

## **HPC RESOLUTION NO.**

**A RESOLUTION OF THE HISTORIC PRESERVATION COMMISSION OF THE CITY OF POMONA, CALIFORNIA APPROVING A MAJOR CERTIFICATE OF APPROPRIATENESS (MAJCOA 9130-2017) TO ALLOW MAJOR ALTERATIONS TO THE REAR FAÇADE OF AN EXISTING CONTRIBUTING SINGLE-FAMILY RESIDENCE LOCATED AT 495 LINCOLN AVENUE IN THE LINCOLN PARK HISTORIC DISTRICT.**

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

**WHEREAS**, the subject property is a contributing structure, located within the Lincoln Park Historic District, which was designated as a historic district by the Pomona City Council on May 4, 1998;

**WHEREAS**, the applicant/owner, Jeremy Buscana & Emily Acevedo, has submitted a Major Certificate of Appropriateness (MAJCOA 9130-2017) to allow major alterations to the rear façade of an existing residence located at 495 Lincoln Avenue;

**WHEREAS**, major alterations to a primary building within a designated historic district requires the Historic Preservation Commission to approve a Major Certificate of Appropriateness prior to the issuance of building permits;

**WHEREAS**, the major alteration is located in the rear part of the subject property;

**WHEREAS**, the Historic Preservation Commission must make findings as described in Section .5809-13.F.6 of the Zoning Ordinance to approve a Major Certificate of Appropriateness for major alterations on a property located in a historic district;

**WHEREAS**, the Historic Preservation Commission of the City of Pomona, has, after giving notice thereof as required by law, held a public hearing on May 2, 2018 concerning the requested Major Certificate of Appropriateness (MAJCOA 9130-2017); 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 Planning 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 alterations meet the criteria for a Class 1 (Existing Facilities), Section 15301 Categorical Exemption per Section 15301(e).

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

- a. *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 major alteration 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 because the architectural style of the proposed alterations is consistent with the architectural style of the existing residence. The new roof will match the pitch of the existing roof, new stucco siding will match existing stucco siding, and proposed new windows will be consistent with those found on the existing residence.

- b. *The proposed change is compatible in architectural style with the existing adjacent contributing structures in an historic district.*

The proposed alteration will have a consistent architectural style and color to the existing residence and therefore not detract from the adjacent contributing structures in the Lincoln Park Historic District. Moreover, the entirety of the project is will take place on the rear of the property, away from public street view.

- c. *The proposed change is consistent with the architectural style of the building as specified in Section .5809-13 F 5 of the Zoning Ordinance.*

The proposed major alteration is consistent with the architectural style of the main building as specified in Section .5809-13.F.5 of the Zoning Ordinance. The alteration includes a new roof with a 3:12 pitch and stucco siding.

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

The style of the proposed alteration will match the existing residence in terms of roof shape and architectural details and windows will match original windows on the residence. The project is compatible with adjacent structures and will not negatively impact the architectural style of the adjacent structures.

**SECTION 3.** The Historic Preservation Commission hereby approves the Major Certificate of Appropriateness (MAJCOA 9130-2017) for a 108 square foot addition at the rear of the subject property with the following conditions:

1. The subject property shall be developed and/or used in the manner requested and shall be in substantial conformity with the plans approved by the Historic

Preservation Commission on May 2, 2018, in accordance with the revisions and/or additional conditions specifically required in this resolution of approval.

2. This approval shall lapse and become void if the privileged authorized is not utilized or where some form of construction pursuant to issuance of a building permit has not commenced within four (4) years from the date of approval (May 2, 2022).
3. Within four (4) years from the date of approval, plans shall be submitted into the Building and Safety Division for plan check review for the room addition.
4. The applicant shall include copies of all approved resolutions related to the project, which shall be placed on the title sheet of construction plans prior to plan check submittal.
5. In the event that conditions imposed by the Historic Preservation Commission are inconsistent with provisions of the California Code of Regulations, Title 24 (also known as the California Building Standards Code) or any uniform construction code applicable within this jurisdiction, such conditions of the Historic Preservation Commission shall be waived in favor of such code.
6. Prior to the issuance of building permits, applicant shall submit window specifications and trim details demonstrating that all proposed windows are consistent with the original windows on the residence, to be reviewed and approved by the Development Services Manager.

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

**APPROVED AND PASSED THIS 2<sup>ND</sup> DAY OF MAY, 2018.**

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JIM R. GALLIVAN  
HISTORIC PRESERVATION COMMISSION  
CHAIRPERSON

**ATTEST:**

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EMILY STADNICKI  
HISTORIC PRESERVATION COMMISSION SECRETARY

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

AYES:  
NOES:  
ABSTAIN:  
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.