



CITY OF POMONA

HISTORIC PRESERVATION

COMMISSION

DATE: September 4, 2019

TO: Historic Preservation Commission (HPC)

FROM: Development Services Department, Planning Division

SUBJECT: MAJOR CERTIFICATE OF APPROPRIATENESS (MAJCOA 11783-2019)
Major Certificate of Appropriateness (MAJCOA 11783-2019) to allow new proposed additions, the demolition of non-original additions, and restoration of a historic structure for the property located at 100 and 130 E. Alvarado Street.

STAFF RECOMMENDATION

Staff recommends that the Historic Preservation Commission adopt the attached resolution (Attachment 1) approving Major Certificate of Appropriateness (MAJCOA 11783-2019) to allow new proposed additions, the demolition of non-original additions, and restoration of a historic structure for the property located at 100 and 130 E. Alvarado Street in the Downtown Gateway Segment of the Pomona Corridors Specific Plan and the Lincoln Park Historic District, subject to findings and conditions of approval.

PROPERTY & APPLICANT INFORMATION

Address	100 & 130 E. Alvarado Street
Assessor's Parcel Number (APN)	8336-006-019; 8336-006-022
Lot Size	19,440 SF (0.446 Acres)
General Plan Land Use Designation	Neighborhood Edge
Zoning District	Downtown Gateway Segment
Historic District	Lincoln Park Historic District
Specific Plan	Pomona Corridors Specific Plan
City Council District	District 4
Applicant	Al Naji
Property Owner	Al Naji

RELATED ACTIONS

Historic Preservation Commission	N/A
Code Enforcement	No open and active code cases associated with current property owner.
Building & Safety	12/23/57: Repair and replace flat roof. 04/27/66: Remodel structure for restaurant use. 06/04/70: New block wall along East side. 06/04/70: Remodel interior of restaurant. 10/12/70: Addition of a storage building for the restaurant.

	02/21/71: Addition of 1,632 SQFT, enclosing the patio area to create a new dining area. 12/23/81: Repair and replace flat roof.
Planning	2004: Minor CoA for tree trimming. 12/13/2016: Minor CoA for roof repair.

BACKGROUND

In May 2019, a Major Certificate of Appropriateness application was submitted for the property located at 100 and 130 E. Alvarado Street in the Downtown Gateway Segment of the Pomona Corridors Specific Plan and the Lincoln Park Historic District. The property is currently developed with a 5,187 square-foot original firehouse structure, and a 1,924 square-foot enclosed patio and storage room, which are not original to the historic property. A review of records from the Los Angeles County Assessor's Office and the City's Building & Safety Division indicate that the original firehouse structure was constructed in 1903. The structure sits on a 19,440 square-foot (0.446 Acres) corner lot in the Downtown Gateway Segment of the Pomona Corridor's Specific Plan and the Lincoln Park Historic District (Attachment 2).

The Lincoln Park Historic District survey identifies the architectural style of the original firehouse as Mission Revival (Attachment 3). The Pomona Historic Resources Survey conducted by Dianna Marsh in 1993 identifies this structure as "contributing". It was also identified as a contributing structure in the formation of the Lincoln Park Historic District in 1998 (see Figure 1). Additionally, the Lincoln Park Historic District was listed on the National Register of Historic Places in 2004. The historic district inventory survey page provides the following property description:

"This brick single-story building is known as the 'Old Fire House' because that, in fact, was what it was. It is in the Mission Revival style, one of the few remaining examples in the area. It has a transverse hip-on-gable red clay tile roof in the front with a Mission style parapet over the arched engine room doorway on the left.

There is a porch covered by a flared roof extension in the center with three arches across the front and an additional arch at each end. Spiral columns support the interior arch. All of the arches have concrete caps.

A longitudinal hip-on-gable section extends to the rear and the left-rear corner is filled in with a squared-off roof section on which sits a tower for the old water tank which has been removed. There is another small projecting dormer on the right.

This building has been converted to a restaurant and is currently boarded up. There is a flat roof section to the right that is an addition."

Figure 1. *Subject Property*



Condition of Property

Since its original date of construction, the historic firehouse structure has undergone both minor and major changes, with the existing remaining original structure mostly maintaining its exterior integrity (Attachment 4). In reference to physical and characteristic attributes, prior to district formation, the interior of the historic firehouse was remodeled for the use of a restaurant in 1966. It is unknown at what specific period in time, the historic water tank was removed from the supporting tower but the supporting structure has deteriorated since then. Also, prior to district formation, a block wall was built along the east side property line and the firehouse underwent an interior remodel again in 1970. Additionally, in 1970 a storage room addition was constructed to the south portion of the historic structure and in 1971 another addition was constructed to the west side of the historic structure. Both of these additions were distinctive in materials, roof pitch, and architectural details to the original firehouse.

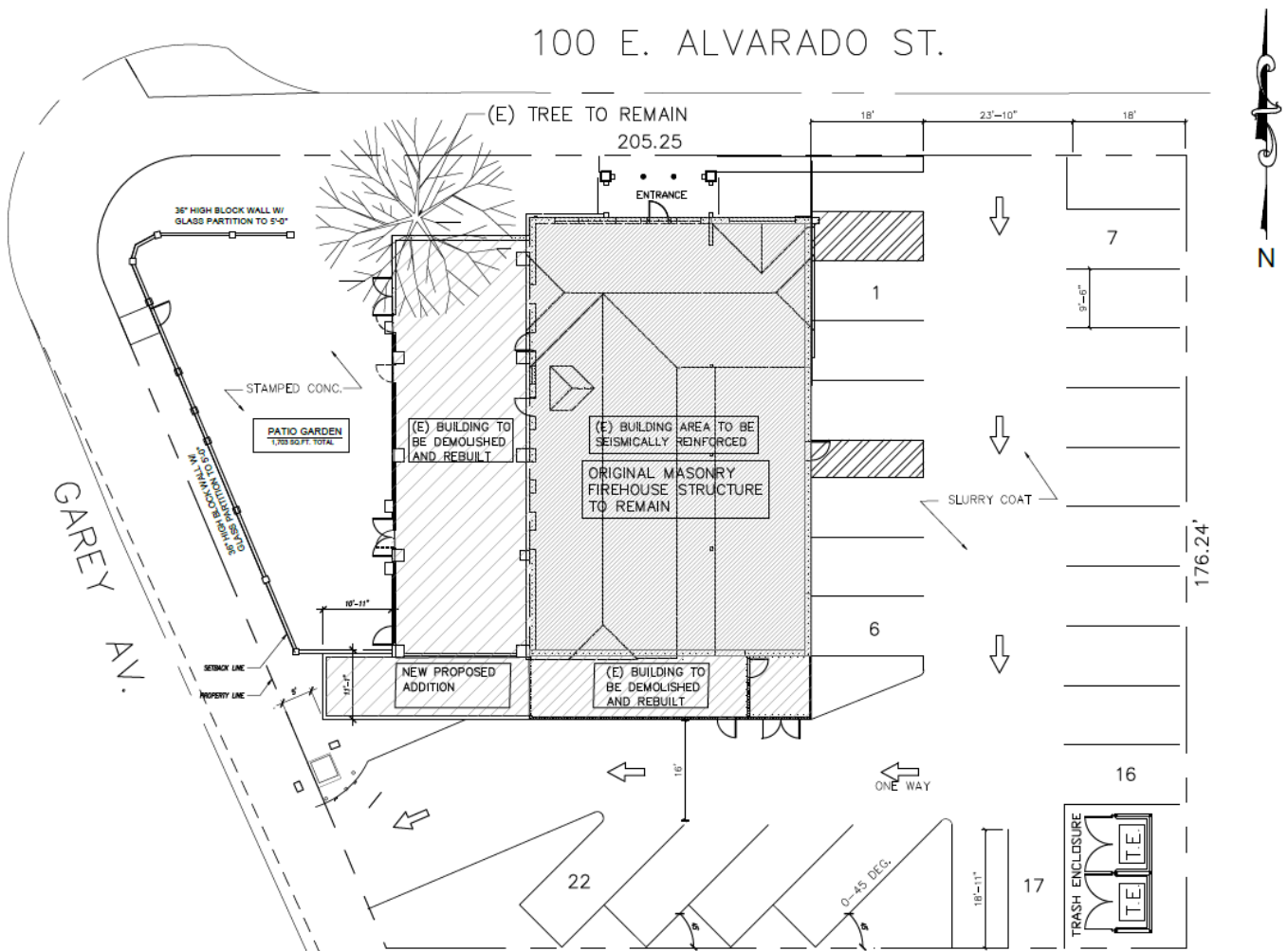
In reference to the historic uses of the original structure, the structure was used as a firehouse from 1903 to approximately 1966, according to Gloria Ricci Lathrop's 1976 "Pomona: A Centennial History". The firehouse was Pomona's second firehouse and its purpose was to service the north part of the City, specifically when freight trains would block the railroad crossings preventing crews from the main station to respond to calls north of the tracks. The structure has a long history of adaptive reuse as a restaurant. After the firehouse was decommissioned, the structure underwent an extensive interior remodel for conversion to a restaurant in 1966. The City's Business License and Building and Safety records indicate that several restaurants have occupied the structure over the past five decades, first opening under the name "Romeo's Restaurant" in 1966, followed by the "Firehouse Inn" in 1970, "Romano's Spaghetti & Steak" in 1987, and finally "Don Salsa Restaurant" in 1988. The last documented restaurant in operation closed in 1994 and the structure has since remained vacant.

PROPOSED PROJECT

The scope of work for the proposed project consists of the demolition of the two non-original additions including demolition of a 1,632 square-foot patio converted to an interior dining area on the west side of the original structure, and demolition of a storage room on the south side of the original structure. The new proposed additions will consist of a one-story addition and a two-story addition, they will rebuild to the same footprint of the previous additions and will slightly extend on the southwest side of the property to accommodate a prep room and restroom. The proposed scope of work also includes restoration of the original firehouse structure and rebuilding of the historic water tank. Moreover, the applicant is proposing to create a patio garden for outdoor seating on the west side of the property, creating a connecting pedestrian pathway to Garey Avenue, as shown in Figure 2. The proposed scope of work also includes on-site improvements to the landscaping, parking lot, and trash enclosure (Attachment 5).

