

# THE CITY OF POMONA

Development Services Department



February 27, 2024

Neyda & Javier Flores  
1930 Peyton Rd.  
Pomona, CA 91750

**Subject: Notice of Decision for File No.(s) MINCOA-000303-2024**

Dear Neyda and Javier Flores,

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 1633 Alameda St. 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.

**Please be advised, all Minor Certificate of Appropriateness permits are subject to a 20-day appeal period from the date of approval. The final day of the appeal period will be Monday, March 18, 2024. If you are not contacted by the Planning Division by that date, you may pull a building permit from the Building and Safety Division on Tuesday, March 19, 2024.**

If you have any questions, please contact me via email me at [carlos.molina@pomonaca.gov](mailto:carlos.molina@pomonaca.gov)

Sincerely,

A handwritten signature in black ink, appearing to be "CM", followed by a horizontal line.

Carlos Molina  
Assistant Planner

**Attachments**

- State of CA Property Survey
- Site Plan
- Photos
- Proposed Material



City of Pomona

# MINOR CERTIFICATE OF APPROPRIATENESS DECISION LETTER

**FILE NO:** MINCOA-000303-2024

A request for a Minor Certificate of Appropriateness to replace the existing asphalt shingle roof with new asphalt composition shingles on the primary and accessory structures (SFR and garage). The existing historic resource is a Minimal Traditional residence, constructed in 1939. This site is located within the Hacienda Park Historic District.

**ADDRESS:** **1633 Alameda St.**

**APPLICANT:** Neyda and Javier Flores

**PROJECT PLANNER:** Carlos Molina, Assistant Planner

**DECISION:** Approve File No(s). MINCOA-000303-2024

## **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-000303-2024. 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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## MINOR CERTIFICATE OF APPROPRIATENESS DECISION LETTER

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 in the Midnight color series.

### APPEALS

**This decision will become final on Tuesday, March 19, 2024**, 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,

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

February 27, 2024

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Date

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

Primary #  
HRI #  
Trinomial  
NRHP Status Code 1D

Other Listings  
Review Code

Reviewer

Date

\*Resource Name or #: (Assigned by Recorder) 1633 ALAMEDA ST

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 1633 ALAMEDA ST City: Riverside Zip \_\_\_\_\_

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

e. Other Locational Data: Contributing with modifications

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

Built in 1939, this is an example of a classic Minimal Traditional home. It is located at 1633 Alameda Street. It has a cross-gabled form. The front gable features corner placed windows that are double hung 2-over-2.

The front porch is minimal with the original colonial style door still intact. The porch features scalloped wood trim.

Wall cladding is wood tongue and groove.

The garage is detached.

Only one aluminum window replacement on south side viewed from street and in photo record.

\*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: 1939  
Age and Sources:  Historic  
 Prehistoric  Both

\*P7. Owner and Address:

