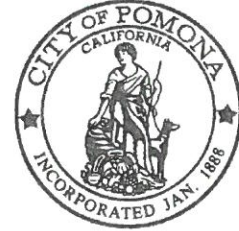


THE CITY OF POMONA

Development Services Department



April 16, 2024

Jennifer and Manuel Ortega
143 Garfield Avenue
Pomona, CA 91767

Subject: Notice of Decision for File No.(s) MINCOA-000482-2024

Dear Jennifer and Manuel Ortega,

The Planning Division has reviewed your Certificate of Appropriateness application to construct a new one-car garage at 143 Garfield Avenue, located within the Lincoln 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) 620-2446 or email me at Karina.Diaz@pomonaca.gov.

Sincerely,

A handwritten signature in blue ink, appearing to read "Karina Diaz", is written over a light blue horizontal line.

Karina Diaz
Assistant Planner



City of Pomona

MINOR CERTIFICATE OF APPROPRIATENESS DECISION LETTER

FILE NO: MINCOA-000482-2024

A request for a Minor Certificate of Appropriateness for the construction of a new one-car garage. This request is associated with Building Permit No. C-054958-2023, which includes the construction of a one-car garage and a detached ADU of 674 square feet in size.

ADDRESS: **143 Garfield Avenue**

APPLICANT: Jennifer and Manuel Ortega

PROJECT PLANNER: Karina Diaz, Assistant Planner

DECISION: Approve File No(s). MINCOA-000482-2024.

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

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.

CONDITIONS OF APPROVAL:

The Planning Division has completed its review of MINCOA-000482-2024. 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.



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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.
12. Garage shall be setback 3 feet on the side and rear yard.
13. The proposed siding material shall be stucco to match that of the primary home.



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14. The style of windows shall be casement, rather than sliding, similar to the primary home. These windows shall be composed of wood to match that of the primary home.
15. The style of door shall be of wood and Spanish Eclectic style, similar to the primary home.
16. The garage shall appear to be of a style that is compatible with the Spanish Eclectic Revival style of the primary home, constructed in 1927. The new garage door may be mechanical and open overhead, but should appear to be a wooden carriage door style.
17. The roofing material for the garage shall be Spanish clay tile, to match the primary home. Low profile roof vents shall be used.
18. All construction materials; including siding, roof shingles, and windows, shall match that of the Spanish Eclectic Revival primary home.
19. Vinyl windows or doors on the garage are not permitted.

APPEALS

This decision will become final on May 6, 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, AIA, LEED AP
Historic Preservation Supervisor

April 16, 2024

Date