

HPC RESOLUTION NO.

A RESOLUTION OF THE HISTORIC PRESERVATION COMMISSION OF THE CITY OF POMONA, CALIFORNIA APPROVING MAJOR CERTIFICATE OF APPROPRIATENESS (MAJCOA 10256-2018) TO ALLOW A LOT LINE ADJUSTMENT ON A PROPERTY LOCATED AT 797 NORTH BRADFORD STREET IN THE LINCOLN PARK HISTORIC DISTRICT.

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

WHEREAS, the subject property is located within the Lincoln Park Historic District, which was designated as a historic district by the Pomona City Council on May 4, 1998, and developed with a contributing Transitional Bungalow residence;

WHEREAS, the applicant/owner, Mark Warren, has submitted a Major Certificate of Appropriateness (MAJCOA 10256-2018) to allow a lot line adjustment at a property located at 797 North Bradford Street;

WHEREAS, significant changes to a historic property, such as a lot line adjustment, may require the Historic Preservation Commission to approve a Major Certificate of Appropriateness, if requested, 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 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 August 1, 2018 concerning the requested Major Certificate of Appropriateness (MAJCOA 10256-2018); 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 California Environmental Quality Act (CEQA), the proposed lot line adjustment meets the criteria for Categorical Exemption 15305—Minor Alterations in Land Use Limitations.

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 proposed change does not affect the existing residence, and therefore 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.

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

The proposed change does not constitute new design or construction, and therefore will not change the existing compatibility of the architectural style with the existing adjacent contributing structures in the Lincoln Park Historic District.

- 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 change does not constitute new design or construction, and therefore will not change the consistency of the existing architectural style of the building as specified in Section .5809-13 F.5. of the Pomona Zoning Ordinance.

- 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 proposed change does not constitute new design or construction, and therefore the scale, massing, proportions, materials, textures, fenestration, decorative features, and details of the existing residence will remain consistent with the Transitional Bungalow period and will remain compatible with adjacent structures.

SECTION 3. The Historic Preservation Commission hereby approves the Major Certificate of Appropriateness (MAJCOA 10256-2018) to allow a lot line adjustment 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 Major Certificate of Appropriateness application (MAJCOA 10256-2018) for a lot line adjustment at 797 Bradford Street, approved by the Historic Preservation Commission on August 1, 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 activity related to the lot line adjustment has not commenced within four (4) years from the date of approval (August 1, 2022).
3. 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.

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

APPROVED AND PASSED THIS 1st DAY OF AUGUST, 2018.

JIM R. GALLIVAN
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.

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