Pomona CA

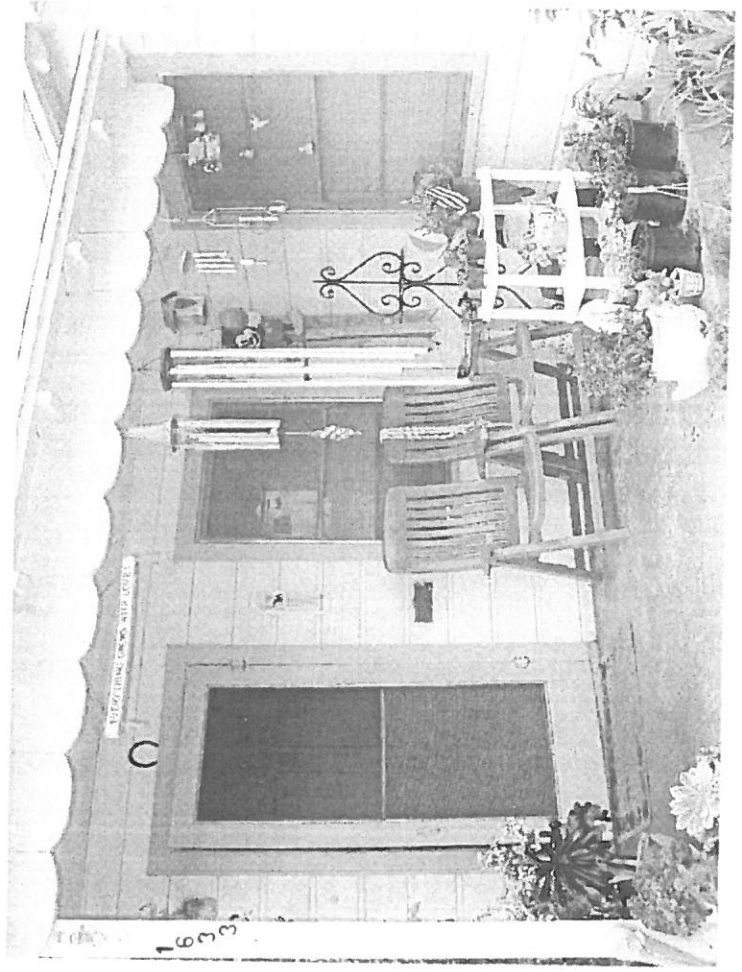
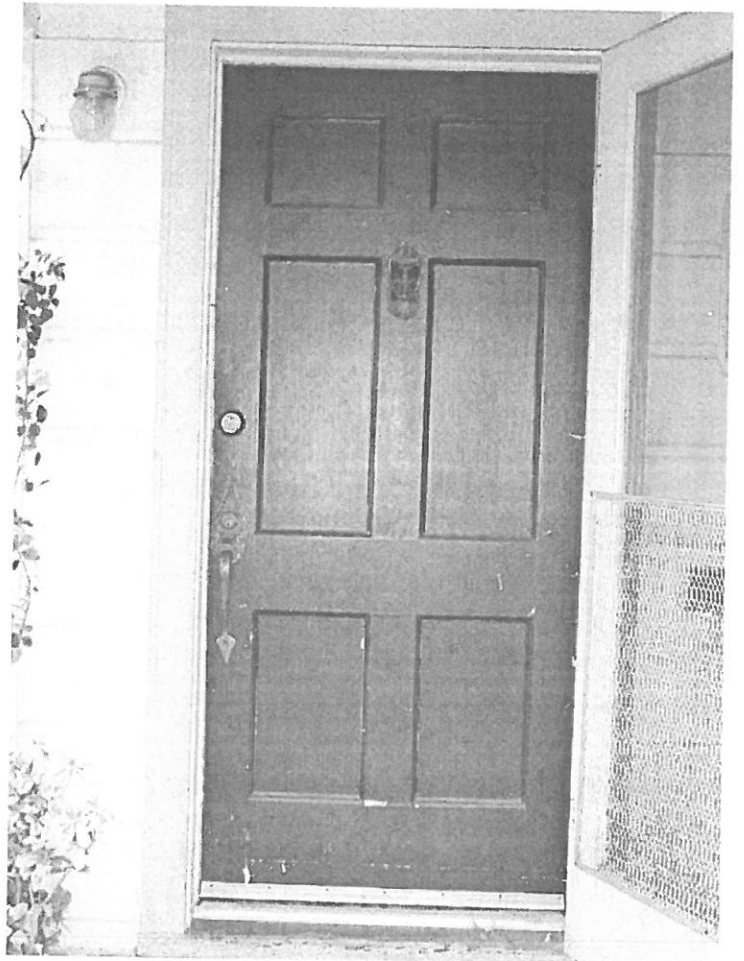
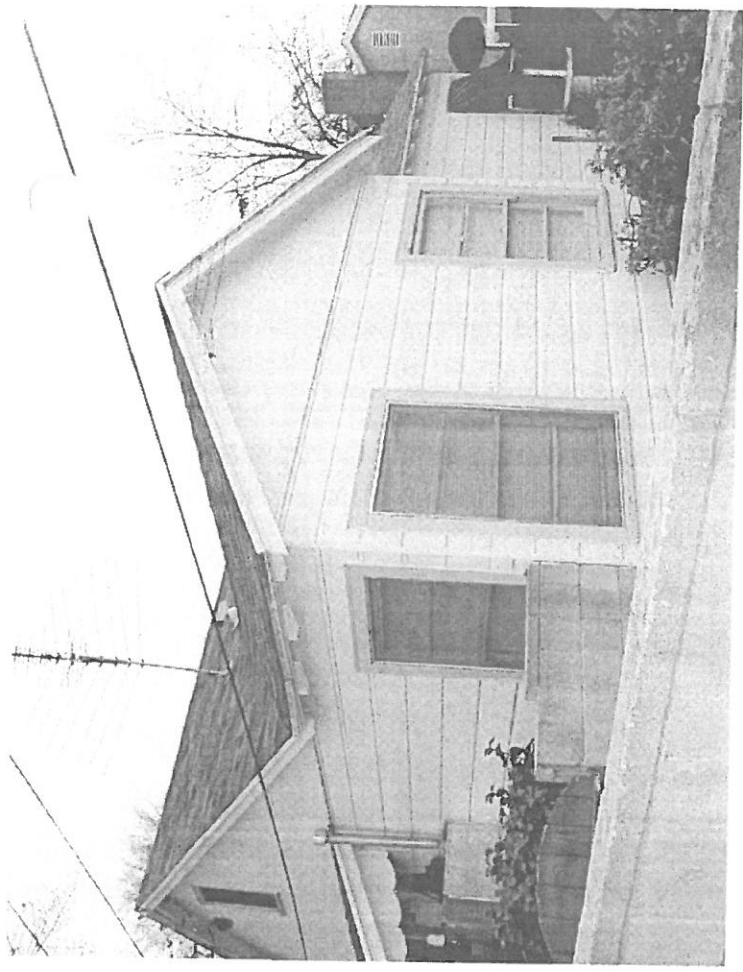
