

HPC RESOLUTION NO.

A RESOLUTION OF THE HISTORIC PRESERVATION COMMISSION OF THE CITY OF POMONA, CALIFORNIA APPROVING MAJOR CERTIFICATE OF APPROPRIATENESS (MAJCOA 11378-2019) TO ALLOW THE CONSTRUCTION OF A 360 SQUARE FOOT GARAGE AND THE REMOVAL OF A MEXICAN FAN PALM TREE LOCATED IN THE REAR YARD ON A PROPERTY LOCATED AT 490 PRECIADO STREET (APN 8359-021-007) IN THE HACIENDA PARK HISTORIC DISTRICT.

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

WHEREAS, the applicant, James Kercheval, submitted an application for Major Certificate of Appropriateness (MAJCOA 11378-2019) to allow for the construction of a new 360 square foot garage and the request to remove a Mexican Fan Palm tree located in the rear yard on a property located at 490 Preciado Street;

WHEREAS, the project includes in a 1,200 square foot accessory dwelling unit to be approved under a separate ministerial permit in compliance with SB 1069 and SB 299 pertaining to accessory dwelling units;

WHEREAS, the subject property is identified in the Historic Resources Survey of the City of Pomona as a “contributing” structure, and was also identified as contributing to the Hacienda Park Historic District, which was designated as a historic district by the Pomona City Council in 2003;

WHEREAS, construction of a new structure and removal of an existing tree within a designated historic district requires approval of a Major Certificate of Appropriateness from the Historic Preservation Commission;

WHEREAS, the residential structure at the site was built in 1926 and is identifiable as English Tudor Revival architecture;

WHEREAS, the new garage and accessory dwelling unit will have architectural features compatible with the 20th century English Tudor Revival exhibited by the existing structures;

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 March 6, 2019 concerning the requested Major Certificate of Appropriateness (MAJCOA 11378-2019); 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 Section 15303, (Class 3(e) - New Construction of Small Structures) and Section 15304, (Class 4 – Minor Alterations to Land).

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 garage and accessory dwelling unit 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 it will be compatible with the existing structures in that it will include features and materials that are consistent with the existing. Furthermore, the architectural style of the garage and accessory dwelling unit are consistent with 20th century English Tudor Revival architecture which includes a steeply pitched roof and similar siding.

- 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 Hacienda Park Historic District as the neighboring contributing structures were built in architectural styles common to the 20th century. The garage and accessory dwelling unit will demonstrate the same style, proportions, detailing, and materials as the existing structures. Individual features such as windows, doors, and siding maintain similar 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 steeply pitched roof that will include shingles to match the existing residence. The proposed exterior siding will consist of vertical shiplap siding for

a board and batten look and painted to match the main residence. The proposed garage will include a carriage house design garage door.

- 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 20th century English Tudor Revival 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 compatible 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.*

Not applicable.

SECTION 3. The Historic Preservation Commission hereby approves the Major Certificate of Appropriateness (MAJCOA 11378-2019) for the construction of a 360 square foot garage and the removal of a Mexican Fan Palm tree located in the rear yard 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 March 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 (March 6, 2020).
3. Within one (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 MARCH, 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.”