

HPC RESOLUTION NO. 26-020

A RESOLUTION OF THE HISTORIC PRESERVATION COMMISSION OF THE CITY OF POMONA, CALIFORNIA APPROVING AN AMEDMENT TO HPC RESOLUTION NO. 25-022 FOR PREVIOUSLY APPROVED MAJOR CERTIFICATE OF APPROPRIATENESS (MAJCOA-000114-2025) FOR AN ACCESSORY DWELLING UNIT WITHIN A CONTRIBUTING RESOURCE LOCATED AT 1627 N. PARK AVENUE IN THE HACIENDA PARK HISTORIC DISTRICT (APN: 8359016044)

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

WHEREAS, the applicant, Michael Zhang, submitted an application for a Major Certificate of Appropriateness (MAJCOA-000114-2025) for a new 800 square-foot, detached, Accessory Dwelling Unit with a 15 square-foot porch, at the rear of a contributing resource located at 1627 N. Park Avenue (APN: 8359-016-044);

WHEREAS, the residential structure at the site was originally constructed in 1924 in the California Bungalow style of architecture;

WHEREAS, the subject property is a contributing resource to the Hacienda Park Historic District, which was designated as a historic district by the Pomona City Council on October 06, 2003;

WHEREAS, any new or proposed accessory dwelling on a contributing resource 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 Historic Preservation Commission must make findings as described in Section .1190.D.4. of the Zoning Ordinance to approve a Major Certificate of Appropriateness for an accessory dwelling unit consisting of a project with additions at a contributing resource 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 August 06, 2025, concerning the requested Major Certificate of Appropriateness (MAJCOA-000114-2025);

WHEREAS, the applicant has requested to modify Condition 14 in previously approved HPC Resolution No. 25-022; 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 California Environmental Quality Act (CEQA), the proposed project meets the criteria of a Class 3 (New Construction or Conversion of Small Structures), Section 15303(a); and Class 31 (Historic Resource Restoration/Rehabilitation), Section 15331 in that the project consists of the construction of a new small structure and is consistent with the Secretary of Interior's Standards for the Treatment of Historic Properties. Therefore, will not cause a substantial adverse change in the significance of a historical resource.

SECTION 2. Section. 1190.D.4. of the Pomona 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:

1. *The proposed alteration, restoration, relocation, or construction, in whole or in part, will not detrimentally change, destroy, or adversely affect any significant or character-defining feature of the resource.*

The scope of the proposed project solely includes the construction of a new accessory dwelling unit and porch that are detached from the contributing historic resource on the site that has been designed to significantly match the California Bungalow architectural style of the primary dwelling unit on site; therefore, this project will not affect any significant character-defining features of the resource.

2. *The proposed alteration, restoration, relocation, or construction, in whole or in part, will not detrimentally change, destroy, or adversely affect the historic character or value of the resource.*

The proposed project was designed to be compatible with the existing, contributing historic resource on the site by incorporating the California Bungalow architectural elements to the accessory dwelling unit. This project will not affect the historic character, or value of the resource.

SECTION 3. The Historic Preservation Commission hereby approves the Major Certificate of Appropriateness (MAJCOA-000114-2025) for a new 800 square-foot detached Accessory Dwelling Unit with a 15 square-foot porch at the rear of a contributing the resource within the Hacienda Park Historic District with the following conditions:

1. Windows shall be Pella Reserve Traditional wood single-hung windows, with an aluminum clad exterior, and are required to significantly match the scale, form, and decorative features of the existing living space windows of the existing single-family structure located on the subject site. Plans must indicate material, style, and trimming prior to the issuance of a Building Permit.

SECTION 4. The Secretary shall certify to the adoption of this Resolution and forward the original to the City Clerk.

APPROVED AND PASSED THIS 20TH DAY OF MAY 2026.

BRITNEY GALLIVAN
HISTORIC PRESERVATION COMMISSION
CHAIRPERSON

ATTEST:

GEOFFREY STARNS, AICP, AIA, LEED AP
HISTORIC PRESERVATION COMMISSION
SECRETARY

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

AYES:
NOES:
ABSTAIN:
ABSENT:

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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 California Code of Civil Procedure Section 1094.6.