

THE CITY OF  
**POMONA**

Development Services Department



March 12, 2024

George Moawad  
281 E. Jefferson Ave.  
Pomona, CA 91767

**Subject: Notice of Decision for File No.(s) MINCOA-022883-2023**

Dear George Moawad,

The Planning Division has reviewed your Certificate of Appropriateness application to demolish an existing one car garage and construct a new two-car garage with an attached office. 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) 620-2449 or email me at [alan.fortune@pomona.gov](mailto:alan.fortune@pomona.gov).

Sincerely,

A handwritten signature in black ink, appearing to read "Alan Fortune".

Alan Fortune  
Assistant Planner

Attachment



City of Pomona

# MINOR CERTIFICATE OF APPROPRIATENESS DECISION LETTER

**FILE NO:** MINCOA-022883-2023

A request for a Minor Certificate of Appropriateness for the demolition of an existing damaged garage and construction of a new two-car garage with an attached office.

**ADDRESS:** **281 E. Jefferson Avenue**

**APPLICANT:** George Moawad

**PROJECT PLANNER:** Alan Fortune, Assistant Planner

**DECISION:** Approve File No(s). MINCOA-022883-2023

## **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.

Staff had been working with the applicant to establish an acceptable design prior to the adopted amendment to the Historic Preservation section of the Pomona Zoning Ordinance regarding the demolition of structures fifty years or older and requested the applicant to delay the submittal until the issues were resolved. It would be unfair to change the process at this late date.

## **Applicable Design Standards**

### ***Garages and Larger Accessory Structures (Over 120 sq. ft.):***

- The details of an accessory building (siding, trim, window and door style, foundation, etc.) must match the main building.
- Structures must meet all setback, height, and other applicable zoning requirements



City of Pomona

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### CONDITIONS OF APPROVAL:

The Planning Division has completed its review of MINCOA-022883-2023. 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.
10. The applicant shall obtain a building permit prior to any demolition or construction.



City of Pomona

## MINOR CERTIFICATE OF APPROPRIATENESS DECISION LETTER

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 proposed siding shall be stucco'ed and shall match that of the primary home.
13. The style of windows shall be "four-over-one" or "six-over-one" double hung windows, rather than sliding, similar to the primary home. The windows shall have true divided light" panes, similar to those on the primary home. These windows shall be composed of the same material to match that of the primary home.
14. The style of door shall be of wood and have "true divided light" panes, similar to the primary home.
15. Provide eave overhangs and parapets to match the existing garage and the primary home in the Prairie Style.
16. The garage shall appear to be of a style that is compatible with the time period and architectural style of the primary home. The new garage door may be mechanical and open overhead but should appear to be a sliding door style.
17. The proposed garage door shall match that of existing.
18. Low profile roof vents shall be used.
19. All construction materials; including siding, roof shingles, and windows, shall match that of the primary home.

### APPEALS

This decision will become final on April 2, 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.