The proposed floor plan for the original structure includes a main dining area, bar counter, additional banquet seating area, order and take-out area, service kitchen, walk-in coolers and freezers, multiple storage areas, and two sets of restrooms. The proposed floor plan for the small second-story addition, which will only be accessible to staff, includes an office and storage space and access to a deck. The proposed patio garden area will serve as outdoor seating and as an additional entryway from Garey Avenue.

Figure 2. Proposed Site Plan



APPLICABLE CODE SECTIONS

Per Section .5809-13(F)(8) of the City of Pomona Zoning Ordinance (Historic Preservation), “no work including exterior alteration and demolition, may be conducted on a designated historic landmark, on existing or new buildings, public streets, public streetscape, public sidewalk, public structures, public buildings, spaces and public works projects within a designated historic district without first obtaining a certificate of appropriateness from the city.” Major projects include “changes which significantly alter the following: height, proportions, the relationship of the building mass and space, roof shape, scale or distinctive facades of the structure.”

The existing structure is located within a historic district, is a contributing structure, and the district is on the National Register of Historic Places, therefore a Major Certificate of Appropriateness is required. Furthermore, the proposed project is subject to consistency with the City of Pomona’s 1999 Design Guidelines for Historic Properties and Secretary of Interior (SOI) Standards for Rehabilitation of Historic Properties.

ANALYSIS

Consistency with Section .5809-13 (Historic Preservation) of the Zoning Ordinance

As illustrated in Table 1 below, the proposed scope of work is consistent with the standards contained in Section .5809-13 of the Zoning Ordinance. The proposed additions will be similar in character, but not replicas, as required by the ordinance, of the existing original firehouse structure. The proposed additions will replace the non-original 1970s additions and will not affect the integrity of the original historic structure. The proposed additions have a rectangular massing and consist of one single-story addition and one two-story addition. The proposed additions will add a total of 2,441 square feet of floor area to the original 5,187 square-foot firehouse structure, for a total of 7,628 square-feet of floor area.

Moreover, the majority of the additions will face Garey Avenue, which is not the primary street frontage of the original structure’s primary façade. The primary façade of the original structure will remain intact and undergo necessary repairs to retain its historic integrity. The proposed additions will be set back from the primary façade on Alvarado Street and remain subordinate to the original historic structure. The original firehouse structure and rebuilt water tank will have a total height of 36 feet in comparison to the proposed additions at 23 feet in height. Furthermore, the proposed patio garden area is not a feature to the property, as it had an outdoor patio garden in that same area when it was an active restaurant use, but was removed due to neglect of the property from previous owners.

Table 1. *Compliance with .5809-13 (Historic Preservation)*

Historic Preservation Design Review			
Design Criteria	Review	Yes	No
Height	Is the height and bulk compatible with surrounding structures and in conformance with maximum allowable height?	X	
Proportions of Windows and Doors	Are proportions and relationships between doors and windows compatible with the architectural style and character of surrounding structures?	X	

Historic Preservation Design Review			
Design Criteria	Review	Yes	No
Relationship of Building Masses and Spaces	Are proposed structures and/or remodeled spaces and created spaces consistent with the shapes and setbacks of existing adjacent structures?	X	
Roof Shape	Is the design of the roof compatible with the architectural character and style of surrounding structures?	X	
Scale	Is the scale of the structure compatible with the architectural character and style of the existing building?	X	
Directional Expression/Facades	Are facades compatible with the dominant horizontal and vertical expression of surrounding structures?	X	
Architectural Details	Do architectural details like materials and textures make new construction compatible with the architectural style and character of the historic district?	X	
Architectural Rhythm and Articulation	Do proposed structures and façade remodeling show rhythmic repetition of architectural details for compatibility with façade articulation of existing adjacent buildings?	X	
New additions	When new additions and adjacent related new construction are removed, will essential form and integrity of the historic property and its environment be impaired?		X
Exterior mechanical equipment	Is the design, style, color and texture of the required screening method compatible with the existing or proposed building/façade design?	X	

Consistency with the Historic Preservation Design Guidelines

The ideal preservation approach in the Design Guidelines states that new additions should preserve the historic and architectural integrity of the existing structure and that the individual features such as windows, doors, roof, siding, and foundation maintain the same characteristics as the existing. The proposed scope of work will repair the original firehouse structure and aide in preservation efforts to retain its historic integrity. The restored water tank will have a wooden exterior and the potential to incorporate public art on the tank.

The applicant is proposing to install true-divided-light wooden windows and doors on the original structure and on the new additions to aid in restoring the historic character of the structure. The windows on the new additions will have a similar trim to the concrete trim on the original structure. The proposed additions will resemble the 1900's Mission Revival style, color, and texture of the original firehouse structure, but it will not replicate the structure. The new proposed addition will have a combination of stucco siding and brick veneer to match the existing structure, while also differentiating from it. The proposed roof for the additions will consist of a 4:12 pitch to match the original structure roof pitch and the roofing material will be concrete tiles to match the original structure. It is positioned and massed to protect the historic and architectural integrity of the original 1903 firehouse structure. As such, staff believes that the scope of work is consistent with the ideal preservation approach described in the Design Guidelines.

Consistency with the Secretary of the Interior's (SOI) Standards

The SOI Standards for Rehabilitation of Historic Properties contains three standards that are directly related to additions, new construction, and deteriorated historic features. The standards are as follows:

Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence

The proposed project will repair the original firehouse structure and rebuild the historic water tank that once existed on the roof of the original structure. The existing original brick siding will be cleaned using the gentlest method possible with a low-pressure water machine, and any missing brick pieces will be replaced with a similar material. All concrete features on the original structure, such as concrete spiral columns, caps, and window trims will be repaired with a similar material.

New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the integrity of the property and its environment.

The new additions proposed as part of the scope of work, will not destroy any historic materials, features, or spatial relationships that characterize the property because they will be taking the place of non-original additions that were constructed in the 1970s. The proposed additions have been designed to be compatible but not identical, to the original structure's Mission Revival architectural style, so as to retain the integrity and defining distinctive characteristics of the original firehouse structure. The proposed additions will have a combination of stucco siding and brick veneer siding and will be set back from the original structure. The additions will also incorporate mission style designs similar to the Mission style parapet on the original structure, and will include compatible window openings and trims to the original structure. As such, the proposed project will be consistent in style with the historic firehouse structure. The proposed project will not impact the historic character of the structure and the surrounding historic district will not be negatively impacted because it will repair a currently vacant historic structure.

New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

The proposed additions will not affect the significant and distinctive architectural features of the original structure and, therefore, will not have a negative impact on the essential form and integrity of the historic property if they were to be removed in the future. The essential form and integrity of the 1903 historic firehouse would be retained because the new proposed additions will be taking the place of non-original additions that were

constructed in the 1970s.

PUBLIC NOTICING

On August 22, 2019, a public hearing notice was sent to the applicant and mailed to all owners of property located directly adjacent to and directly across the street from the subject site (Attachment 6). As of the writing of this report, no comments have been received.

ENVIRONMENTAL REVIEW

Pursuant to the Guidelines for Implementation of the California Environmental Quality Act (CEQA), the proposed project meets the criteria for a Class 1 (Existing Facilities), Section 15301 Categorical Exemption per Section 15301 (E.1) which allows for additions to existing structures provided that the addition will not result in an increase of more than 10,000 square feet, where all public services and facilities are available, and in an area that is not environmentally sensitive.

CONCLUSION

The design and materials of the proposed major alteration meet the standards contained in Section .5809-13 of the Zoning Ordinance, the Design Guidelines, and the SOI Standards for Rehabilitation. The major alteration will reflect the Mission Revival architectural style of the original firehouse structure and will have no adverse impact on the architectural features of the existing structure. The major alteration will repair and help maintain the historic integrity of the original firehouse structure and allow the applicant to adaptively reuse the structure as a restaurant. Therefore, the project is consistent with all applicable standards and guidelines.

Respectfully submitted by:

Prepared by:

Anita D. Gutierrez, AICP
Development Services Director

Alex Jimenez
Assistant Planner

ATTACHMENTS:

- 1) Draft HPC Resolution
- 2) Location Map & Aerial Photo
- 3) Historic Resources Information Form, 1993
- 4) Project Site Photographs
- 5) Project Site Plan and Elevations
- 6) Public Hearing Notice

HPC RESOLUTION NO.

A RESOLUTION OF THE HISTORIC PRESERVATION COMMISSION OF THE CITY OF POMONA, CALIFORNIA APPROVING MAJOR CERTIFICATE OF APPROPRIATENESS (MAJCOA 11783-2019) TO ALLOW NEW PROPOSED ADDITIONS, THE DEMOLITION OF NON-ORIGINAL ADDITIONS, AND RESTORATION OF A HISTORIC STRUCTURE FOR THE PROPERTY LOCATED AT 100 AND 130 E. ALVARADO STREET IN THE DOWNTOWN GATEWAY SEGMENT OF THE POMONA CORRIDORS SPECIFIC PLAN AND THE LINCOLN PARK HISTORIC DISTRICT.

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

WHEREAS, the applicant, Al Naji, submitted an application for Major Certificate of Appropriateness (MAJCOA 11783-2019) to allow new proposed additions, the demolition of non-original additions, and restoration of a historic structure for the property located at 100 and 130 E. Alvarado Street in the Downtown Gateway Segment of the Pomona Corridors Specific Plan;

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, construction of new additions to main buildings and new structures within a designated historic district require the Historic Preservation Commission to approve a Major Certificate of Appropriateness prior to the issuance of building permits;

WHEREAS, the commercial structure at the site was built in the beginning of the 20th century in the Mission Revival style of architecture;

WHEREAS, the new additions will have architectural features consistent with the early 20th century Mission Revival architectural style of the existing historic firehouse;

WHEREAS, the additions are located in the south rear portion and west portion of the subject property facing Garey Avenue, and will not affect the primary façade of the historic firehouse structure on Alvarado Street;

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 September 4, 2019 concerning the requested Major Certificate of Appropriateness (MAJCOA 11783-2019); 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 Class 1 (Existing Facilities), Section 15301 Categorical Exemption per Section 15301(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 original firehouse structure because they will be taking the place of non-original additions that were constructed in the 1970s. The proposed additions have been designed to be compatible but not identical, to the original structure's Mission Revival architectural style, so as to retain the integrity and defining distinctive characteristics of the original firehouse structure.

