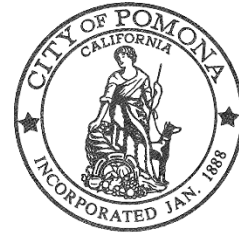


THE CITY OF POMONA

Development Services Department



August 1, 2024

Michael Miller
318 East Alvarado Street
Pomona, CA 91767

Subject: Notice of Decision for File No.(s) MINCOA-000939-2024

Dear Mr. Miller,

The Planning Division has reviewed your Certificate of Appropriateness application to remove one (1) 19 inch diameter conifer tree. 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
Planning Manager – Urban Design Division

Attachment



City of Pomona

MINOR CERTIFICATE OF APPROPRIATENESS DECISION LETTER

FILE NO: MINCOA-000939-2024

A request for a Minor Certificate of Appropriateness to remove one (1) 19 inch diameter conifer tree

ADDRESS: **318 East Alvarado Street**

APPLICANT: Michael Miller

PROJECT PLANNER: Geoffrey Starns, AICP, AIA, LEED AP, Planning Manager – Urban Design Division

DECISION: Approve File No(s). MINCOA-000939-2024.

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 City arborist determined that the tree was a hazard to the house, both because of the roots damaging the foundation of the house, and because the tree had a lean over the house that could be due to structural issues with the tree roots. He determined that the tree should be removed. 2, 15 gallon fruit trees must be planted on site.

 X Tree(s) Dead, Diseased, or a hazard

Existing Tree(s)

Species: Conifer

Diameter: 19

Replacement Tree(s)

Species: Various Fruit

Size: Minimum 15 Gallon tree



City of Pomona

MINOR CERTIFICATE OF APPROPRIATENESS DECISION LETTER

Replacement Methodology Tree(s)

Tree Type:	2:1
Heritage Tree:	1:1
Retroactive Permit:	1:1
Total Replacement Ratio:	2:1



City of Pomona

MINOR CERTIFICATE OF APPROPRIATENESS DECISION LETTER

CONDITIONS OF APPROVAL:

The Planning Division has completed its review of MINCOA-000939-2024. 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 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.

For Trees:

12. If the replacement tree(s) cannot be planted on site the applicant has the option to pay an in-lieu fee of 269.40 per tree (subject to change depending on the contract price at the time payment is made). The City will use that money to plant replacement trees in the neighborhood.

APPEALS

This decision will become final on August 22, 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 BD+C
Planning Manager – Urban Design Division

August 1, 2024

Date