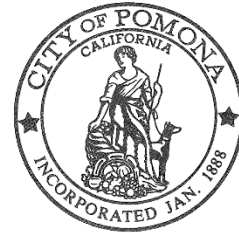


THE CITY OF
POMONA

Development Services Department



August 1, 2024

Omar Ramirez
2300 South Reservoir Street
Pomona, CA 91766

Subject: Notice of Decision for File No.(s) MINCOA-001105-2024

Dear Mr. Ramirez,

The Planning Division has reviewed your Certificate of Appropriateness application to install solar panels. 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 and title.

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

Attachment



City of Pomona

MINOR CERTIFICATE OF APPROPRIATENESS DECISION LETTER

FILE NO: MINCOA-001105-2024
A request for a Minor Certificate of Appropriateness to install solar panels

ADDRESS: **325 East Alvarado Street**

APPLICANT: Omar Ramirez

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

DECISION: Approve File No(s). MINCOA-001105-2024.

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.

- 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



City of Pomona

MINOR CERTIFICATE OF APPROPRIATENESS DECISION LETTER

CONDITIONS OF APPROVAL:

The Planning Division has completed its review of MINCOA-001105-2024. 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.
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 replace with a like material causing **NO** change in appearance and subject to a reroof permit.

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
Planning Manager – Urban Design Division

August 1, 2024

Date



City of Pomona

MINOR CERTIFICATE OF APPROPRIATENESS DECISION LETTER

Acceptance of Conditions of Approval

1. There will be **NO** change in appearance of the roof;
2. 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;
3. 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.
4. Any removal of existing roof material at the time of installation will be replace with a "like for like" material causing **NO** change in appearance and subject to a reroof permit.

I, as the applicant for the above referenced project, have reviewed the conditions of approval listed above and agree to all the conditions. As representative for the property owner I further state that the property owner has reviewed the above listed Conditions of Approval and is in agreement with the Conditions of Approval and has authorized me to accept the Conditions of approval on his behalf.

Name

Date

Applicant