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

The proposed additions are designed to be compatible but not identical, to the original structure's Mission Revival architectural style, so as to retain the integrity and defining distinctive characteristics of the original firehouse structure. The proposed additions will have a combination of stucco siding and brick veneer siding and will be set back from the original structure. As such, the proposed project will be consistent in style with the historic firehouse structure. The proposed project will not impact the historic character of the structure and the surrounding historic district will not be negatively impacted because it will repair a currently vacant historic structure.

- 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 additions are consistent with the Mission Revival architectural style of the original firehouse structure as specified in Section .5809-13.F.5 of the Zoning Ordinance.

The additions will also incorporate mission style designs similar to the Mission style parapet on the original structure, and will include compatible window openings and trims to the original structure.

- 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 addition will match the historic architectural style of the original firehouse structure in terms of roof pitch and architectural details. The proposed project is consistent with the early 20th century Mission Revival architectural style of the original structure in that the addition will be consistent with the significant architectural features of the main building. Moreover, the proposed additions will not affect the significant and distinctive architectural features of the original structure and, therefore, will not have a negative impact on the essential form and integrity of the historic property if they were to be removed in the future.

SECTION 3. The Historic Preservation Commission hereby approves the Major Certificate of Appropriateness (MAJCOA 11783-2019) for construction of a 480 square foot addition 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 September 4, 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 four (4) years from the date of approval (September 4, 2023).
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.
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 4TH DAY OF September, 2019.

ALICE R. GOMEZ
HISTORIC PRESERVATION COMMISSION
CHAIRPERSON

ATTEST:

ANITA D. GUTIERREZ, AICP
HISTORIC PRESERVATION COMMISSION
SECRETARY

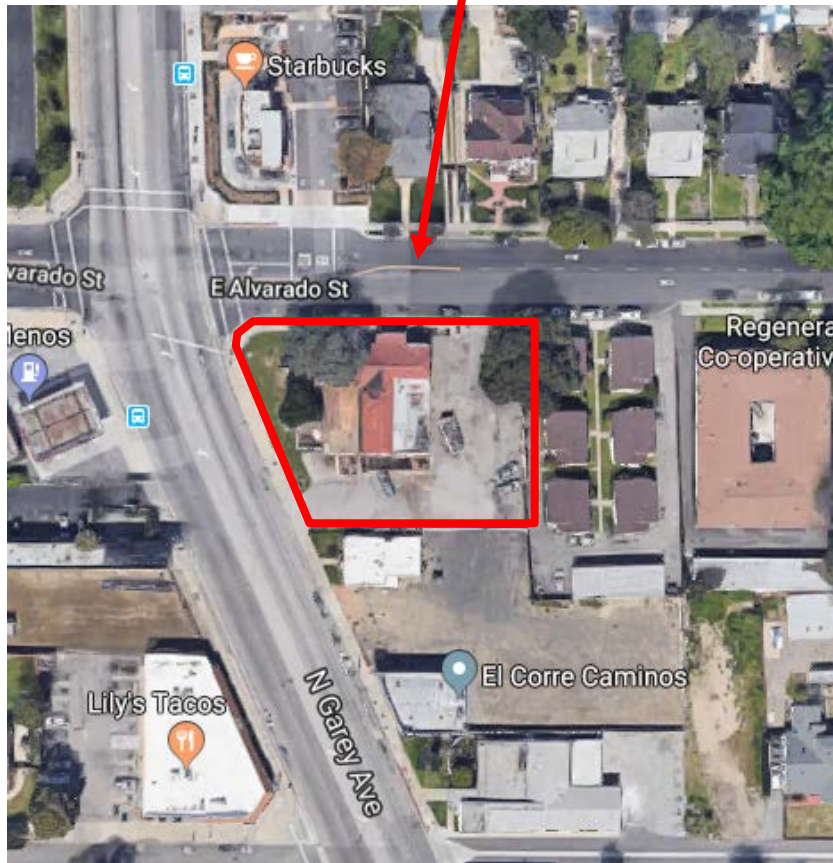
STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES)
CITY OF POMONA)

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 Sec. 1094.6 C.C.P.

Location Map & Aerial Photograph

100 & 130 E. Alvarado Street



MISSION REVIVAL

1903



This brick single-story building is known as the "Old Fire House" because that, in fact, was what it was. It is in the Mission Revival style, one of the few remaining examples in the area. It has a transverse hip-on-gable red clay tile roof in the front with a Mission style parapet over the arched engine room doorway on the left.

There is a porch covered by a flared roof extension in the center with three arches across the front and an additional arch at each end. Spiral columns support the interior arch. All of the arches have concrete caps.

A longitudinal hip-on-gable section extends to the rear and the left-rear corner is filled in with a squared-off roof section on which sits a tower for the old water tank which has been removed. There is another small projecting dormer on the right.

This building has been converted to a restaurant and is currently boarded up. There is a flat roof section to the right that is an addition.

PH

CITY OF POMONA
Historic Resources Inventory
(Short Form - Exterior)

(1) Address: 998 N. GAREY AVE (2) Neighborhood: _____
- LISTED ON ALVARADO

(3) Property Category:

Single Family Residential	_____	Multi-Family Residential	_____ #of Units _____
Commercial	_____	Industrial	_____
Other	<u>X</u>	RESTAURANT	_____

(4) Architectural Style (see attached sheet): MISSION REVIVAL

(5) Estimated Construction Date(s): 1928 (6) Condition of Structure GOOD

(7) Additions or Alterations: Major Moderate Few None

Description: ADDITION ON WEST ARCHES ENCLOSED

(8) Other comments or observations: OLD FIRE STATION - NOW RESTAURANT

(9) Rating: "C" "CM" "N" "NA" "R"

(10) Evaluator: D. MARSH
Date of Evaluation SEPT 1993

- (Place Picture Here) -

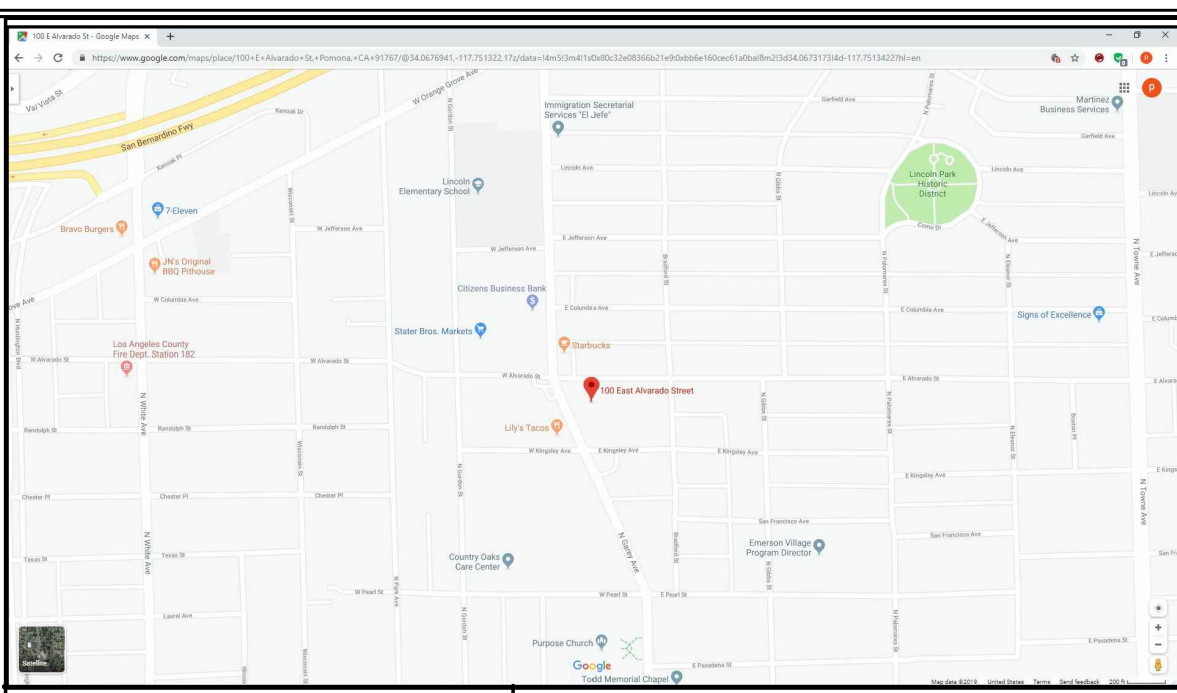
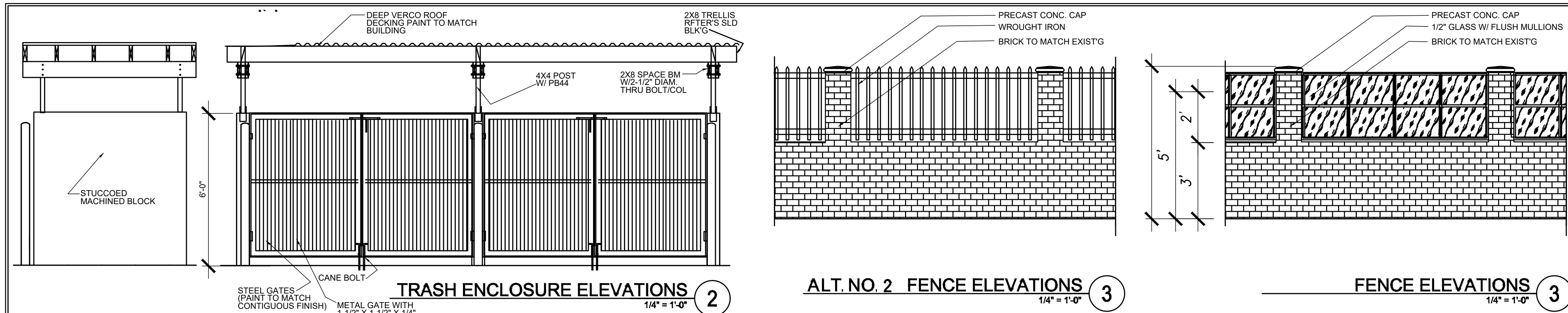
Site Photographs for 100 & 130 E. Alvarado Street











VICINITY MAP

A.P.N: 8336-006-019
TANANT: AL NAJI
20205 PORTSIDE DR.
WALNUT, CA. 91787
TEL: (909) 800-1044

SITE ADDRESS: 100 E ALVARADO ST.
POMONA, CA 91767

LEGAL DESC: LOT: 7-8 TRACT NO. 985 ABBREVIATED
DESCRIPTION: LOT:6-8 TR#985 TRACT NO. 985 EX OF
ST LOTS 6 AND 7 AND EX OF STS LOT 8

CENSUS TRACT: 4026.00

PROPOSED USE: RESTAURANT

TYPE OF CONSTRUCTION: VB
OCCUPANCY: A-2
STORIES: (2)
BUILDING HEIGHT: 25 FEET

SPRINKLERED:

SITE DATA

SITE AREA: =19,440 S.F.