City of Pomona

# MINOR CERTIFICATE OF APPROPRIATENESS DECISION LETTER

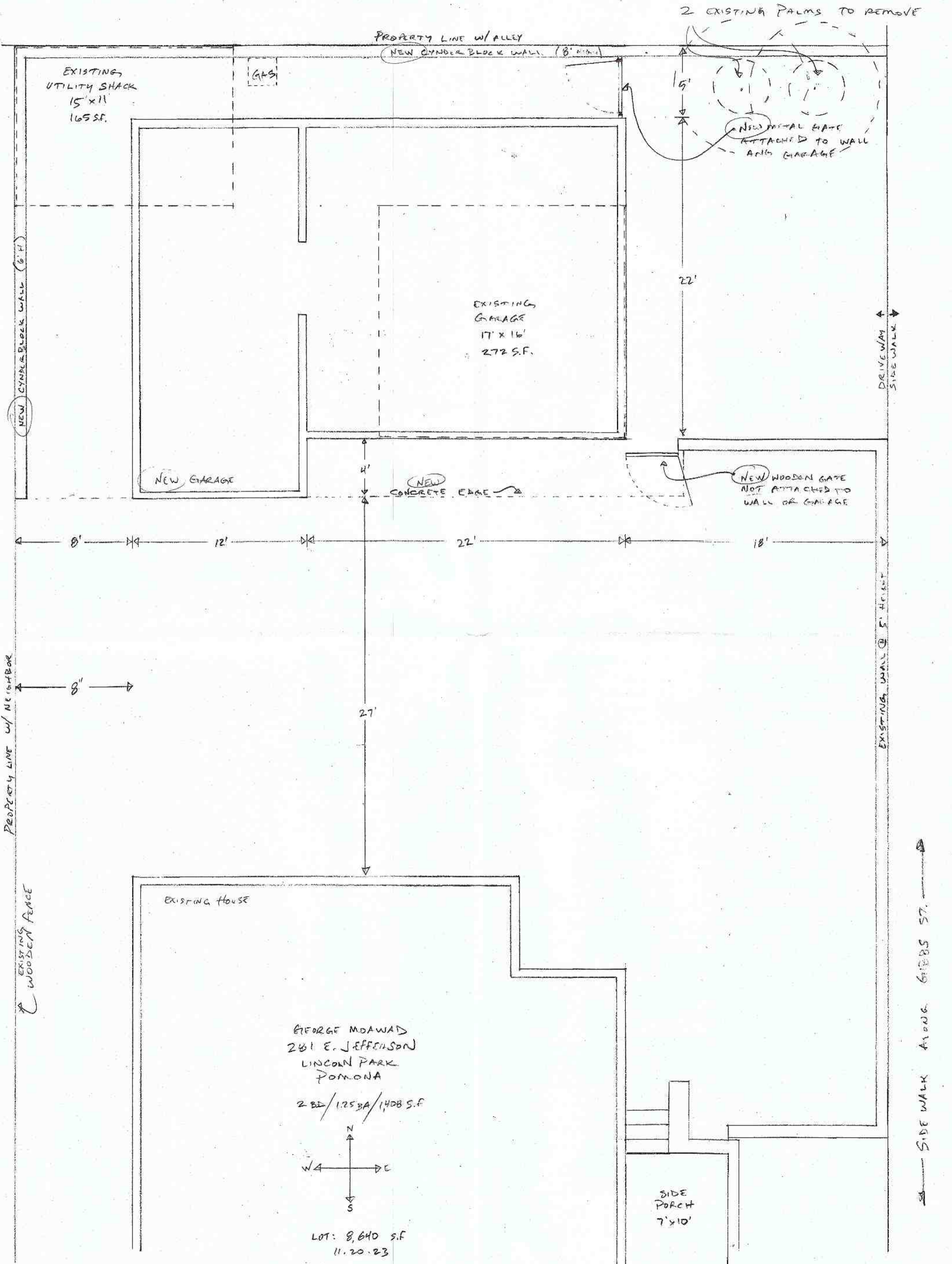
Sincerely,

Geoffrey Starns, AICP, AIA, LEED AP  
Historic Preservation Supervisor

March 12, 2024

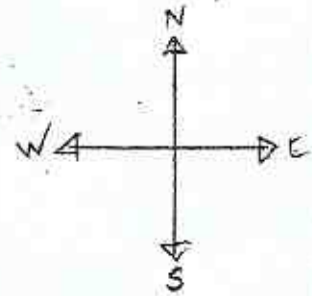
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Date



GEORGE MOAWAD  
 281 E. JEFFERSON  
 LINCOLN PARK  
 POMONA

2 BD / 1.25 BA / 1,408 S.F.



LOT: 8,640 S.F.  
 11.20.23

SIDE PORCH  
 7' x 10'

SIDE WALK ALONG GIBBS ST.