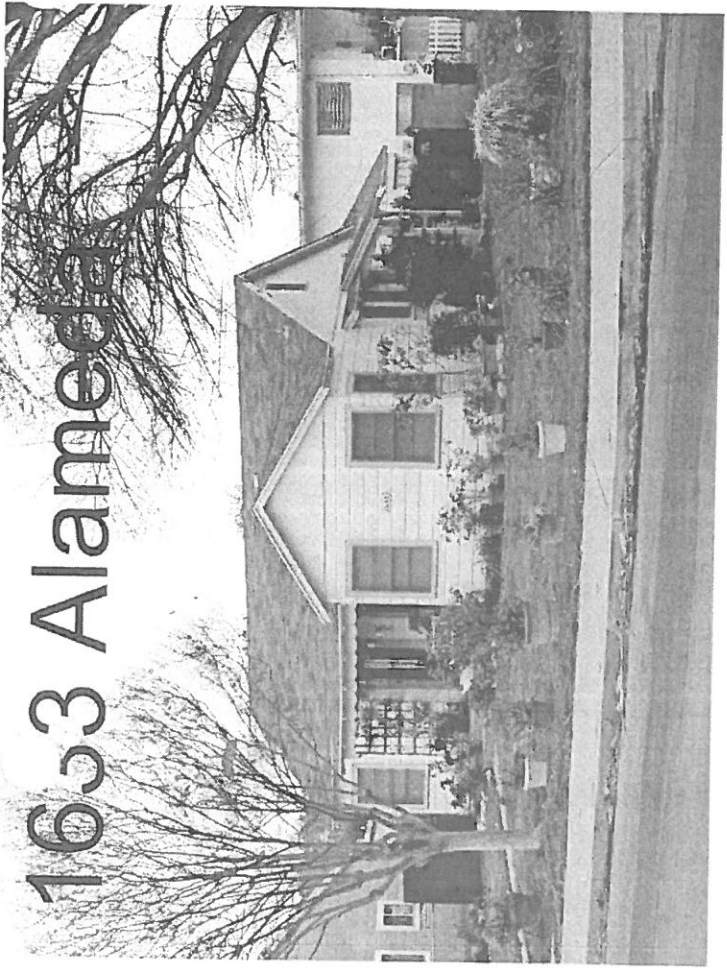
\*P8. Recorded by: (name, affiliation, and address)