BUILDING SIZE:
ORIGINAL STRUCTURE (TO BE PRESERVED) = 5,187 S.F.
TO BE DEMOLISHED (NON ORIGINAL) = 1,924 S.F.
PROPOSED ADDITION FIRST FLOOR = 1,311 S.F.
TOTAL FIRST FLOOR = 6,498 S.F.
PROPOSED SECOND FLOOR ADDITION = 1,130 S.F.
PROPOSED DECK 2ND FLOOR = 447 S.F.
TOTAL SECOND FLOOR = 1,577 S.F.
TOTAL 1ST. & 2ND. = 2,441 + DECK 447 S.F. 2,888 S.F.

KITCHEN SERVICE AREA = 2,669 S.F.
RESTROOM STAIR AREA = 473 S.F.
DINING AREA = 1,173 S.F.
BANQUET AREA = 1,038 S.F.
HOOKA AREA = 112 S.F.

PARKING REQUIREMENTS:
RESTAURANT AND PATIO GARDEN SEAT'G 2,106 S.F.
GARDEN 1,703 S.F. 3,809 S.F @ 1000 = 16 SPACES REQ.
OFFICE STORAGE 1311 S.F @ 2.5/1000 = 4 SPACES REQ.
TOTAL PARKING REQUIRED = 20 SPACES

TRASH ENCLOSURE REQUIREMENTS:

A: CONSTRUCTED OF SOLID MASONRY MATERIAL W/ AN EXTERIOR SURFACE FINISH COMPATIBLE WITH THE MAIN STRUCTURE AND SHALL BE 6 FEET IN HEIGHT (NOT INCLUDING THE TRELLIS).

B: THE ENCLOSURE SHALL HAVE DECORATIVE, SOLID HEAVY GAUGE METAL GATES WITH A LOCKING DEVICE DURING CLOSING HOURS.

C: THE PERIMETER OF THE ENCLOSURE SHALL BE PLANTED WITH DROUGHT RESISTANT LANDSCAPING, INCLUDING A COMBINATION OF SHRUBS AND/OR CLIMBING EVERGREEN VINES, AND THE AREA SHALL BE WELL LIT WITH A MINIMUM ONE FOOT CANDLE.

NOTE: ANY NEW SITE LIGHTING TO BE DEPICTED TYP.

SCOPE OF WORK

REHABILITATE AND ADD/ALTER NEW SQUARE FEET AND OUTDOOR PATIO TO AN EXISTING HISTORIC STRUCTURE FOR THE PURPOSE OF OPENING A RESTAURANT.

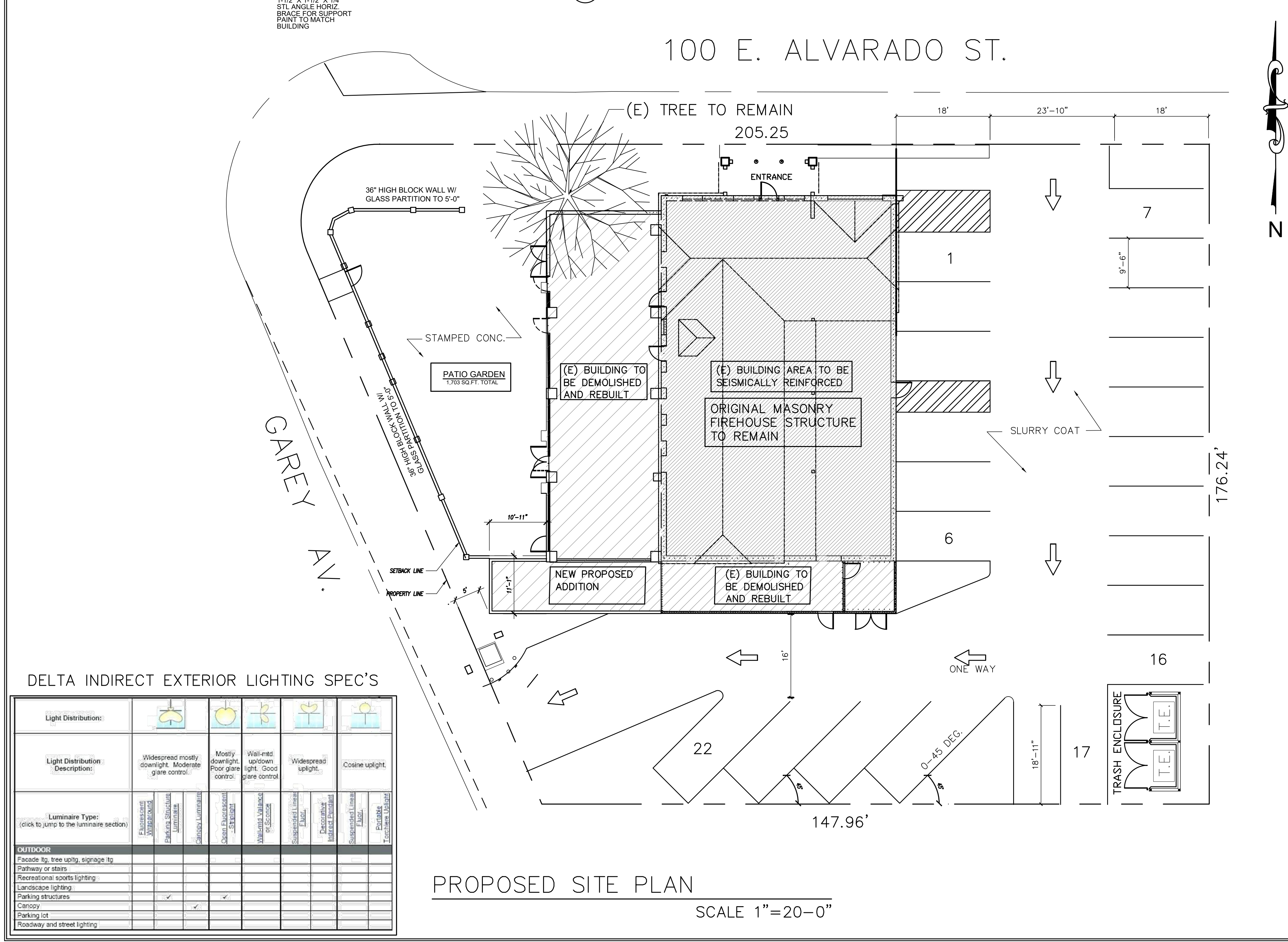
REPAVE AS NEEDED EXISTING PARKING LOT AND SLURRY COAT FOR RESTRIPIG.

REBUILD EXISTING TOWER TO RESTORE TO ORIGINAL STATE.

DESIGN CRITERIA

C-1 SITE PLAN
A-1 FIRST FLOOR PLANS
A-2 SECOND FLOOR PLAN
A-3 BUILDING ELEVATIONS
A-4 BUILDING ELEVATIONS
A-5 BUILDING ELEVATIONS ALT. #2

SHEET INDEX



DELTA INDIRECT EXTERIOR LIGHTING SPEC'S

Light Distributions:					
Light Distribution Description:	Widespread mostly downlight. Moderate glare control.	Mostly downlight. Poor glare control.	Well-mtd up/down light. Good glare control.	Widespread uplight.	Cosine uplight.
Luminaire Type: (click to jump to the luminaire section)	Fluorescent Widespread	Fluorescent Spot	Fluorescent Linear	Fluorescent Linear	Fluorescent Linear
OUTDOOR					
Facade lg, tree uplty, signage lg					
Pathway or stairs					
Recreational sports lighting					
Landscape lighting					
Parking structures					
Canopy					
Parking lot					
Roadway and street lighting					

REVISIONS

DATE:	BY:

JONATHAN L. ZANE ARCHITECTURE

JONATHAN L. ZANE, ARCHITECT - CA. LIC. #C-11,046
958 NORTH LA CADENA DRIVE
COLTON, CA 92324 (909) 825-7500

RESTAURANT

LOCATED AT:
100 E. ALVARADO ST.
POMONA, CA. 91767

DATE 01/03/2019

APPLICABLE CODES:

Model Code	State Code
2015 IBC	2016 CBC
2015 UBC	2016 CMC
2015 LBC	2016 CFC
2015 NBC	2016 CEC
2015 PBC	2016 CEF
2015 SBC	2016 CEG
2015 TBC	2016 CEH
2015 VBC	2016 CEI
2015 WBC	2016 CEJ
2015 XBC	2016 CEK
2015 YBC	2016 CEL
2015 ZBC	2016 CEM

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DATE 01/24/2019

SCALE as noted

DRAWN :

JOB :

SHEET :

C-1

of # sheets

WINDOW TYPES: NOTE ALL WDO'S W/1 40" OF LOCKING DEVICE SHALL BE TEMPERED.

