

City of Pomona

505 S. Garey Ave.
Pomona, CA 91766



Regular Meeting Agenda

Wednesday, August 6, 2025

6:30 PM

Council Chambers

Historic Preservation Commission

Chairperson Angela Keller
Vice-Chairperson Walter Martinez
Commissioner Britney Gallivan
Commissioner Carol Anten
Commissioner James Gallivan
Commissioner Ruth B. Alvarez
Commissioner Chara Swodeck

A. CALL TO ORDER:

Chairperson Angela Keller

B. PLEDGE OF ALLEGIANCE:

Chairperson Angela Keller

C. ROLL CALL:

Chairperson Angela Keller, Vice-Chairperson Walter Martinez, Commissioner Britney C. Gallivan, Commissioner, Carol Anten, Commissioner James Gallivan, Commissioner Ruth B. Alvarez, Commissioner Chara Swodeck.

D. PUBLIC COMMENT:

1. At this time, the general public is invited to address the Historic Preservation Commission concerning any items that are not listed on the agenda, which are not public hearings, or other items under the jurisdiction of the Historic Preservation Commission. Comments from the public of any non agenda items will be limited to three (3) minutes in accordance with City policy.

2. Any applicant or member of the public wishing to speak on any item that is listed on the agenda is requested to adhere to the following protocol procedures/guidelines:

a) When called upon, the person shall state his/her name and address for the record, and, if speaking for an organization or other group, identify the organization or group represented. Whenever any group of persons wishes to address the Historic Preservation Commission on the same subject matter, the Chairperson may, at his/her discretion, request that the group choose a spokesperson to address the Commission.

b) All remarks should be addressed to the Historic Preservation Commission as a whole, and not to individual Commissioners. Questions, if any, should be directed to the presiding Chairperson who will determine whether, or in what manner an answer will be provided.

3. Together the Historic Preservation Commission members, City Staff, and public honor Pomona's important City meeting values:

a) To speak and to listen to everyone with respect and courtesy; to honor fairness and our cherished democratic process.

b) To affirm Pomona's dedication to lead as a Compassionate City.

Thank you all for keeping these values and this commitment to act with them ever present in our minds as we proceed with the meeting together.

E. COMMISSIONER COMMUNICATION:**F. CONSENT CALENDAR:**

1. Approval of Action Minutes from the Historic Preservation Commission meetings of May 7, 2025 & June 4, 2025.

Attachments: [HPC Action Minutes 5-7-2025](#)

[HPC Action Minutes 6-4-2025](#)

G. PUBLIC HEARING:

1. Major Certificate of Appropriateness (MAJCOA-000360-2025) Continued from

July 2, 2025

Project Address: 1515 Ganesha Place
Project Applicant: Cassie Hau
Project Planner: Alan Fortune, Associate Planner
Council District: Council District 1

A request for a Major Certificate of Appropriateness (MAJCOA-000360-2025) to legalize twenty-four (24) unpermitted vinyl windows on the primary structure of a contributing resource within the Hacienda Park Historic District. Pursuant to the Guidelines for Implementation of the California Environmental Quality Act (CEQA), the proposed project meets the criteria for a Categorical Exemption in compliance with Article 19, Section 15301, Class 1 (Existing Facilities) and Section 15331, Class 31 (Historic Resource Restoration/Rehabilitation) in that the project consists of minor alterations to an existing structure that complies with the Secretary of Interior's Rehabilitation Standards.

Recommendation:

Staff recommends that the Historic Preservation Commission continue the public hearing to February 4, 2026 or to a date certain.

Attachments: [Staff Report](#)

[Attachment 1 - HPC Staff Report w/ Attachments from July 2, 2025](#)

2. Major Certificate of Appropriateness (MAJCOA-000298-2025)

Project Address: 376 E. Alvarado Street
Project Applicant: Manny Lopes for Ruben Jimenez
Project Planner: Irene Mouré, Assistant Planner
Council District: Council District 2

A request for a Major Certificate of Appropriateness (MAJCOA-000298-2025) for the construction of a new 1,200 square-foot accessory dwelling unit (ADU) at the rear of a contributing resource within the Lincoln Park Historic District. Pursuant to the Guidelines for Implementation of the California Environmental Quality Act (CEQA), the proposed project meets the criteria for a Categorical Exemption in compliance with Article 19, Section 15301, Class 1 (Existing Facilities) and Section 15331, Class 31 (Historic Resource Restoration/Rehabilitation) in that the project consists of minor alterations to an existing structure that complies with the Secretary of Interior's Rehabilitation Standards.

Recommendation:

Staff recommends that the Historic Preservation Commission approve MAJCOA-000298-2025 and adopt Resolution No. 25-019, subject to conditions.