\*P9. Date Recorded:

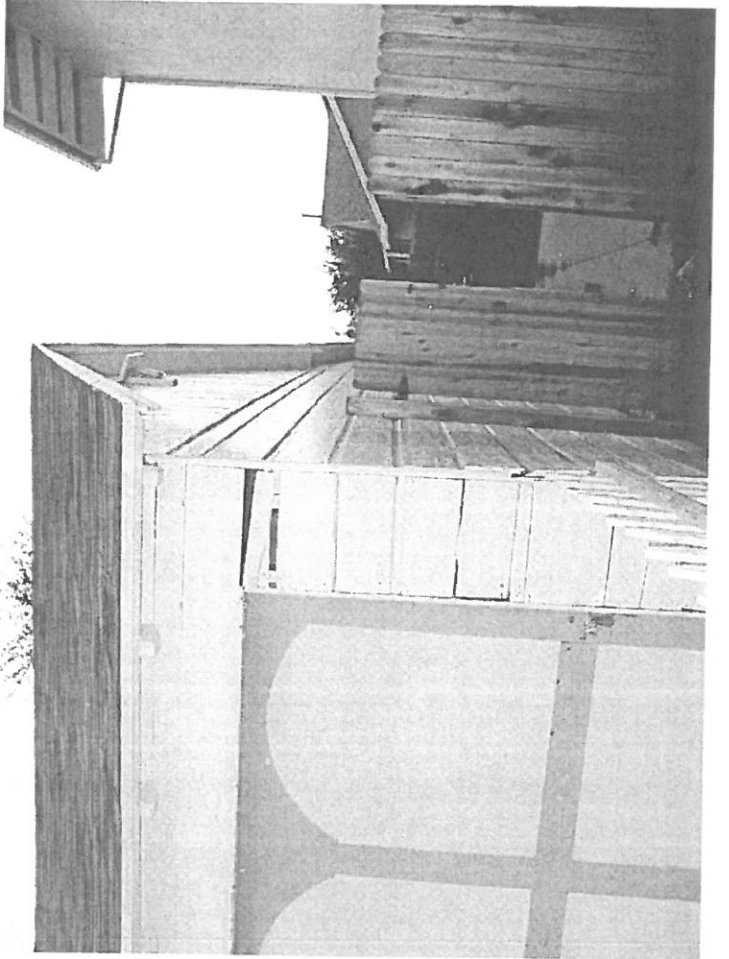
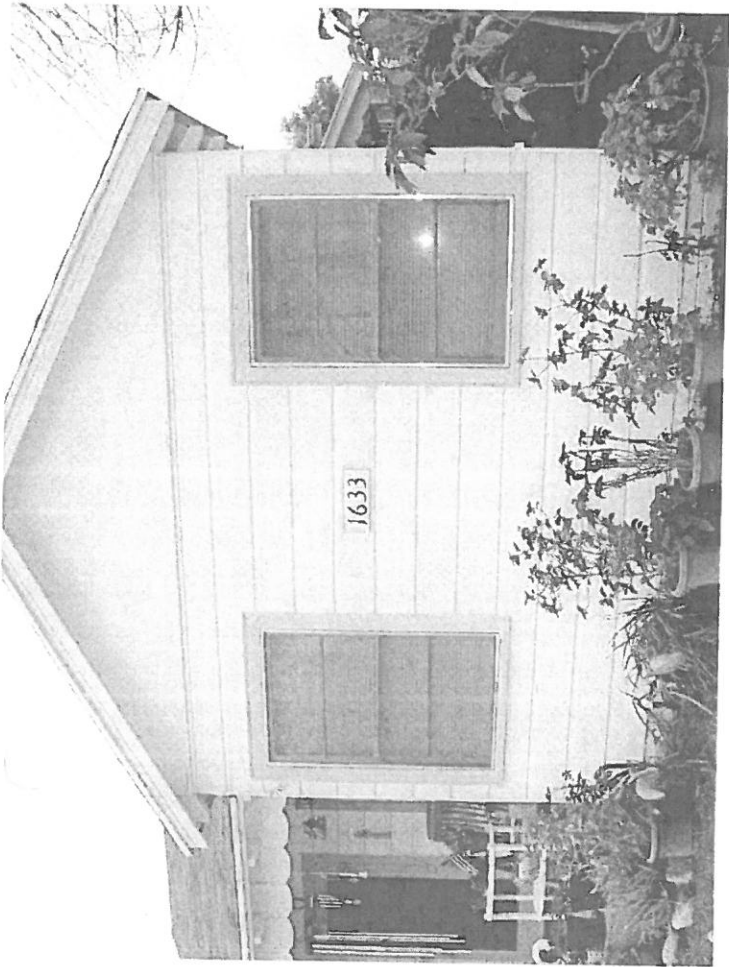