PL PLATE	TP TEMPERED	OBS OBSCURE	AL ALUMINUM
WD WOOD	DG DUAL GLASS	SG SINGLE GLASS	V VINYL

HARDWARE

A EXTERIOR LOCKSET

B PASSAGE

C RESTROOM

E OFFICE/PRIVACY

F W.I. CLOSET

H DOUBLE ACTING, FLOOR

(A) SLIDER

(B) SH

(C) SGO

(D) FIXED

(E) ARCH

(F) ARCH W/ WDO

(G)

(H)

(I)

(K) SLIDER

M = 20 x 4'-0" = 80
960 / (3.5)

(A) FLUSH

(B) ENTRY

(C) PANEL

(D) WARDROBE

(E) LOUVER

3/8" ø x 5" (1-3/4" EFF. EMBED) ITR RW
WEDGE ANCHOR DESIGN INFORMATION TESTED
AC193 AND ACI 355.2, IN ACCORDANCE WITH 2015

1307 / 549 = 2.38

USE: A

(F) FRENCH

(G) BIFOLD

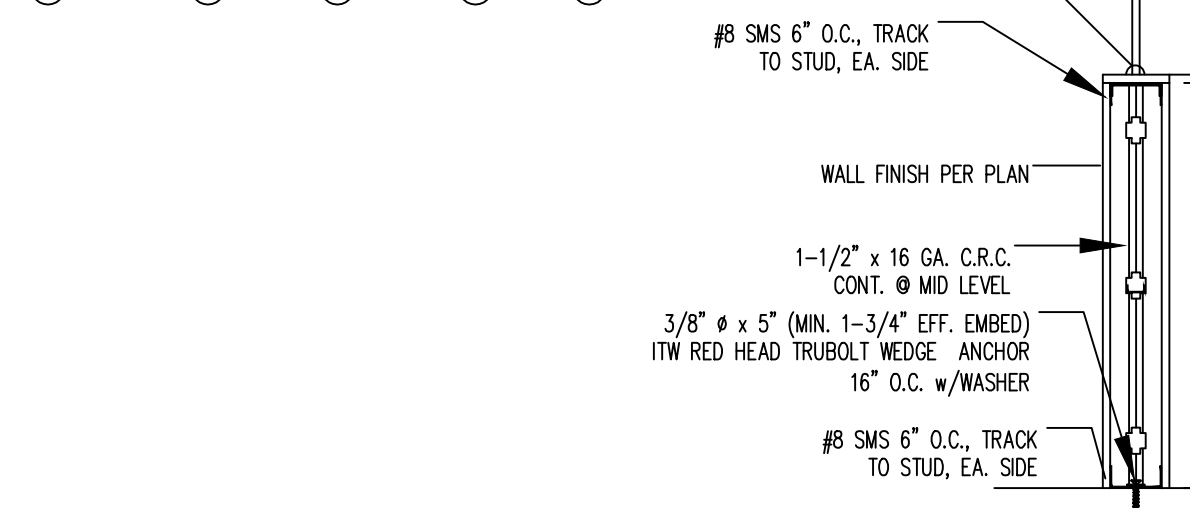
(H)

(I)

(J) SLIDER

GLASS PARTITION BY OTHERS
INSTALLED PER MANUFACTURER'S
INSTALLATION INSTRUCTIONS AND
SPECIFICATIONS

<4> #8 Metal Screws on each

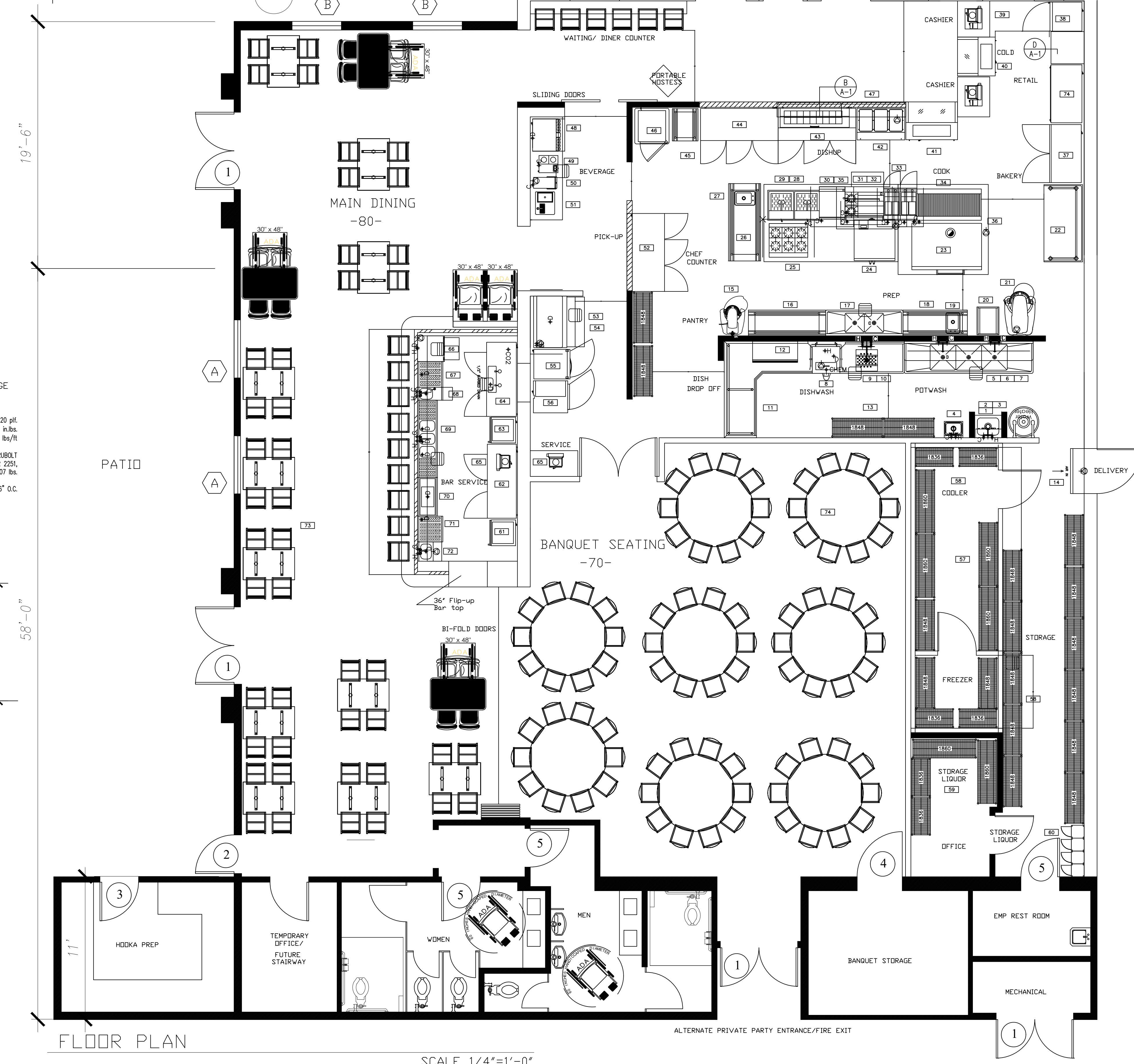


$\frac{3}{4}$ " PARTICLE BOARD
 PLASTIC LAMINATE
 Light Color Underside
 Interior

6"
 2' - 4"
 2' - 10"
 BASE, 6" Slimfoot
 Tile w/ $\frac{3}{8}$ " Radius

WALL LEGEND

	= EXISTING WALLS TO REMAIN
	= NEW FULL HEIGHT WALL
	= NEW 40" PONY WALL
	= NEW 40" BAR WALL

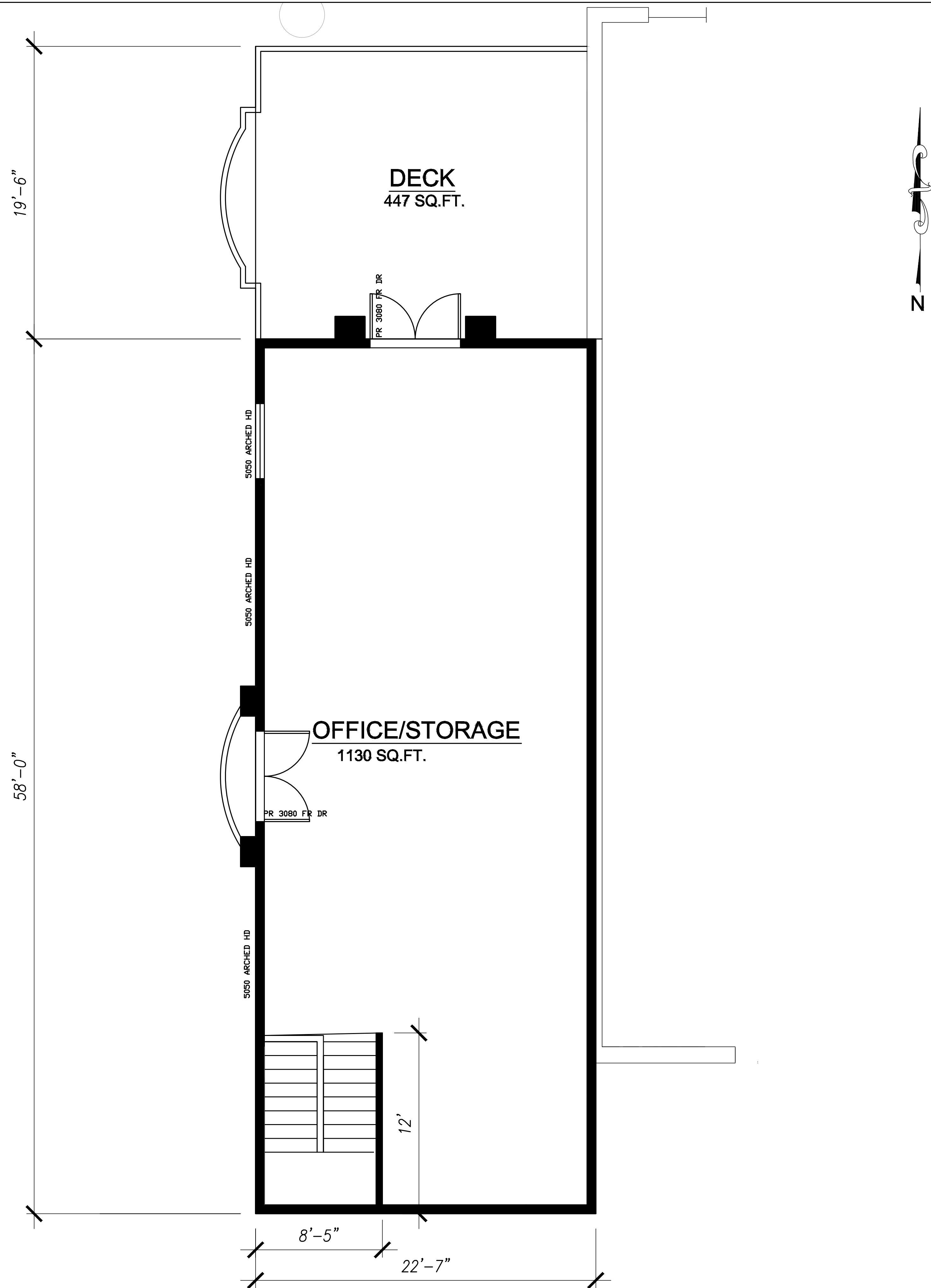


SCALE 1/4"=1'-0"

