



DEVELOPMENT SERVICES DEPARTMENT

**Planning Division**

*Historic Preservation*

<b>DATE</b>	October 21, 2020
<b>APPLICANT</b>	Britney Gallivan
<b>PROPERTY</b>	219 Garfield Ave.
<b>DISTRICT</b>	Lincoln Park Historic District
<b>PERMIT REQUEST</b>	Minor Certificate of Appropriateness (MINCOA 14419-2020) Install new (N) walkway, low-lying wall, fountain with concrete pad, and modify (M) landscaping within the front-yard setback.
<b>DECISION</b>	Partial Approval
<b>APPEAL</b>	20 calendar days (by November 3, 2020) <b>Correction: by November 10, 2020</b>
<b>CONTACT</b>	Carlos Molina 909-620-3634, <a href="mailto:carlos_molina@ci.pomona.ca.us">carlos_molina@ci.pomona.ca.us</a>

Dear Applicant:

The Planning Division has completed its review of **MINCOA 14419-2020**. The request has been **approved** for modification of landscaping within the front-yard setback, and **denied** for a new walkway, low-lying wall, and fountain with concrete pad. The approval is subject to the following conditions:

1. The approval shall be used in the manner requested and shall be in substantial conformity with the plans approved by the Planning Division on the date listed on this letter, in accordance with the revision and/or additional conditions specifically required in this approval.
2. Landscaping as indicated in the stamped plans shall conform to the City Arborist guidance for appropriate tree palette.
2. The approval shall be valid for not more than one year from the date of Permit approval. The Planning Division may grant a time extension for one (1) year provided that a written request by the applicant is submitted to the Planning Division within thirty (30) days prior to the expiration date without a fee. If plans are submitted to the Building and Safety division within one year from the date of approval, the proposed action shall be considered active.
3. The applicant shall obtain any required permits from the Building & Safety Division and/or Department of Public Works.
4. In the event that the approved plans under this Minor Certificate of Appropriateness are inconsistent with the provisions of the California Code of Regulations, Title 24 and/or any other applicable uniform building codes, the applicable building codes shall prevail.

**BASIS FOR DECISION**

The following table illustrates the analysis conducted by the Planning Division to make this decision.

<b>REGULATIONS</b>	Pomona Zoning Ordinance, Section .5809-13—Historic Preservation ("PZO") Guidelines for Alterations to Pomona's Historic Properties, 1999 ("Guidelines")
<b>RELEVANT EXCERPTS</b>	1. "If fencing or retaining walls did not exist historically in the front yard setbacks, new fencing and walls in these locations shall not



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be installed except in matters of public safety" (Section 503-1.11(d) of the PZO).

2. "The acceptability of a new fence or wall installation will depend on the existence of fences and walls in the immediate neighborhood. Whenever possible, avoid installing a new front yard fence or wall in neighborhoods with open front yards" (Guidelines).
3. "In historic districts, front and side yard landscaping visible from the street should be compatible with the theme of the surrounding neighborhood" (Guidelines).
4. "Avoid covering large areas that were historically grass with groundcovers, pavers, concrete, rock, wood chips, or other unhistorical materials" (Guidelines).