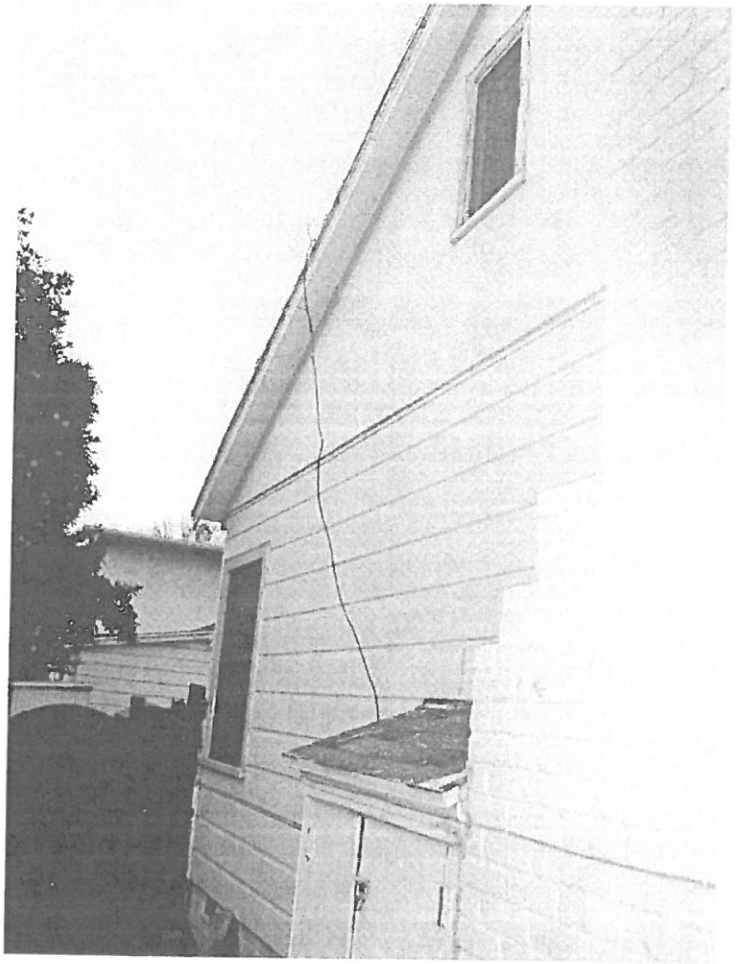
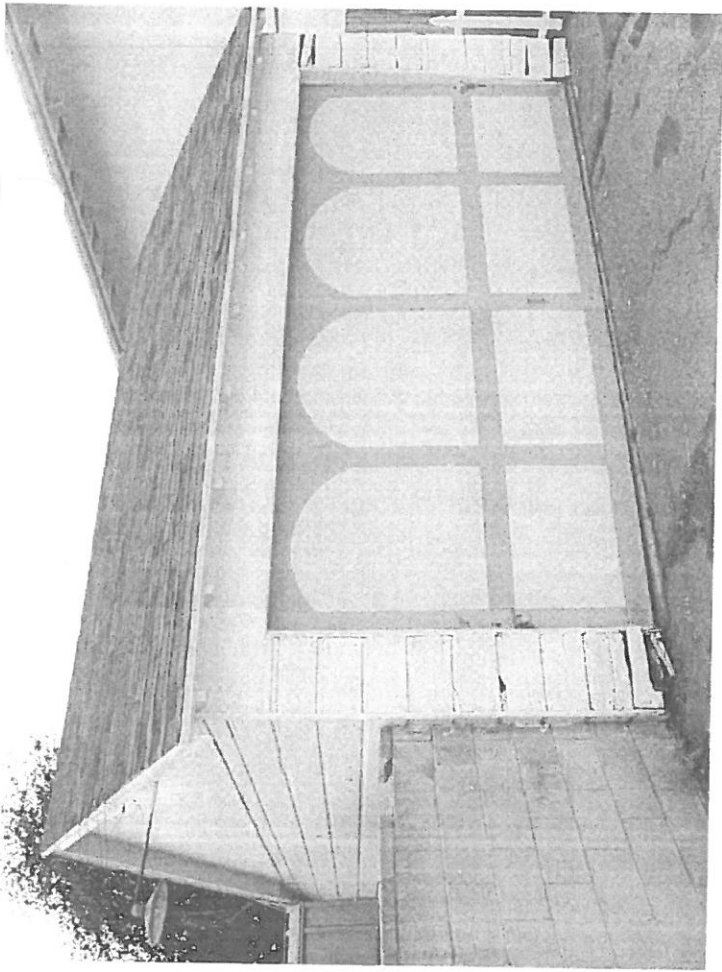
\*P10. Survey Type: (Describe)  
Other Activity

