

HPC RESOLUTION NO.

A RESOLUTION OF THE HISTORIC PRESERVATION COMMISSION OF THE CITY OF POMONA, CALIFORNIA APPROVING A MAJOR CERTIFICATE OF APPROPRIATENESS (MAJCOA 9689-2018) TO ALLOW A 159 SQUARE FOOT ADDITION TO AN EXISTING CONTRIBUTING (WITH MODIFICATIONS) SINGLE-FAMILY RESIDENCE LOCATED AT 1646 ALAMEDA STREET IN THE HACIENDA PARK HISTORIC DISTRICT.

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

WHEREAS, the subject property is a contributing (with modifications) structure, located within the Hacienda Park Historic District, which was designated as a historic district by the Pomona City Council on October 6, 2003;

WHEREAS, the applicant/owner, Raz Grinbaum, has submitted a Major Certificate of Appropriateness (MAJCOA 9689-2018) to allow an addition to an existing residence located at 1646 Alameda Street;

WHEREAS, additions 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 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 June 6, 2018 concerning the requested Major Certificate of Appropriateness (MAJCOA 9689-2018); 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 addition 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 addition 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, as conditioned, will be compatible 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 architectural style and color of the proposed addition is consistent with the existing residence and therefore will not detract from the adjacent contributing structures in the Hacienda Park Historic District. Moreover, the project is will take place on the side of the property, partially obscured 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 addition is consistent with the architectural style of the main building as specified in Section .5809-13.F.5 of the Zoning Ordinance. The addition includes a new roof matching the pitch of the existing roof 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 addition will match the existing residence in terms of roof shape and architectural details and, as conditioned, windows will match existing 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 9689-2018) for a 159 square foot addition to an existing single family residence 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 June 6, 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 (June 6, 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. The new window in the living room shall not be a slider and shall be recessed from the exterior wall plane. The applicant shall submit a revised window schedule to the Planning Division prior to the issuance of building permits.
7. Prior to the issuance of building permits, applicant shall submit window specifications and trim details demonstrating that the new living room window is consistent with the existing 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 6TH DAY OF JUNE, 2018.

DEBRA MARTIN
HISTORIC PRESERVATION COMMISSION
CHAIRPERSON

ATTEST:

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.