

**HPC RESOLUTION NO. 18-XXX**

**A RESOLUTION OF THE HISTORIC PRESERVATION COMMISSION OF THE CITY OF POMONA, CALIFORNIA APPROVING A MAJOR CERTIFICATE OF APPROPRIATENESS (MAJCOA 10661-2018) TO ALLOW A SOLID WOOD FENCE WITH GATE IN FRONT YARD AND VINYL WINDOWS ON EASTERN AND WESTERN WALLS OF EXISTING HOUSE ON A PROPERTY LOCATED AT 120 WEST ALVARADO STREET IN THE WILTON HEIGHTS HISTORIC DISTRICT (APN: 8336-011-001)**

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

**WHEREAS**, the subject property is located in the Wilton Heights Historic District;

**WHEREAS**, the applicant/owner, Demitra Hernandez, has submitted a Major Certificate of Appropriateness (MAJCOA 10661-2018) to allow a solid wood fence with gate in front yard and vinyl windows on eastern and western walls of existing house on a property located at 120 West Alvarado Street in the Wilton Heights Historic District (APN: 8336-011-001);

**WHEREAS**, exceptions to .5809-11 regulating fencing in Historic Districts and changing windows from wood to vinyl 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 October 3, 2018, concerning the requested Major Certificate of Appropriateness (MAJCOA 10661-2018); 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 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 meets the criteria for a Class 1 (Existing Facilities), Section 15303 Categorical Exemption per Section 15301 (a).

**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 project will not adversely affect any significant historical, cultural, architectural, or aesthetic features of the concerned property because the solid wood fence does not impact the historical structure on the property, nor does it impede a visual of this structure from the public right-of-way. The vinyl windows are also partially obstructed from public right-of-way and do not represent a significant change in form or shape to the historical wood windows.

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

The property is at the edge of the historical district and immediately adjacent to a non-historic commercial uses to the north and east; therefore the proposed change is compatible given the context of the residence within the historical district and its adjacency to non-historical uses. The solid wood fence does not impact the existing historic Colonial Revival residence itself, which is compatible in architectural style with adjacent contributing Colonial Revival structures in the Wilton Heights Historic District. Moreover, the wood fencing is not unlike other wood fencing on adjacent structures in the district as they are of similar material.

- 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 solid wood fence does not change the architectural style of the building; the vinyl windows still retain the form and shape of the original wood windows and are not identified as a defining feature of the residence in the 1993 Historic Resources Inventory.

- 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 scale of the fencing is higher than that typical for a Colonial Revival style house, which calls for low picket fencing; however, the property is located immediately adjacent to non-historical and non-contributing commercial uses. Therefore, compatibility with these structures is not required and the scale of the fencing furthers public safety and protects the historical structure on the site. The scale, massing, and proportion of the vinyl windows is consistent with the existing Colonial Revival structures and other Colonial Revival structures in the district.

- e. In case of demolition, the applicant must show that demolition of the subject structure(s) will not adversely affect a cultural, architectural, or aesthetic features of the concerned property or the historic district in which it is located.*

The proposed project does not involve demolition of structures.

**SECTION 3.** The Historic Preservation Commission hereby approves the Major Certificate of Appropriateness (MAJCOA 10659-2018) for an addition to the back of an existing building and the addition of solar carports in the parking lot at the Pomona YMCA building, 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 October 3, 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 (October 3, 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 proposed addition and solar carport.
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. Applicant shall submit a Minor Deviation Variance to Planning Division to increase the maximum allowable height of a solid wood fence from three feet to a maximum of five feet, including any gates and framing.

**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 OCTOBER, 2018.**

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DEBRA MARTIN  
HISTORIC PRESERVATION COMMISSION  
CHAIRPERSON

**ATTEST:**

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MARIO SUAREZ, AICP  
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 California Code of Civil Procedure 1094.6.