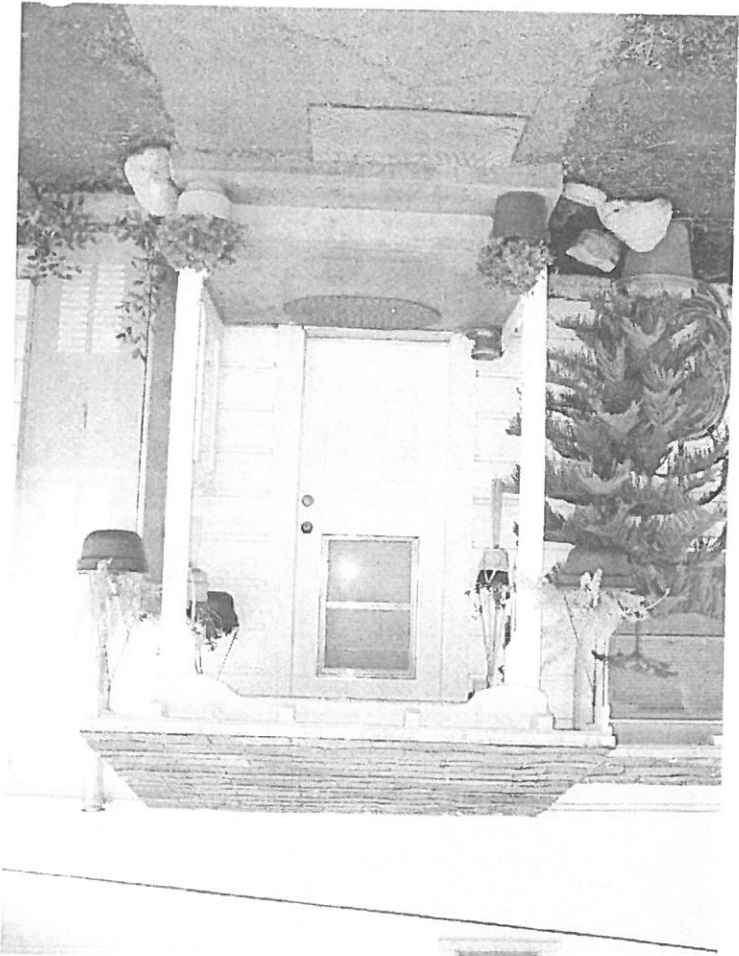
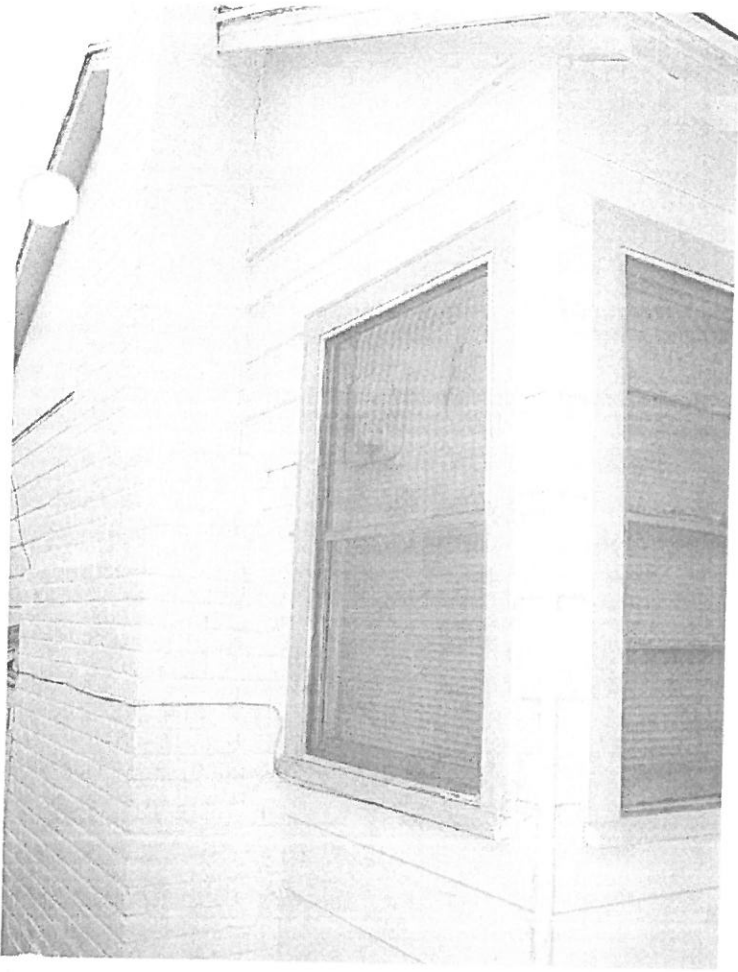
\*P11. Report Citation: (Cite survey report and other sources, or enter "none.")