PROPERTY LINE AGAINST NEIGHBOR

(NEW) 6' CYNDER BLOCK WALL

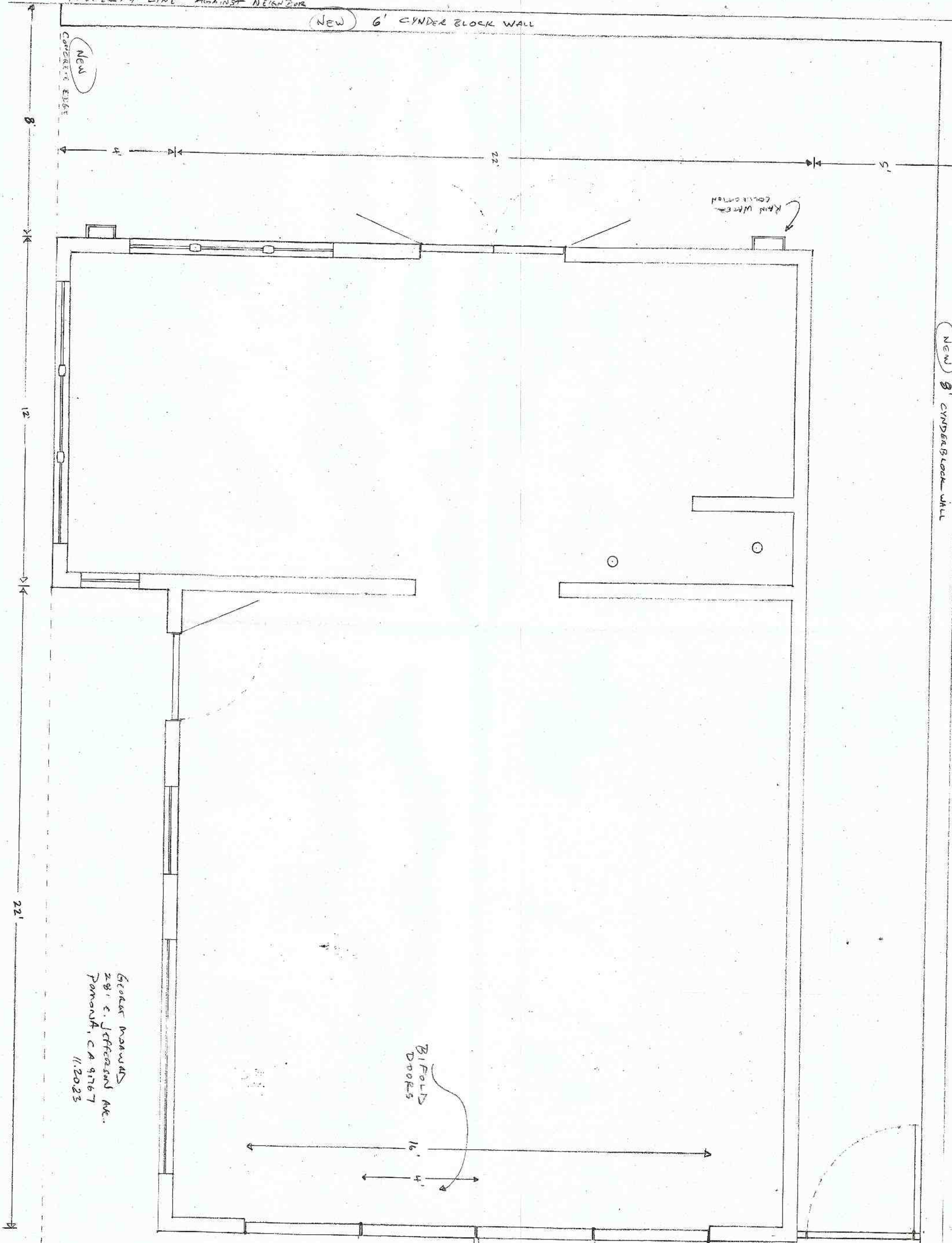
PROPERTY LINE AGAINST ALLEY

