood fence installed and was replaced with a vinyl fence which is not a historically accurate to the Craftsman style. In addition, the Historic Guidelines for fence/wall installations require that all new fence and walls should be compatible in material and design with the period and style of the primary historic structure. Therefore, the proposed change not consistent with the architectural style of the building, as specified in subsection 5 herein, Design Review.

4. *The scale, massing, proportions, materials, textures, fenestration, decorative features, and details proposed are consistent with the period and/or compatible with adjacent structures.*

The proposed vinyl fence will impact the scale, massing, proportions, materials, textures, fenestration, decorative features, and details proposed as it is not consistent with the period of adjacent structures or the existing Craftsman Bungalow structure. The adjacent, neighboring contributing structures also have wood fences; therefore, would not be compatible.

SECTION 3. The Historic Preservation Commission hereby upholds Staff's decision to Deny Major Certificate of Appropriateness (MAJCOA 18644-2022) to legalize an unpermitted six-foot high vinyl fence.

SECTION 4. The Secretary shall certify to the adoption of this Resolution and forward the original to the City Clerk.

APPROVED AND PASSED THIS 3RD DAY OF AUGUST, 2022.

JENNIFER WILLIAMS
HISTORIC PRESERVATION COMMISSION
CHAIRPERSON

ATTEST:

Geoffrey Starns, AICP, LEED AP BD+C
HISTORIC PRESERVATION COMMISSION
SECRETARY

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES)
CITY OF POMONA)

AYES:
NOES:
ABSTAIN:

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ABSENT:

Pursuant to Resolution No. 76-258 of the City of Pomona, the time in which judicial review of this action must be sought is governed by Sec. 1094.6 C.C.P.