

THE CITY OF POMONA

Development Services Department



March 13, 2024

Olvidio Lopez
1505 N. Raymond Ave 2A
Pasadena, CA 91103

Subject: Notice of Decision for File No. MINCOA 000394-2024

Dear Olvidio Lopez

The Planning Division has reviewed your Certificate of Appropriateness application to install a PV system on the roof of a primary residential structure located at **436 W. Alvarado Street** within the Wilton Heights 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.

All Minor Certificates of Appropriateness applications include a 20 day appeal period following the date of approval. The appeal period for this application will expire on April 02, 2024. The applicant or any member of the public may file an appeal. In the event that an appeal is submitted to the City, Planning staff will contact you to discuss the appeal. If there are no appeals, please contact the Building and Safety Division as early as April 03, 2024 to submit and pull a building permit for the installation of the proposed PV system. Please attach this letter to all required building permit applications as proof of MINCOA approval.

If you have any questions, please contact me at carlos.molina@pomona.gov.

Sincerely,

A handwritten signature in black ink, appearing to be "Carlos Molina", with a long horizontal line extending to the right.

Carlos Molina
Assistant Planner

Attachments:

- Decision Letter
- Project Plans



City of Pomona

MINOR CERTIFICATE OF APPROPRIATENESS DECISION LETTER

FILE NO: **MINCOA 000394-2024**

A request for a Minor Certificate of Appropriateness to install a PV system on the roof of a primary residential structure located within the Wilton Heights Historic District.

ADDRESS: **436 W. Alvarado St.**

APPLICANT: Olvidio Lopez

PROJECT PLANNER: Carlos Molina, Assistant Planner

DECISION: Approved File No(s). MINCOA 000394-2024

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

- There will be no change in appearance of the roof.
- The solar panels are removable so that, if removed at a later date, will not cause a change in the appearance of the roof;
- The solar panels are removable so that, if removed at a later date, will not cause the historic roofing material of the roof to be removed; and
- Any removal of roofing material at the time of installation will be replaced in-kind, causing no change in appearance and is subject to a reroof permit.
- Project meets City’s preferred location for solar panels (Guide to Installing Solar Panels) (Not required under state law)
- Project Applicant or owner signed Conditions of Approval

CONDITIONS OF APPROVAL:

The Planning Division has completed its review of **MINCOA 000394-2024**. The request has been **approved**. The approval is subject to the following conditions:



City of Pomona

MINOR CERTIFICATE OF APPROPRIATENESS DECISION LETTER

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.
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.



City of Pomona

MINOR CERTIFICATE OF APPROPRIATENESS DECISION LETTER

12. There will be **NO** change in appearance of the roof;
13. The solar panels will be installed in such a manner that they are removable at a later date **WITHOUT** affecting the historic character of the roof;
14. The solar panels will be installed in such a manner that they are removable at a later date **WITHOUT** having to remove the historic roof material.
15. Any removal of existing roof material at the time of installation will be replaced with a like material causing **NO** change in appearance and subject to a reroof permit.

APPEALS

This decision will become final on April 03, 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", written over the word "Sincerely,".

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

March 13, 2024

Date