Attachments: [Staff Report](#)
 [Attachment 1 - Draft Resolution No. 25-019](#)
 [Attachment 2 - Historic Surveys](#)
 [Attachment 3 - Building Permit Records](#)
 [Attachment 4 - Project Plans](#)
 [Attachment 5 - Site Photographs](#)
 [Attachment 6 - Proof of Public Noticing](#)

3. Major Certificate of Appropriateness (MAJCOA-000114-2025)

Project Address: 1627 N. Park Avenue
Project Applicant: Michael Zhang
Project Planner: Karina Diaz, Assistant Planner
Council District: Council District 1

A request for a Major Certificate of Appropriateness (MAJCOA-000114-2025) for the construction of a new, detached, 800 square-foot accessory dwelling unit (ADU) with a 15 square-foot porch at the rear of a contributing resource within the Hacienda Park Historic District. Pursuant to the Guidelines for Implementation of the California Environmental Quality Act (CEQA), the proposed project meets the criteria for a Categorical Exemption in compliance with Article 19, Section 15303, Class 3 (New Construction or Conversion of Small Structures) and Section 15331, Class 31 (Historic Resource Restoration/Rehabilitation) in that the project consists of the construction of a small structure and is consistent with the Secretary of Interior's Standards for the Treatment of Historic Properties. The proposed project described above hereby meets the guidelines for a Categorical Exemption, therefore, no further environmental review is required.

Recommendation:

Staff recommends that the Historic Preservation Commission approve MAJCOA-000114-2025 and adopt Resolution No. 25-022, subject to conditions.

Attachments: [Staff Report](#)
 [Attachment No. 1 - HPC Draft Resolution No. 25-022](#)
 [Attachment No. 2 - Historic Site Survey](#)
 [Attachment No. 3 - Preserving Pomona's Historic Architecture: California Bunga](#)
 [Attachment No. 4 - Site Photographs](#)
 [Attachment No. 5 - Proposed Architectural Plans](#)
 [Attachment No. 6 - Proof of Public Noticing](#)

H. DISCUSSION ITEMS:

1. Determination of Historic Significance (DHS-000344-2025)

Project Address: 253 E. Seventh Street
Project Applicant: Angel Mazariegos

Project Planner: Irene Mouré, Assistant Planner
Council District: Council District 2

A request to make a Determination of Historic Significance (DHS-000344-2025) for 253 E. Seventh Street.

Recommendation:

Staff recommends that the Historic Preservation Commission approve DHS-000344-2025 and adopt Resolution No. 25-021.

Attachments: [Staff Report](#)
 [Attachment 1 - Draft HPC Resolution No. 25-021](#)
 [Attachment 2 - Site Photographs](#)
 [Attachment 3 - Applicable Historic Context Statement Pages](#)
 [Attachment 4 - Survey Form](#)
 [Attachment 5 - City Directory Excerpts](#)
 [Attachment 6 - Sanborn Fire Insurance Map](#)
 [Attachment 7 - Library Archives](#)

2. Determination of Historic Significance (DHS-000358-2025)

Project Address: 1084 W. Mission Blvd.
Project Applicant: Milad Queijan
Project Planner: Alina Barron, Senior Planner
Council District: Council District 1

A request to make a Determination of Historic Significance for 1084 W. Mission Blvd.

Recommendation:

Staff recommends that the Historic Preservation Commission determine the structures located at 1084 W. Mission Blvd. (DHS-000358-2025) are not historic and adopt Resolution No. 24-023.

Attachments: [Staff Report](#)
 [Attachment 1 - Historic Preservation Commission Resolution No. 25-023](#)
 [Attachment 2 - Site Photographs](#)
 [Attachment 3 - Commercial Theme of Postwar Growth, Diversification, and Red](#)
 [Attachment 4 - Eligibility Standards for Significance - Commercial Theme \(1946-](#)

3. Discussion regarding Pomona Heritage Restoration Workshop

Attachments: [Pomona Heritage Workshop Staff Report](#)

4. Discussion regarding street tree species conflicts on Gibbs Street in Lincoln Park

Attachments: [Gibbs Street Trees Staff Report](#)

I. STAFF COMMUNICATION:**ADJOURNMENT:**

The City of Pomona Historic Preservation Commission is hereby adjourned to the next regular meeting of September 3, 2025 at 6:30 p.m. in the Council Chambers.

CERTIFICATION OF POSTING AGENDA:

I, Geoffrey Starns, AICP, AIA, LEED AP, Planning Manager for the City of Pomona, hereby certify that the agenda for the August 6, 2025 meeting of the Historic Preservation Commission was posted in City Hall, near the door of the City Council Chambers, and on the City's website www.pomonaca.gov on July 31, 2025. I declare under the penalty of perjury that the foregoing is true and correct.

/s/Geoffrey Starns, AICP, AIA, LEED AP, Planning Manager