(NEW) 8' CYNDER BLOCK WALL

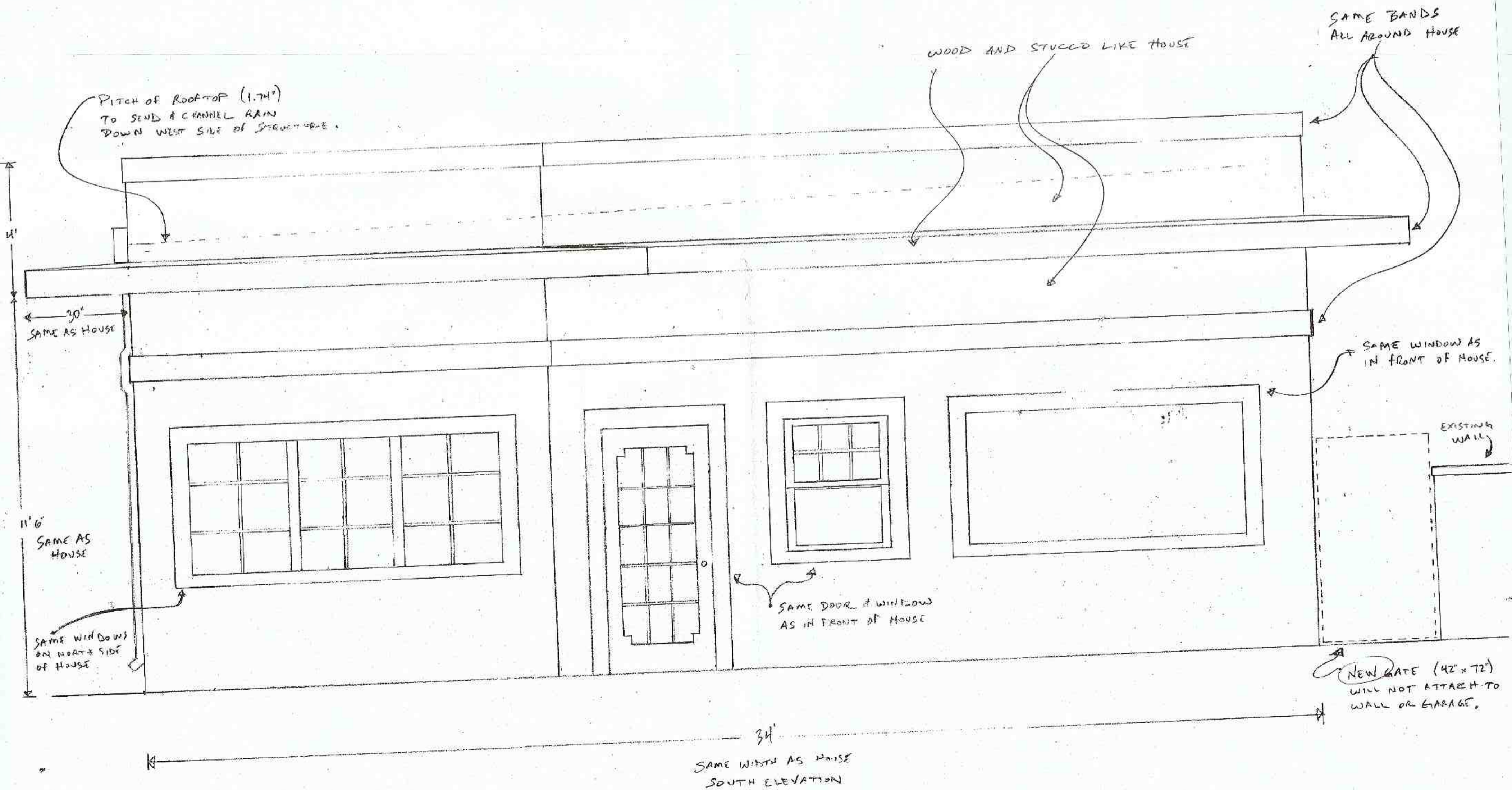
Rain Water COLLECTION

BIFOLD DOORS

Greater MOUNTAIN  
281 E. Jefferson Ave.  