[illegible]

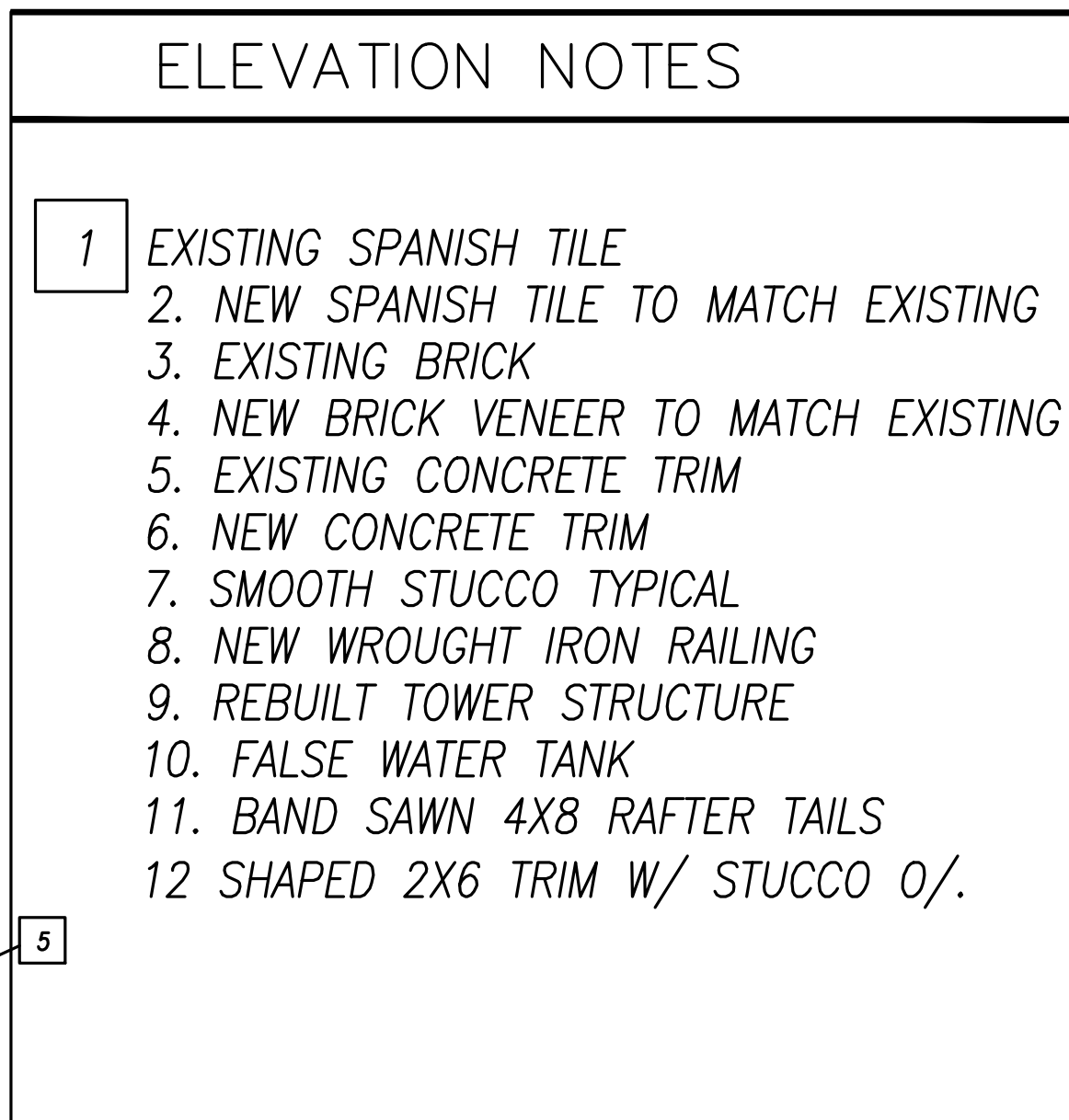
1. Height. The height of any proposed construction shall be compatible with the height and bulk of surrounding structures and in conformance with the maximum allowable height for the applicable zoning district.
2. Proportions of Windows and Doors. The proportions and relationships between doors and windows shall be compatible with the architectural style and character of the surrounding structures, and be of an appropriate material.
3. Relationship of Building Masses and Spaces. The resulting relationships between proposed structures and created spaces, or between remodeled structures and created spaces, shall be consistent with the shapes and setbacks of existing adjacent structures.
4. Roof Shape. The designs of the roof shall be compatible with the architectural character and style of the surrounding structures. Gables, turrets, and other roof forms shall be incorporated when appropriate to accomplish design compatibility with adjacent structures.
5. Scale. The scale of the structure shall be compatible with the architectural character and style of the existing buildings. The new building shall blend in with surrounding buildings through the sensitive use of proper scale and materials.
6. Directional Expression/Facades. Facades in an historic district shall blend in with other structures with regard to directional expression. Structures in an historic district shall be compatible with the dominant horizontal and vertical expression of surrounding structures.

7. **Architectural Details.** Architectural details, including materials and textures shall be treated so as to make any new construction compatible with the architectural style and character of the historic district.
8. **Architectural Rhythm and Articulation.** All proposed structures or facade remodeling shall show sufficient and rhythmic repetition of architectural details so as to be compatible with the facade articulation of existing adjacent buildings.
9. **New additions and adjacent related new construction** shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.
10. **All exterior mechanical equipment** shall be screened from view with appropriately designed screens, parapet walls, landscaping or any other form of screening which the commission or the planning and development services manager may deem acceptable. The design, style, color and texture of the required screening method shall be compatible with the existing or proposed building/facade design.

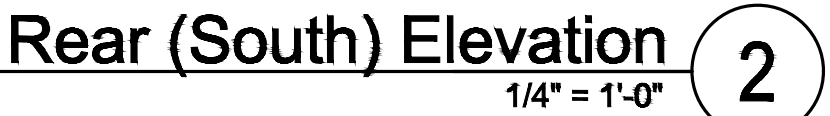


2nd FLOOR PLAN $\frac{1}{4}" = 1'-0"$ 1

NOTICE:		APPLICABLE CODES:		DATE 01/24/2019	
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T.I., DEMOLITION, ADDITION FOR THE RESTAURANT 100 E. ALVARADO ST. POMPONA, CA. 91767		Code Code		DATE 01/03/2019 T.I., DEMOLITION, ADDITION FOR THE RESTAURANT 100 E. ALVARADO ST. POMPONA, CA. 91767	
JONATHAN L. ZANE ARCHITECTURE JONATHAN L. ZANE, ARCHITECT - CA. LIC. #6-11,046 958 NORTH LA CADENA DRIVE COLTON, CA. 92324		JONATHAN L. ZANE ARCHITECTURE JONATHAN L. ZANE, ARCHITECT - CA. LIC. #6-11,046 958 NORTH LA CADENA DRIVE COLTON, CA. 92324		REVISIONS DATE: BY:	



Side (East) Elevation 1

[illegible]

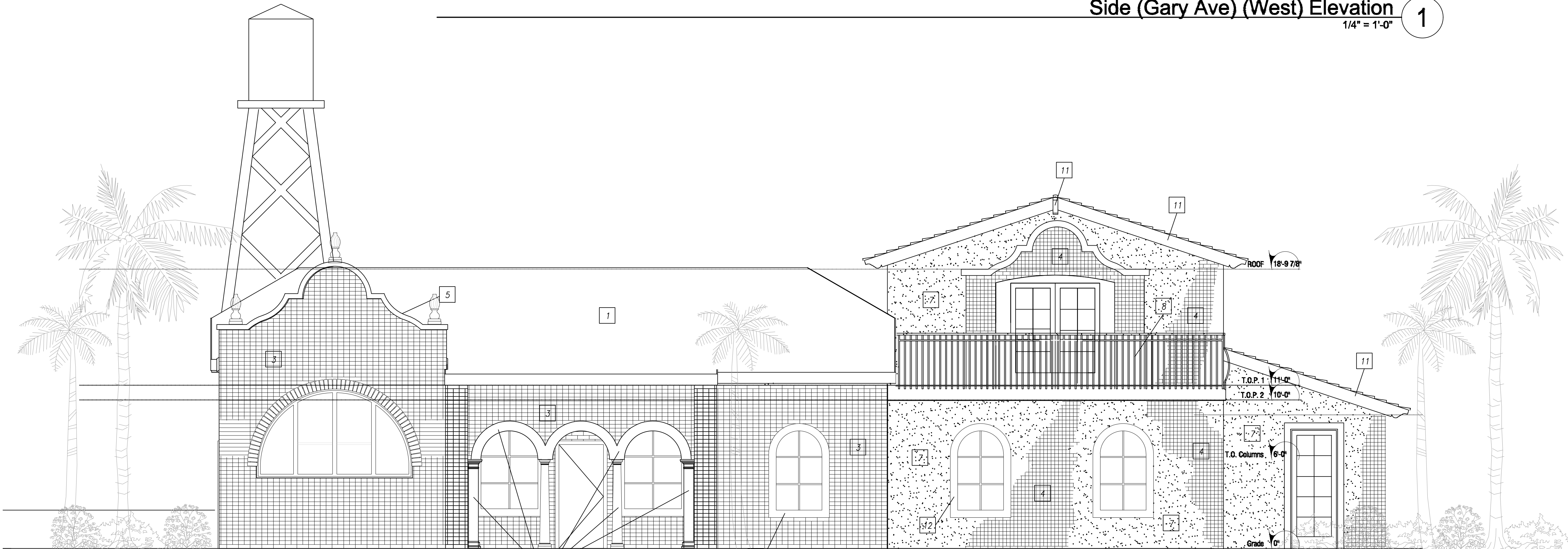
ALTERNATIVE EXPOSED BRICK WORK ELEVATIONS #2



Side (Gary Ave) (West) Elevation

1/4" = 1'-0"

1



Front (Alvarado St.) Elevation

1/4" = 1'-0"

2

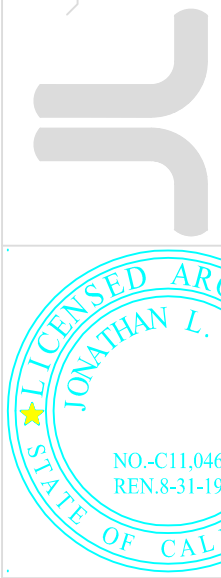
ELEVATION NOTES

1. EXISTING SPANISH TILE
2. NEW SPANISH TILE TO MATCH EXISTING
3. EXISTING BRICK
4. NEW BRICK VENEER TO MATCH EXISTING
5. EXISTING CONCRETE TRIM
6. NEW CONCRETE TRIM
7. SMOOTH STUCCO TYPICAL
8. NEW WROUGHT IRON RAILING
9. REBUILT TOWER STRUCTURE
10. FALSE WATER TANK
11. BAND SAWN 4X8 RAFTER TAILS
12. SHAPED 2X6 TRIM W/ STUCCO O/.

