

PLANNING APPEAL LETTER

Applicant Name: Leon R Mays, Trustee 402 Randolph Trust
2160 Charmaine Dr., Upland, CA 91784

Property Address: 402 Randolph St.
Pomona, CA 91768

Case #: MAJCOA 5107-2016

Historic Preservation Hearing Date: July 03, 2019

Owner Statement: I agree with the Approval of the MAJCOA 5107-2016. This letter is to appeal the "Conditions of Approval" of MAJCOA 5107-2016.

I am appealing the following Conditions of Approval of MAJCOA 5107-2016:

1. Removal of 3 foot vinyl fencing around front & side yard.
2. Applying decorative cap to newly installed block wall.

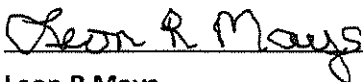
Appeal of Vinyl Fencing Condition

Vinyl fencing material is allowed per Code 503-I, Fences, Hedges, And Walls, except that Section 11.I subjects review and approval of the use of vinyl fencing in a Historic District by the Historic Preservation Commission. The property address has previously been defined as a "Noncontributing Structure". Per zoning code 5809-13(F7); the commission is not charged with inducing noncontributing structures within a historic district to the special character or aesthetic value of the historic district. Per the code the property address as a noncontributing structure should not have a limitation by the commission on the use of vinyl fencing material. The property owner is requesting an appeal of the approval condition.

Appeal of applying decorative cap to block wall

An appeal to the condition to apply a decorative cap/stucco to the side-yard block wall facing the street is being requested as the side way is a continuance of the existing nonconforming block wall not required to have a decorative cap/stucco. The property address has nonconforming block walls in the front and side yards of the property. The neighboring properties adjacent and directly across the street from the property address also have nonconforming block walls as do many homes within the district.

Zoning Code 503-I 9(a)(3) states the materials and finishes shall be continuous and uniform within a given fence or wall along the same property line. The owner believes the intent of this section of the code is to avoid the visual mis-match appearance of a continuous wall along the property line and requests an appeal of this condition of approval.


Leon R Mays

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