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



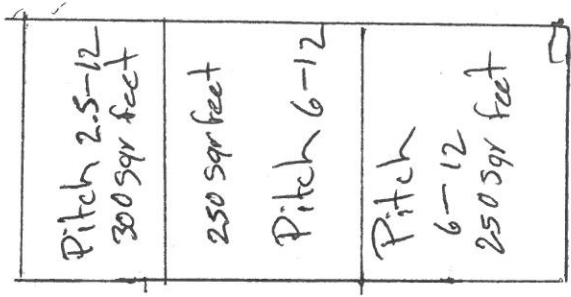
1633 Alameda







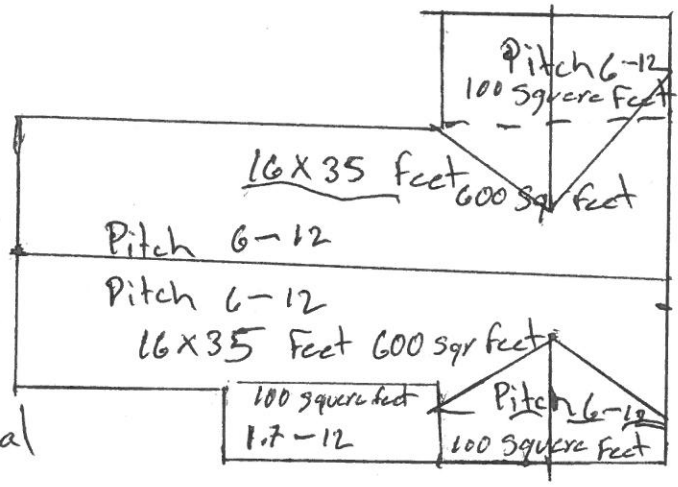
Existing Roof-Shingles  
Roof to be installed shingles #CRR C#0890  
0038