REVISION

DATE

JONATHAN L. ZANE
ARCHITECTURE



DATE 01/03

T.L. DEMOLITION, ADDITION FOR THE
RESTAURANT
LOCATED AT
100 E. ALVARADO ST.
PIMONA, CA 91767

APPLICABLE CODES:
State Code: 2016 C.B.C.
Model Code: 2015 L.B.C.
2015 U.B.C.
2014 N.E.C.
2014 F.E.C.
2014 F.A.S. (Fire Alarm System)

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DATE 01/24/

SCALE as s

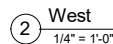
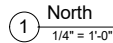
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SHEET :

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[illegible]

CODE	SUITABILITY DESCRIPTION
STATUS	PURPOSE OF ISSUE



AL NAJI

TITLE

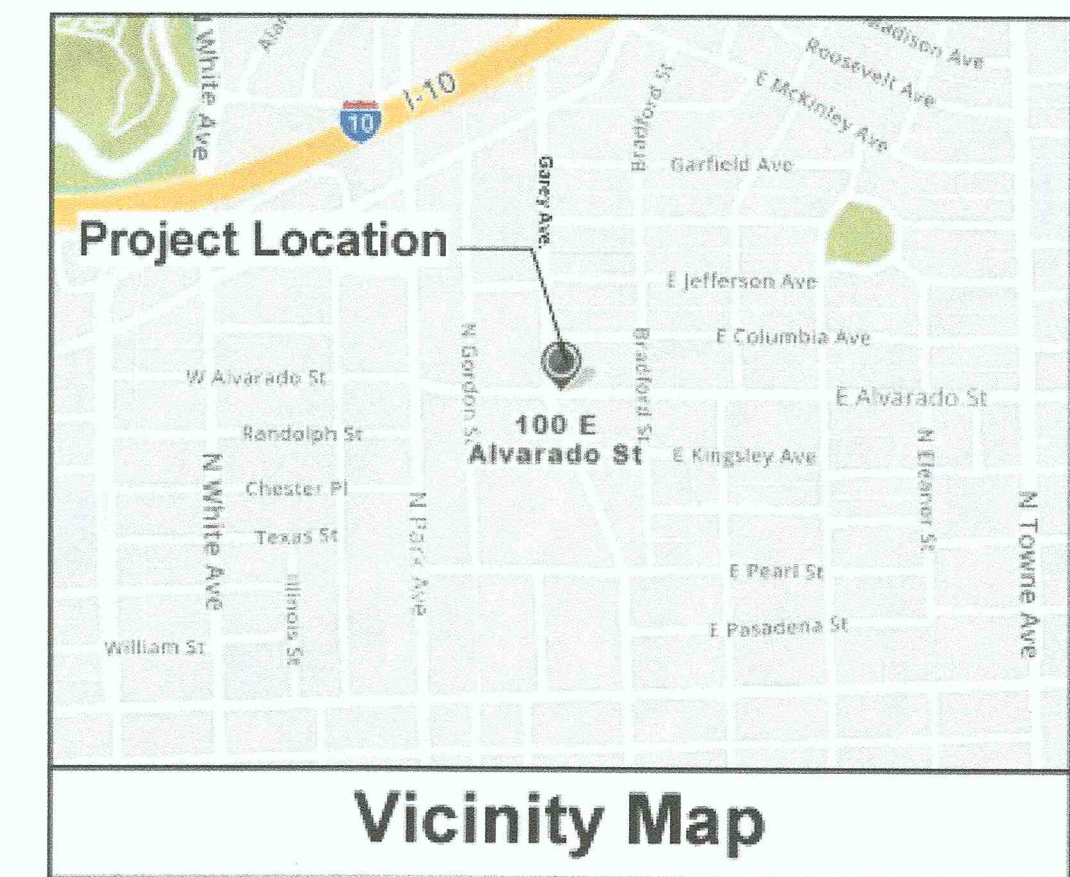
BUILDING ELEVATIONS

AL NAJI

		DATE
		REV





[illegible]

Al Naji
20205 Portside Dr.
Walnut, CA 91787
Tel: (909) 800-1044

**A Renovation for:
A Restaurant**

100 E Alvarado St.
Pomona, CA 91767
A.P.N.: 8336-006-019

Sheet Title:	
Landscape Concept	
Job:	#1631907
Date :	8-10-2019
Scale:	As Noted
Drawn:	LS/KS
Reviewed by:	GM/LS
Sheet:	
OF: 1	LC

**Pacific
Landscape
Design**

Landscape Architects Lic. #1931
27031 Hoffman Ln Menifee, CA 92584
T. (951) 821-8121 C. (951) 331-3339



Flowering Deciduous Canopy

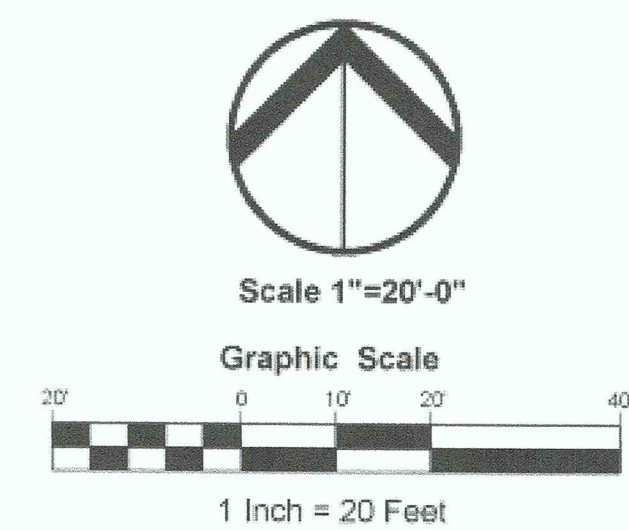
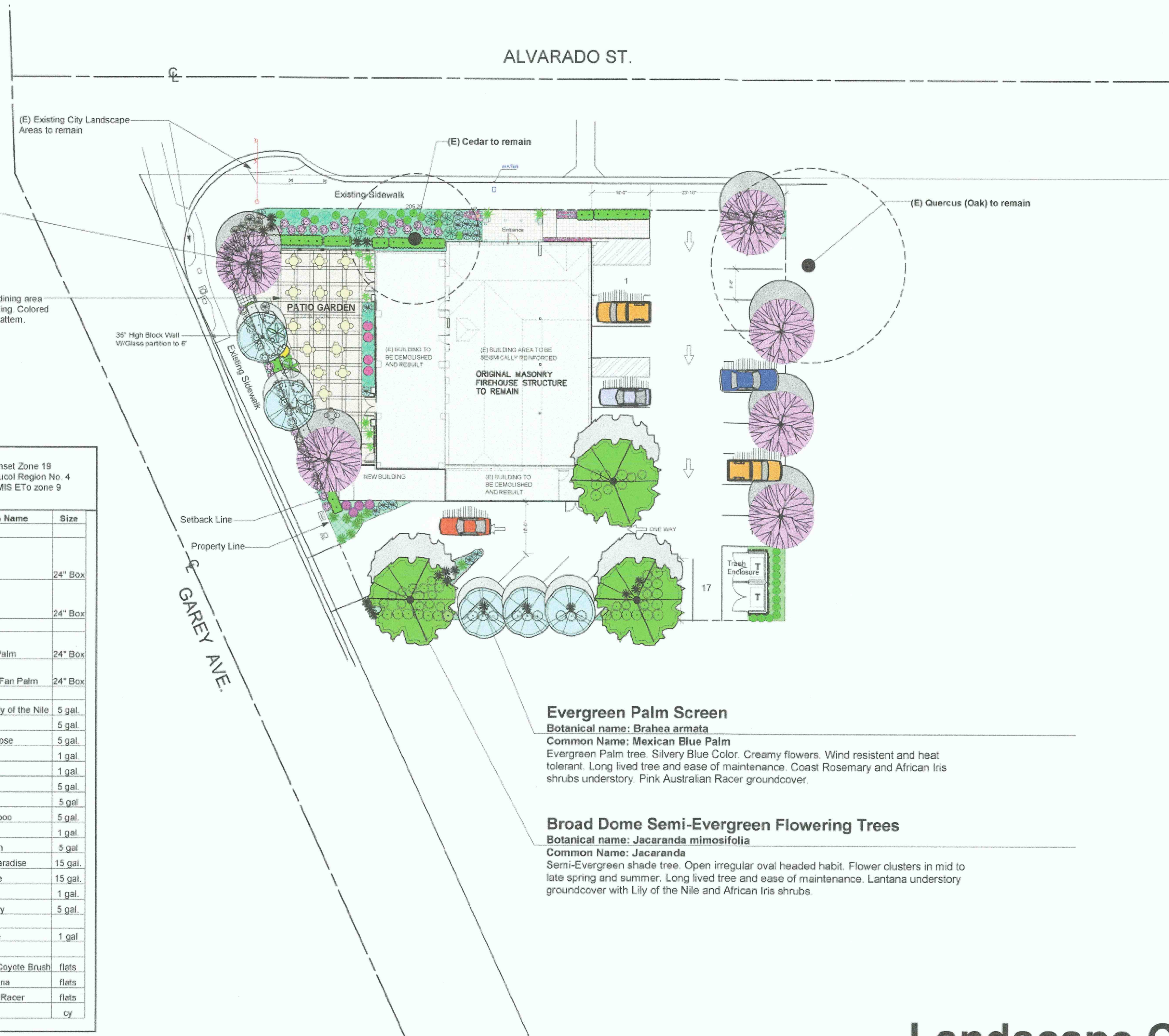
Botanical name: *Bauhinia blakeana*
Common Name: Orchid Tree
Broad Dome flowering Semi-Deciduous umbrella-like growth habit to provide shade, orchid like flowers bloom from fall to spring Cranberry maroon to purple, rose and orchid pink.
Gray-green leaf. Long lived tree. Lantana (purple) to provide a colorful low maintenance, low water use groundcover.