**ANALYSIS**

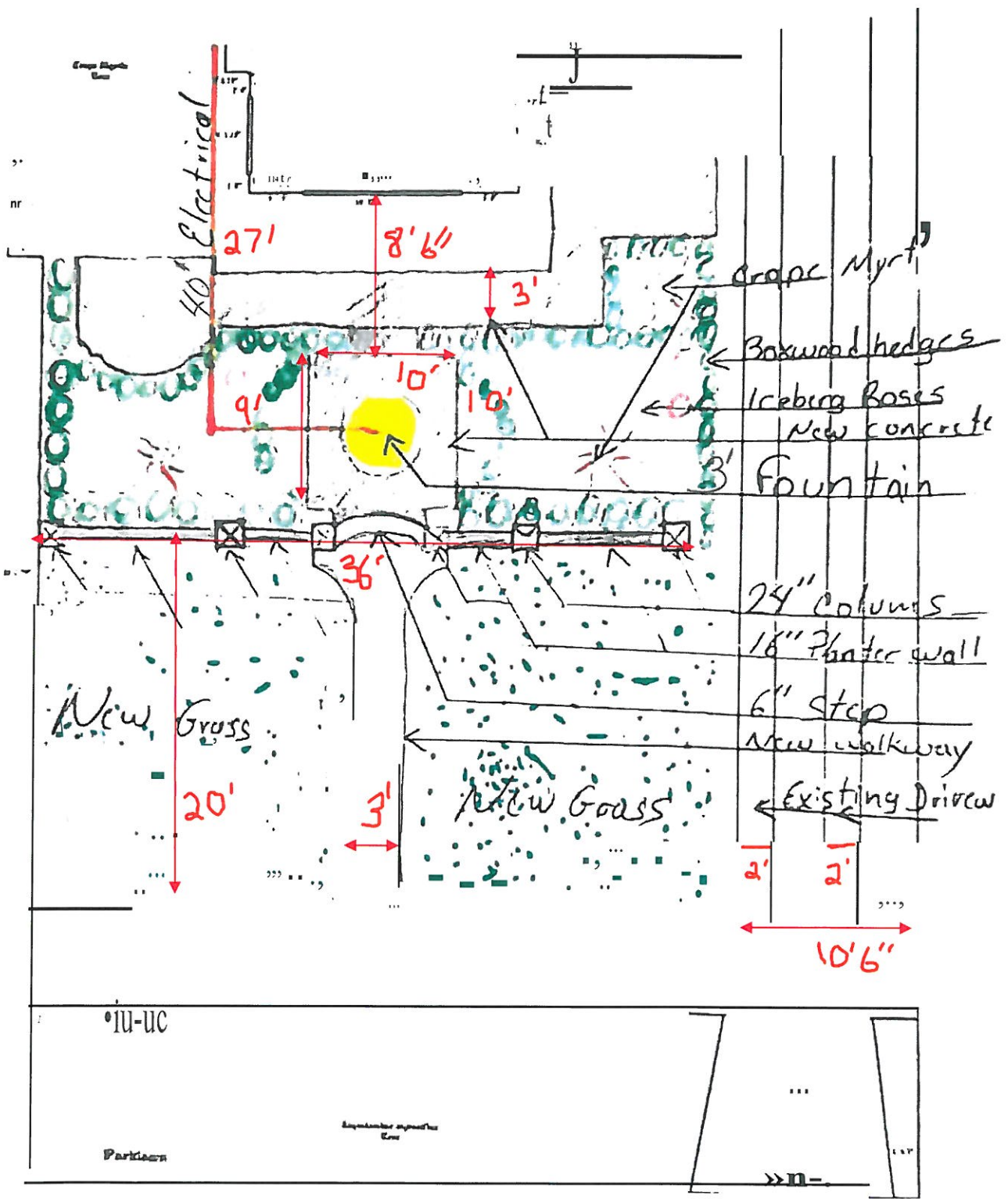
PZO requires a Minor Certificate of Appropriateness for the installation of new walkways, walls, and additional elements that are not historically a part of the site. Both the PZO and Guidelines do not recommend installing elements that have a potential to negatively affect the "historic character" of the neighborhood. Additionally, based on staff's research of the surrounding neighborhood, the residential block between Gibbs Street and Bradford Street within the Lincoln Park Historic District is characterized by open front yards without walls. The few existing walkways in the immediate neighborhood lead directly to the front entrances of homes. In addition, fountains are not a common landscaping feature of the immediate surrounding neighborhood. The proposed modification to the landscaping includes two (2) Crape Myrtles. Per City Arborist guidance, these are acceptable as part of the tree palette for this street. The iceberg roses and boxwood hedges are minor modifications and are acceptable and negligible impacts.

**APPEALS**

This decision will become final on November 3, 2020, unless an appeal is filed with the Planning Division by this date. The applicant or any member of the public may file an appeal. There is no cost to file an appeal for a Minor Certificate of Appropriateness. Appeals may be filed with the contact listed in this letter.

Sincerely,

**Anita D. Gutierrez, MPL, AICP**  
Development Services Director



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