

HPC RESOLUTION NO.

A RESOLUTION OF THE HISTORIC PRESERVATION COMMISSION OF THE CITY OF POMONA, CALIFORNIA APPROVING MAJOR CERTIFICATE OF APPROPRIATENESS (MAJCOA 9645-2018) TO ALLOW THE DEMOLITION OF AN EXISTING 360 SQUARE FOOT GARAGE AND REPLACE WITH A NEW 737 SQUARE FOOT THREE-CAR GARAGE. THE PROPOSED PROJECT INCLUDES A NEW 1,200 SQUARE FOOT ACCESSORY DWELLING UNIT (APPROVED UNDER A SEPARATE MINISTERIAL PERMIT) ON A PROPERTY LOCATED AT 590 E. KINGSLEY AVENUE (APN 8337-006-004) IN THE LINCOLN PARK HISTORIC DISTRICT.

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

WHEREAS, the applicant, Terry Valles, submitted an application for Major Certificate of Appropriateness (MAJCOA 9645-2018) to allow for the demolition of an existing 360 square foot garage and the construction of a new 737 square foot three-car garage attached to a new 1,200 square foot accessory dwelling unit (approved under a separate ministerial permit) on a property located at 590 E. Kingsley Avenue;

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 in 1998;

WHEREAS, demolition of a structure and construction of a new structure within a designated historic district requires approval of a Major Certificate of Appropriateness from the Historic Preservation Commission prior to the issuance of building permits;

WHEREAS, the residential structure at the site was built in the early 20th century Victorian style of architecture;

WHEREAS, the new garage and accessory dwelling unit will have architectural features consistent with the early 20th century Victorian architectural style of the existing residence;

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;

WHEREAS, the Historic Preservation Commission of the City of Pomona, has, after giving notice thereof as required by law, held a public hearing on February 6, 2019 concerning the requested Major Certificate of Appropriateness (MAJCOA 9645-2018); 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 of a Class 1 (Existing Facilities), Section 15301(L.4) and Class 3 (New Construction of Small Structures), Section 15303(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 proposed 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 as the addition will be located to the rear of the property and not directly visible from the public right-of-way. Furthermore, the architectural style of the garage and accessory dwelling unit is consistent with the early 20th century Victorian architectural style of the existing residence.

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

The proposed garage and accessory dwelling unit are compatible in architectural style with the existing adjacent contributing structures in the Lincoln Park Historic District as the neighboring contributing structures were built in architectural styles common to the early 20th century. The garage and accessory dwelling unit will demonstrate the same style, proportions, detailing, and materials as the existing residence. Individual features such as windows, doors, siding, and foundation maintain the same characteristics as the existing residence.

- 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 garage and accessory dwelling unit are consistent with the architectural style of the main residence as specified in Section .5809-13.F.5 of the Zoning Ordinance. The proposed will have a pitched gabled roof to match the existing residence. The proposed exterior siding will consist of redwood lap siding and be painted to match the main residence. The proposed will include double hung, wood windows, wood entry door, and fish scale wood shingles to match the existing.

- 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 garage and accessory dwelling unit will match the historic architectural style of the residence in terms of roof pitch and architectural details. The proposed project is consistent with the early 20th century Victorian architectural style of the main residence in that the proposed new structure will be consistent with the significant architectural features of the main building. The roof shape of the new garage is consistent with other historic structures in the neighborhood and will not negatively impact the architectural style of the home.

- e. *Demolition of the subject structure will not adversely affect a cultural, architectural, or aesthetic feature of the concerned property or the historic district in which it is located.*

The existing 360 square foot garage is constructed of corrugated metal and is not consistent with the defining characteristics of the Victorian architectural style therefore the proposed demolition of said garage will not adversely affect a cultural, architectural, or aesthetic feature of the existing single-family residence or the historic district.

SECTION 3. The Historic Preservation Commission hereby approves the Major Certificate of Appropriateness (MAJCOA 9645-2018) for the demolition of an existing 360 square foot garage and the construction of a new 737 square foot three-car garage 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 February 6, 2019, 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 are not utilized through some form of construction pursuant to issuance of a building permit has not commenced within one (1) year from the date of approval (February 6, 2020).
3. Within four (1) year from the date of approval, plans shall be submitted to the Building and Safety Division for plan check review for the proposed project.
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.

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 FEBRUARY, 2019.

DEBRA MARTIN
HISTORIC PRESERVATION COMMISSION
CHAIRPERSON

ATTEST:

ANITA D. GUTIERREZ, 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 the California Code of Civil Procedure Sec. 1094.6.”