

THE CITY OF POMONA

Development Services Department



November 15, 2023

Michael Benabou
1215 S. Point View St.
Los Angeles, CA 90035

Subject: Notice of Decision for File No.(s) MINCOA-22848-2023

Dear Michael Benabou,

The Planning Division has reviewed your Certificate of Appropriateness application to replace the existing asphalt shingle roof material with an in kind replacement material at 1585 Ganesha Place, within the Hacienda Park Historic District. Upon review of the City's historic preservation ordinance and design guidelines your project has been **approved**. The attached decision letter provides the analysis and basis for the decision. There is a 20 day appeal period from the date of approval.

If you have any questions, please contact me at (909) 620-3634 or email me at carlos.molina@pomona.gov.

Sincerely,

A handwritten signature in black ink, appearing to read "CM", is placed below the word "Sincerely,".

Carlos Molina
Assistant Planner

Attachments

- Historic Resource Survey



City of Pomona

MINOR CERTIFICATE OF APPROPRIATENESS DECISION LETTER

FILE NO: MINCOA-022848-2023

A request for a Minor Certificate of Appropriateness to replace the existing asphalt shingle roof with new asphalt composition shingles on the primary structure. The existing historic resource is a Minimal Traditional residence, constructed in 1938. This site is located within the Hacienda Park Historic District.

ADDRESS: **1585 Ganesha Pl.**

APPLICANT: Michael Benabou

PROJECT PLANNER: Carlos Molina, Assistant Planner

DECISION: Approve File No(s). MINCOA-022848-2023.

BASIS FOR DECISION

Staff reviewed Pomona's Historic Preservation Ordinance (Section .5809-13), and the applicable design standards in Preserving Pomona – The Pomona Guide to Historic Preservation. In order to approve a Minor Certificate of Appropriateness Staff must determine that the findings contained in the City's Historic Preservation Ordinance can be made.

Applicable Design Standards

- Roof material replacement is a "Like for Like" or an "In-kind" replacement.
- The new roof meets the guidance based on the material of the roof.
- Replacement of a non-historic roof shall meet the guidance based on the material historically typical for the property's architectural style (See Chapter 2 of Design Guidelines) corresponding to the material of the roof.
- New vents must be low profile vents.



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CONDITIONS OF APPROVAL:

The Planning Division has completed its review of MINCOA-022848-2023. The request has been **approved**. 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. 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.
5. Any deviation from the approved plans, shall require modification to the Certificate of Appropriateness and require approval of the Planning Division and, if necessary, the Historic Preservation Commission.
6. All project conditions shall be imprinted on the title sheet of the construction drawings (if required). The approved set of plans shall be retained on-site for review by Building Inspectors during the course of construction.
7. Prior to Occupancy the Planning Division shall inspect the premises to ensure the Conditions of Approval have been met and that the project has been constructed per the approved plans.
8. Construction Activities:

Hours of construction activity shall be limited to:

7:00 a.m. to 8:00 p.m., Monday through Saturday
(There shall be no construction allowed on Sunday or on any Federal or State Holiday)

9. Violation of any of the conditions of this permit shall be cause for revocation and termination of all rights thereunder.



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10. The applicant shall obtain a building permit prior to any demolition or construction.
11. All ground and roof-mounted equipment is required to be fully screened from view. Upon final inspection, Planning Division staff may require additional screening if warranted, through either landscaping, walls or a combination thereof.
12. The new roof material(s) shall be an in-kind, composition asphalt shingle.

APPEALS

This decision will become final on Wednesday, December 06, 2023, unless an appeal is filed with the Planning Division prior to 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,

A handwritten signature in blue ink, appearing to read "G. Starns", written over a horizontal line.

Geoffrey Starns, AICP, LEED AP BD+C
Historic Preservation Supervisor

November 15, 2023

Date

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code

Other Listings
Review Code

Reviewer

Date

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*Resource Name or #: (Assigned by Recorder) 1585 GANESHA

P1. Other Identifier: _____

*P2. Location: Not for Publication

and (P2b and P2c or P2d. Attach a location map as necessary.)

*b. USGS 7.5' Quad _____ Date _____ T _____; R _____; 1/4 of _____ 1/4 of Sec _____; B.M.

c. Address 1585 GANESHA City: Riverside Zip _____

d. UTM (Give more than one for large and/or linear resource Zone _____; mE/ _____ mN

e. Other Locational Data: Contributing

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

This Minimal Traditional home has a pyramidal roof form, with a front hipped-gable wall. The wall-cladding is original smooth stucco. There is a dominant bay window with w 9-paned window in the center and double-hung 4-over-4 windows on either side. On either side of the bay window are two more double-hung 6-over-6 windows. The front porch is covered by a flat roof overhand and has plain iron supports. The front door is obscured by a security door. Windows on the sides are also original double-hung, with the exception of a kitchen window that has been replaced.

Garage is detached and faces side alley.

*P3b. Resource Attributes: (List attributes and codes) HP2

*P4. Resources Present: Building Structure Object Site District Element of District Other (isolates, etc.)

P5b. Description of Photo:
(View, date, accession #)

*P6. Date Constructed: 1938

Age and Sources: Historic
 Prehistoric Both

*P7. Owner and Address:

Pomona CA

*P8. Recorded by: (name, affiliation, and address)

*P9. Date Recorded: _____

*P10. Survey Type: (Describe)
Other Activity

*P11. Report Citation: (Cite survey report and other sources, or enter "none.")

*Attachments: NONE Location Map Sketch Map Continuation Sheet Building, Structure, and Object Record
 Archaeological Record District Record Linear Reature Record Milling Station Record Rock Art Record
 Artifact Record Photograph Record Other (List) _____

