

**RESOLUTION 2019-148**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF POMONA, CALIFORNIA APPROVING MAJOR CERTIFICATE OF APPROPRIATENESS (MAJCOA 5107-2016) TO LEGALIZE THE INSTALLATION OF NINE (9) VINYL WINDOWS WITH SHUTTERS, NEW VINYL FRENCH DOORS, NEW EXTERIOR LIGHTING FIXTURES, A NEW TRELLIS AND BLOCK RAILING, AND A NEW BLOCK WALL, SUBJECT TO CONDITIONS OF APPROVAL, ON AN EXISTING NONCONTRIBUTING SINGLE-FAMILY RESIDENCE LOCATED AT 402 RANDOLPH STREET (APN: 8340-012-031) IN THE WILTON HEIGHTS HISTORIC DISTRICT**

**WHEREAS**, the applicant, Leon R. Mays, has submitted a Major Certificate of Appropriateness (MAJCOA 5107-2016) to legalize the installation of nine (9) vinyl windows with shutters, new vinyl French doors, new exterior lighting fixtures, a new trellis and block railing, a new block wall, and new front yard vinyl fencing on a single family residence located at 402 Randolph Street, Assessor's Parcel Number 8340-012-031;

**WHEREAS**, the subject property is a noncontributing structure to the Wilton Heights Historic District, which was designated as a historic district by the Pomona City Council on August 2, 1999;

**WHEREAS**, the exterior alterations that noticeably alter the aesthetic value within a designated historic district requires the Historic Preservation Commission to approve a Major Certificate of Appropriateness prior to the issuance of building permits;

**WHEREAS**, the residential structure at the site was originally constructed in the Craftsman Bungalow style of architecture;

**WHEREAS**, the current exterior alterations were installed without a Major Certificate of Appropriateness or building permits by the owner;

**WHEREAS**, the current exterior alterations, as conditioned, will not significantly alter the special character or aesthetic value of the district;

**WHEREAS**, the Historic Preservation Commission made findings as described in Section .5809-13.F.6 of the Zoning Ordinance approving Major Certificate of Appropriateness to legalize the installation of nine (9) vinyl windows with shutters, new vinyl French doors, new exterior lighting fixtures, a new trellis and block railing, and a new block wall, subject to conditions of approval, 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 July 3, 2019 concerning the requested Major Certificate of Appropriateness (MAJCOA 5107-2016) and carefully considered all pertinent testimony and the staff report offered in the case presented at the public hearing and approved Major Certificate of Appropriateness (MAJCOA 5107-2016), subject to conditions of approval, on a 4-3-0 vote ; and

**WHEREAS**, the City Council of the City of Pomona has, after giving notice thereof as required by law, held a public hearing on September 9, 2019, concerning the appeal of approved Major Certificate of Appropriateness (MAJCOA 5107-2016);

**NOW THEREFORE, BE IT HEREBY RESOLVED** by the City Council of the City of Pomona as follows:

**SECTION 1.** The City Council 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 Categorical Exemption in that the project involves minor alterations of an existing private structure.

**SECTION 2.** Section .5809-13.F.6 of the Zoning Ordinance requires the City Council to make findings to approve a Major Certificate of Appropriateness. The City Council 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 legalization of nine (9) vinyl windows with shutters, new vinyl French doors, new exterior lighting fixtures, a new trellis and block railing, and a new block wall, as conditioned, will not adversely affect any significant historical, cultural, architectural, or aesthetic features of historic district in which the subject property is located in that the exterior alterations have not replaced defining characteristics of the original architectural style. Furthermore, the subject property is a noncontributing structure within the district.

As conditioned, the project will consist of removing the existing vinyl fencing to ensure the preservation of the historic streetscape is maintained and will require the newly installed portion of the street-facing block wall to add a layer of stucco to match the color and texture of the home.

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

The exterior alterations are compatible with the existing adjacent contributing structures in the Wilton Heights Historic District in that the alterations continue the use of similar exterior siding materials and introduce detailed characteristics of a Craftsman Bungalow such as wooden trims and sills around window openings which is common to the style and similar to that of neighboring structures.

- 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 exterior alterations, as conditioned, are consistent with the architectural style of the residence and will not damage the special character of the historic district and will

maintain the historical rhythm of the façade. As conditioned, the project will consist of removing the existing vinyl fencing to ensure the preservation of the historic streetscape is maintained and will require the street-facing block wall to add a layer of stucco to match the color and texture of the home.

- 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 current exterior alterations, as conditioned, will be more compatible with the homes in the adjacent structures through the addition of proportionally similar sized windows that are character defining of Craftsman Bungalows.

**SECTION 3.** Based upon the above findings, the City Council of the City of Pomona hereby approves the Major Certificate of Appropriateness (MAJCOA 5107-2016) to legalize the installation of nine (9) vinyl windows with shutters, new vinyl French doors, new exterior lighting fixtures, a new trellis and block railing, and a new block wall with the following conditions:

1. This approval shall lapse and become void if the privileges authorized are not utilized or where some form of construction pursuant to issuance of a building permit has not commenced within (6) six months from the date of approval (August 9, 2019).
2. The current four-foot tall vinyl spaced picket fencing enclosing the front yard is to be removed.
3. The newly installed street-facing block wall is to be covered with stucco to match the exterior material of the home.
4. In the event that conditions imposed by the City Council 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 City Council shall be waived in favor of such code.

**SECTION 4.** The City Clerk shall attest and certify to the passage and adoption of this Ordinance and it shall become effective thirty (30) days after its adoption.

**APPROVED AND PASSED THIS 9<sup>th</sup> DAY OF SEPTEMBER, 2019.**

**ATTEST: CITY OF POMONA:**

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Rosalia A. Butler, MMC, City Clerk

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Tim Sandoval, Mayor

**APPROVED AS TO FORM:**

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Christi Hogin, Interim City Attorney

STATE OF CALIFORNIA )  
COUNTY OF LOS ANGELES ) ss.  
CITY OF POMONA )

I, Rosalia A. Butler, MMC, City Clerk of the City of Pomona do hereby certify that the foregoing Ordinance was introduced for second reading on August 5, 2019, and adopted at a regular meeting of the City Council of the City of Pomona held on August 5, 2019 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

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Rosalia A. Butler, MMC, City Clerk