Pomona, CA 91767  
11/20/23



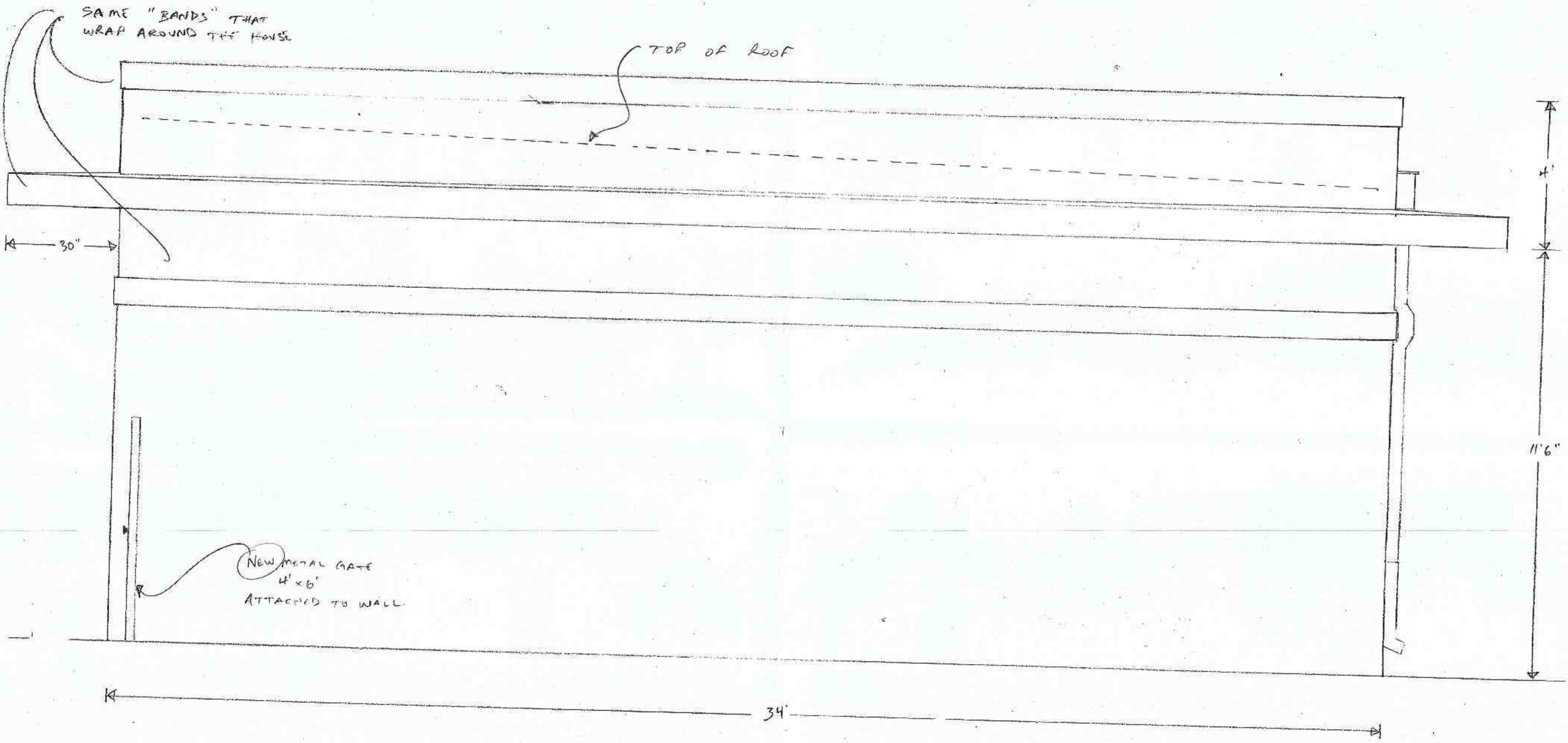
GEORGE MORWAD  
281 E. JEFFERSON AVE.  
POMONA, CA 91767  
11.20.23



