

## **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 10659-2018) TO ALLOW 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 (NATIONAL REGISTER OF HISTORIC PLACES 86000408) LOCATED 350 NORTH GAREY AVENUE (APN: 8336-026-017)**

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

**WHEREAS**, the subject property is listed on the National register of Historic Places (No. 86000408);

**WHEREAS**, the applicant/owner, Spectra Company, has submitted a Major Certificate of Appropriateness (MAJCOA 10659-2018) to allow 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 located at 350 North Garey Avenue (APN: 8336-026-017);

**WHEREAS**, additions to designated historic landmark requires the Historic Preservation Commission to approve a Major Certificate of Appropriateness prior to the issuance of building permits;

**WHEREAS**, the additions are 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 October 3, 2018, concerning the requested Major Certificate of Appropriateness (MAJCOA 10659-2018); 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 3 (New Construction of Small Structures), Section 15303 Categorical Exemption per Section 15303 (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 architectural style of the proposed addition is consistent with the architectural style of an existing building addition constructed in the 1970s.

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

The proposed project will be conducted on a property listed on the National Register of Historic Places. It is not located in a historic district within the City of Pomona. Nevertheless, the proposed expansion plans are compatible with existing site and surrounding neighborhood. In addition, the applicant will also be adding solar power to the site in efforts to provide renewable energy consistent with the General Plan Policy No. 7E, P22 - *“Minimize emissions from residential and commercial uses through the following . . . Encourage passive solar building design and landscaping conducive to passive solar energy use for both residential and commercial uses, i.e., building orientation in a south to southeast direction, planting deciduous trees on west sides of structures, landscaping with drought resistant species, and use of groundcover rather than pavement to reduce heat reflection . . .”*

- 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.*

This addition is a simple box shape, painted white, hidden from public street view that does not affect the historic features of the main building's elevation. It will resemble the architectural style of an addition constructed in the 1970s. The proposed solar carports are accessory structures to be located toward the rear of the property in a proposed parking lot.

- 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 new addition will be significantly smaller in massing to the existing addition, and differentiated from the original brick structure. It will be set back approximately six inches from the corner of the 1958 addition and not impede on the corner of the original 1922 building. The size and massing of the proposed addition is small enough to be

hidden from public street view and would not affect the massing and character of the existing building and will remain compatible with the latest addition in color and style.

The carports will be neutral in style, and painted in a compatible color to other metal work found on the existing building, such as fire escapes and railings. Solar panels will only be constructed on the new carports and will not be placed on any existing building.

- 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 include a demolition of an accessory structure which received an administrative approval of a Minor Certificate of Occupancy on August 23, 2018.

**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. The proposed addition shall be consistent in style and appearance with the existing addition constructed in the 1970s and as shown on plans submitted herein.

**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.