house 1500 sqr  
Feet

Garage 800 Sqr  
Feet

2300 Sqr feet total  
House And Garage

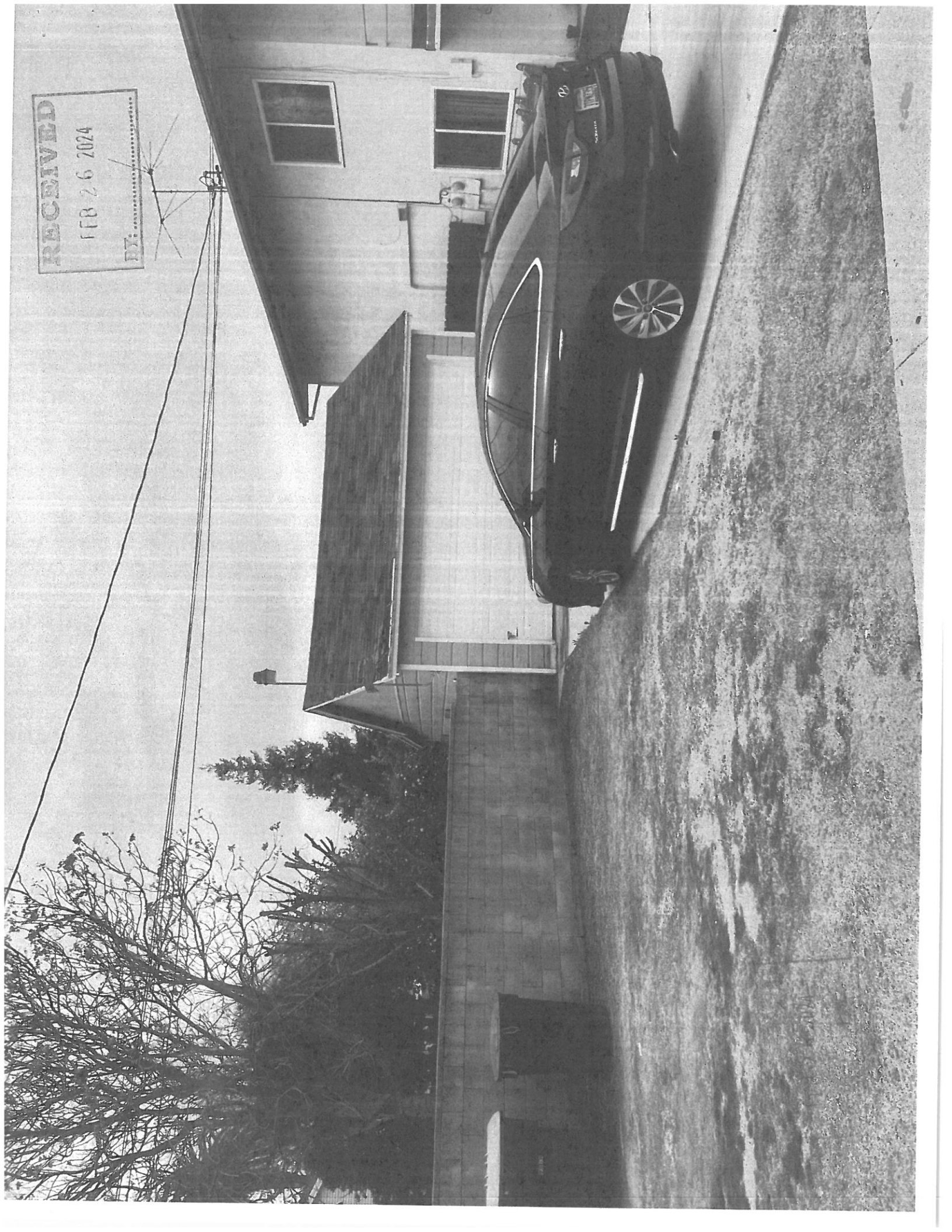


Anderswood ct

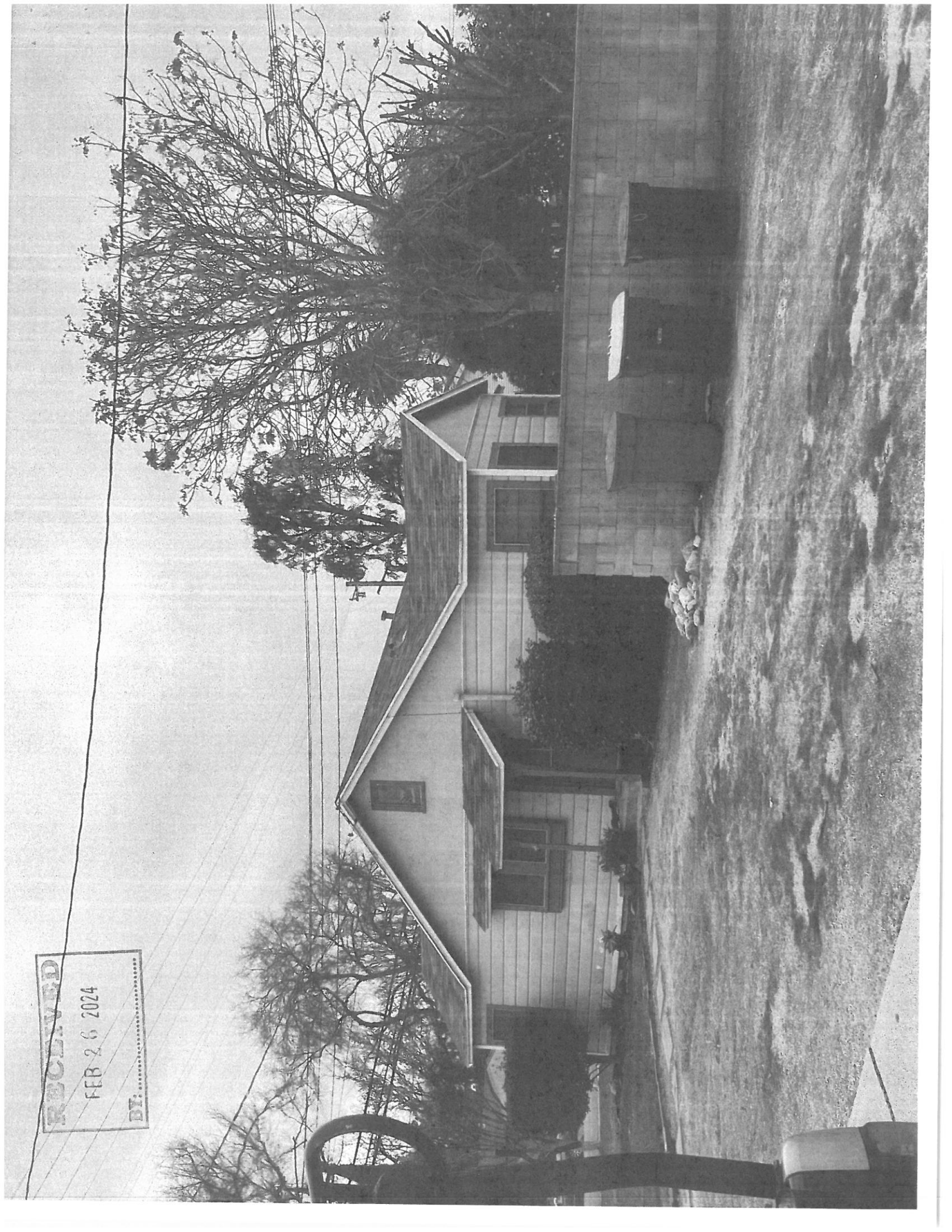
1633 Alameda St Pomona

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# TRUDEFINITION® DURATION® COOL Plus



## Options that Exceed 20+ SRI

Owens Corning offers a wide array of shingle choices that meet or exceed an aged SRI of 20 – the current aged Solar Reflectance Index minimum required for the Green Building Standards Code of Los Angeles County and Los Angeles City Cool Roofs Ordinance.

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TruDefinition® Duration® COOL Plus Shingles with SureNail® Technology

20+ SRI

Cliffside Gray <sup>†</sup>	Copper Trail <sup>†</sup>	Golden Meadow <sup>†</sup>	Midnight <sup>†</sup>
Mystic Gray <sup>†</sup>	Prairie Wood <sup>†</sup>	Rolling Stone <sup>†</sup>	

For more color options that also meet or exceed 20 SRI requirements, explore the TruDefinition® Duration® COOL collection.