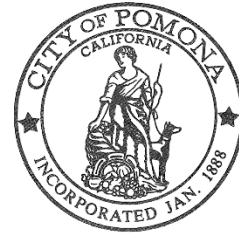


THE CITY OF POMONA

Development Services Department



March 21, 2024

Gerardo Limon
1226 West 9th Street
Upland, CA 91786

Subject: Notice of Decision for File No.(s) MINCOA-000411-2024

Dear Mr. Limon,

The Planning Division has reviewed your Certificate of Appropriateness application to reroof, replacing composition shingles with new composition shingles to match the existing shingles, install a new HVAC unit, and to restore the front porch by removing the existing windows on the enclosed front porch. 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) 620-2445 or email me at geoffrey.starns@pomonaca.gov.

Sincerely,

A handwritten signature in blue ink, appearing to read "G. Starns", is written over the typed name.

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

Attachment



City of Pomona

MINOR CERTIFICATE OF APPROPRIATENESS DECISION LETTER

FILE NO: MINCOA-000411-2024

A request for a Minor Certificate of Appropriateness to reroof, replacing composition shingles with new composition shingles to match the existing shingles, install a new HVAC unit, and to restore the front porch by removing the existing windows on the enclosed front porch.

ADDRESS: **422 East Kingsley Avenue**

APPLICANT: Gerardo Limon

PROJECT PLANNER: Geoffrey Starns, AICP, AIA, LEED AP, Historic Preservation Supervisor

DECISION: Approve File No(s). MINCOA-000411-2024.

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.

The HVAC installation and the new roof meets the requirements of the preservation guidelines. The restoration of the porch does not have any applicable guidelines, but the proposed work would bring the porch closer to its original condition as an open porch. Therefore it meets the requirements of the historic preservation ordinance.

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.
- All equipment shall be screened from view from the public right-of-way.
- Roof mounted systems are prohibited.
- Existing roof-mounted systems may remain but new equipment cannot be larger than existing equipment.



City of Pomona

MINOR CERTIFICATE OF APPROPRIATENESS DECISION LETTER

CONDITIONS OF APPROVAL:

The Planning Division has completed its review of MINCOA-000411-2024. 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.
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 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 will be a composition shingle roof to match the existing composition shingle roof.

APPEALS

This decision will become final on March 11, 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,

A handwritten signature in blue ink, appearing to read "G. Starns".

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

March 21, 2024

Date