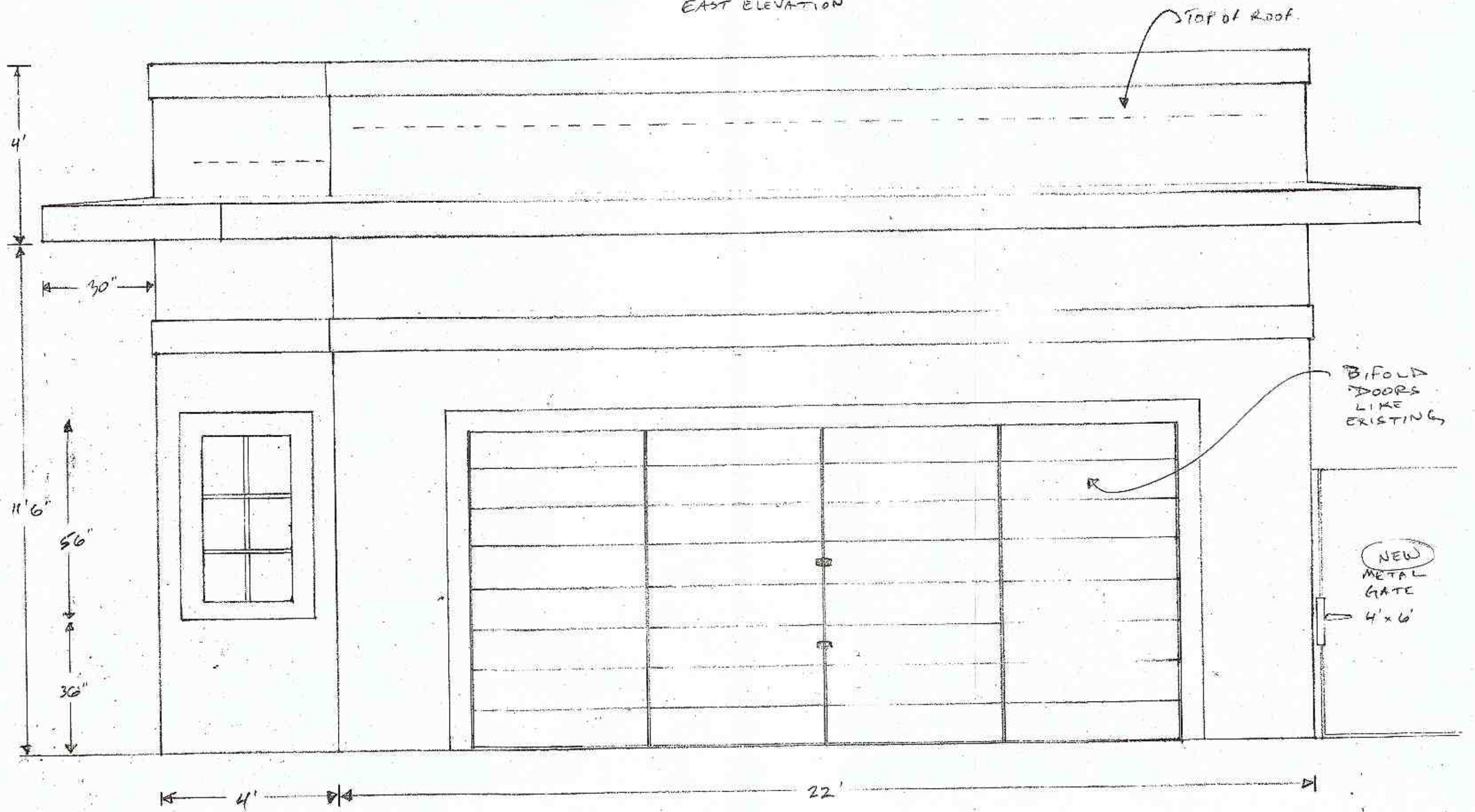


GEORGE MOAWAD  
261 E. JEFFERSON AVE.  
TAMONA, CA 9767  
11.20.23

NORTH ELEVATION

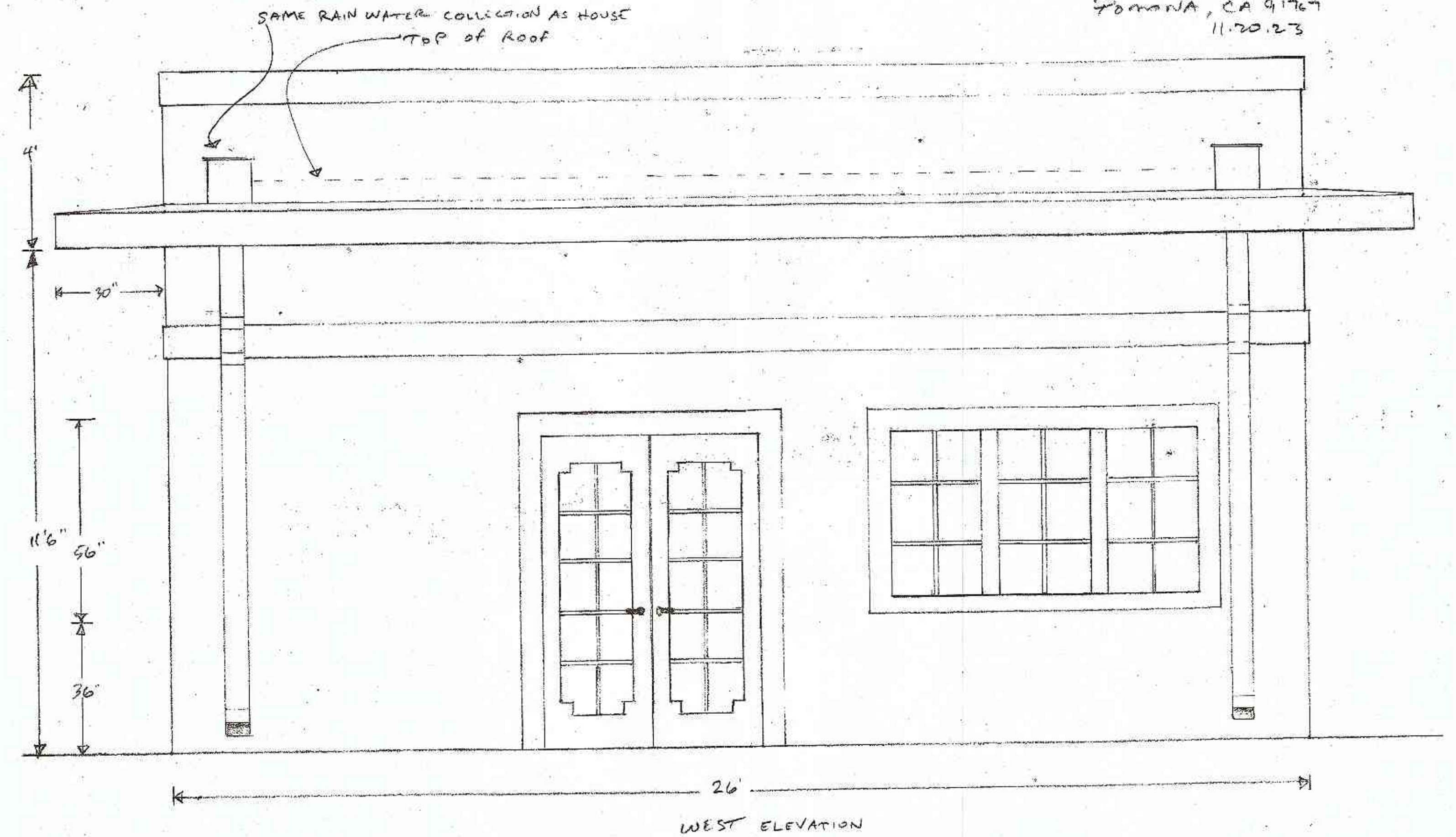


EAST ELEVATION



GEORGE MOAWAD  
281 E. JEFFERSON AVE.  
FOMONA, CA 91767  
11.20.23

SAME RAIN WATER COLLECTION AS HOUSE  
TOP OF ROOF



WEST ELEVATION