Outdoor patio garden dining area with outdoor table seating. Colored concrete with scored pattern.

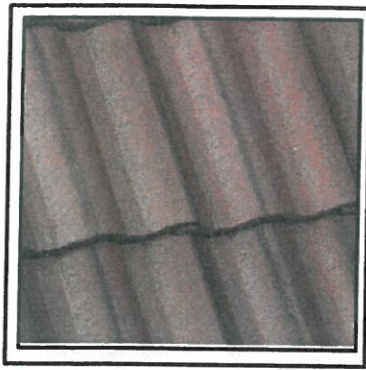
Plant Legend

Sunset Zone 19
Wucol Region No. 4
CIMIS ET0 zone 9

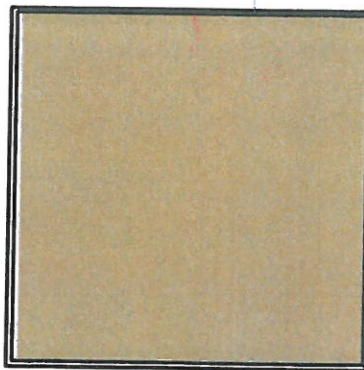
Symbol	Botanical Name	Common Name	Size
(T-B)	Trees		
T-B	<i>Bauhinia blakeana</i>	Orchid Tree	24" Box
T-J	<i>Jacaranda mimosifolia</i>	Jacaranda	24" Box
(P-B)	Palms		
P-B	<i>Brahea armata</i>	Mexican Blue Palm	24" Box
P-C	<i>Chaemaerops humilis</i>	Mediterranean Fan Palm	24" Box
(A)	Shrubs		
A	<i>Agapanthus 'Storm Cloud'</i> (blue flower)	Storm Cloud Lily of the Nile	5 gal.
B	<i>Bougainvillea 'Ooh Lala'</i>	Bougainvillea	5 gal.
C	<i>Cistus 'Sunset'</i>	Magenta Rockrose	5 gal.
D	<i>Dietes iridioides 'John's Runner'</i>	African Lily	1 gal.
H	<i>Hemerocallis</i>	Daylily	1 gal.
H	<i>Hibiscus rosa-sinensis</i>	Hibiscus	5 gal.
M	<i>Myrtus communis 'Compacta'</i>	Myrtle	5 gal.
N	<i>Nandina domestica 'Compacta'</i>	Heavenly Bamboo	5 gal.
P	<i>Pelargonium hortorum</i>	Geranium	1 gal.
R	<i>Rhaphiolepis indica 'Ballerina'</i>	Indian Hawthorn	5 gal.
S	<i>Strelitzia reginae</i>	Indian Bird of Paradise	15 gal.
SR	<i>Strelitzia reginae</i>	Bird of Paradise	15 gal.
T	<i>Trachelospermum jasminoides</i>	Star Jasmine	1 gal.
W	<i>Westringia fruticosa</i>	Coast Rosemary	5 gal.
(V-M)	Vines		
V-M	<i>Macfadyena unguis-cati</i>	Cat's Claw Vine	1 gal.
(G-B)	Groundcovers		
G-L	<i>Baccharis pilularis 'Pidgeon Point'</i>	Pidgeon Point Coyote Brush	flats
G-L	<i>Lantana montevidensis</i>	Lavender Lantana	flats
G-M	<i>Myoporum parviflorum 'Pink'</i> (prostratum)	Pink Australian Racer	flats
G-DG	Decomposed Granite 'Brimstone'		cy



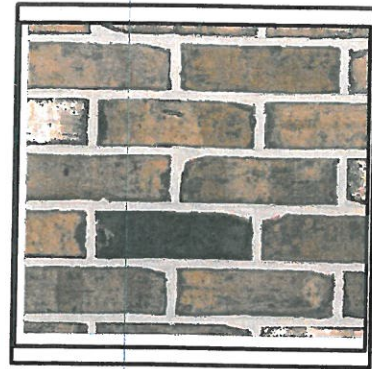
Landscape Concept Plan



1 ROOF TILE TO MATCH EXIST'G
MISSION CONCRETE TILE
IBERIA COLOR



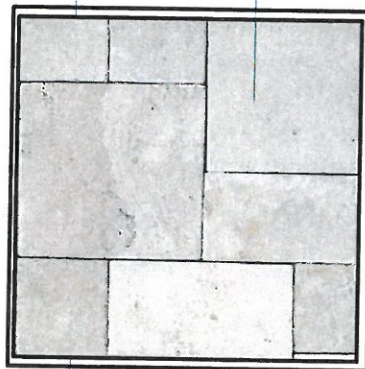
2 ROOF FASCIA TO BE WOOD
COLOR BROOMSTIC
PPG16-19



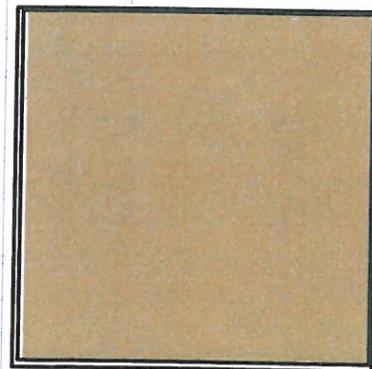
3 EXTERIOR BRICK TO BE LIGHT
BROWN TO MATCH EXIST'G



4 EXTERIOR (STUCCO)
ASPEN COLOR



5 CONCRETE CAP TO BE
NATURAL STONE COLOR



6 DOOR & WINDOW TRIM TO
BE CAMEL COLOR
PPG1104-5



JONATHAN L. ZANE
ARCHITECTURE

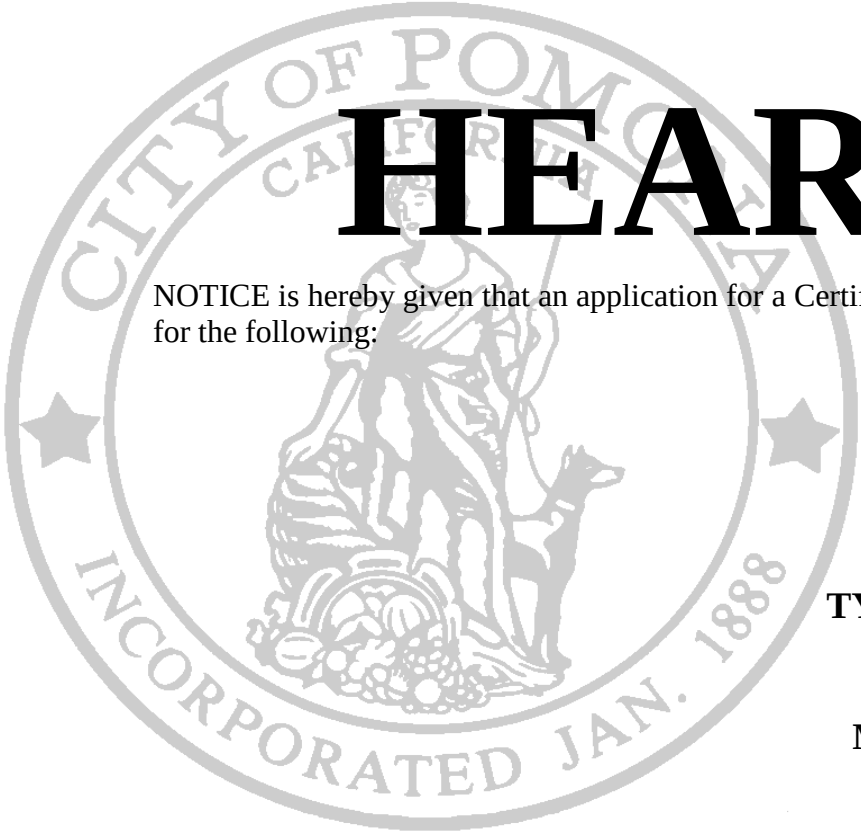
JONATHAN L. ZANE, ARCHITECT - CA. LIC. #C-11,046
858 NORTH LA CADENA DRIVE
COLTON, CA 92324 (909) 825-7500

SAMPLE BOARD FOR:

Project :

AL NAJI

LOCATED AT:
100 E. ALVARADO ST.
POMONA, CA. 91767
APN: 8336-006-019



HEARING NOTICE

NOTICE is hereby given that an application for a Certificate of Appropriateness has been filed with the Historic Preservation Commission of the City of Pomona for the following:

APPLICANT: Al Naji

LOCATION: 100 E. Alvarado Street

TYPE OF PERMIT: Major Certificate of Appropriateness (MAJCOA 11783-2019) Request to allow new proposed additions, the demolition of non-original additions, and restoration of a historic structure, in the Downtown Gateway Segment of the Corridors Specific Plan and the Lincoln Park Historic District.

MEETING DATE: September 4 , 2019

LOCATION & TIME: Pomona City Council Meeting Room at 505 South Garey Avenue in the City of Pomona, California. The Historic Preservation Commission meeting is scheduled to commence at 6:30 p.m.

ENVIRONMENTAL REVIEW

Pursuant to the Guidelines for Implementation of the California Environmental Quality Act (CEQA) this project meets the criteria for a Class I Categorical Exemption. Additional information, such as the application, plans and other data is on file with the Planning Division and is available for public review. Questions or comments regarding this application may be made in writing or by telephone to:

City of Pomona
Planning Division
505 S. Garey Avenue
Pomona, CA 91766
Alex Jimenez, Assistant Planner, (909) 620-2441

If you challenge this matter in court, you may be limited to raising only those issues you or someone else raised at the hearing described in this notice, or in written correspondence delivered to the City of Pomona, Planning Division at, or prior to the hearing.