

City of Pomona

505 S. Garey Ave.
Pomona, CA 91766



Regular Meeting Agenda

Wednesday, November 5, 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:**

All items listed on the Consent Calendar may be enacted by a single motion without separate discussion. If a discussion or a separate vote on any item is desired by a Historic Preservation Commissioner, that item may be removed from the Consent Calendar and considered separately. All remaining items not removed from the Consent Calendar by a Historic Preservation Commissioner shall be voted on prior to discussion of the item (s) requested to be pulled.

1. Approval of Action Minutes from the Historic Preservation Commission meeting of October 1, 2025.

Attachments: [HPC Action Minutes 10-1-2025](#)

2. File No. MILLS-000434-2025. A request for a Mills Act Contract for a property located at 410 East Alvarado Street within the Lincoln Park Historic District.

Project Applicant: Luis Cordova
Project Planner: Carlos Molina, Associate Planner
Council District: CC District No. 4

Attachments: [Staff Report](#)
[Attachment 1: Draft HPC Resolution No. 25-028](#)
[Attachment 2: Proposed Rehabilitation Plan](#)
[Attachment 3: Site Photographs](#)

3. File No. MILLS-000419-2025. A request for a Mills Act Contract for a property located at 330 Garfield Avenue within the Lincoln Park Historic District.

Project Applicant: Roxanne Louise Perez, Benzion Isa Perez
Project Planner: Carlos Molina, Associate Planner
Council District: CC District No. 4

Attachments: [Staff Report](#)
[Attachment 1: Draft HPC Resolution No. 25-029](#)
[Attachment 2: Proposed Work Plan](#)
[Attachment 3: Photographs of Site](#)

4. File No. MILLS-000577-2025. A request for a Mills Act Contract for a Property Located at 1515 Ganesha Place in the Hacienda Park Historic District.

Project Applicant: Cassie Hau
Project Planner: Alan Fortune, Associate Planner
Council District: CC District No. 1

Attachments: [Staff Report](#)
[Attachment 1 - Draft HPC Resolution No. 25-030](#)
[Attachment 2 - Historic Survey](#)
[Attachment 3 - Site Photographs](#)
[Attachment 4 - Project Plans](#)
[Attachment 6 - Rehabilitation Plan](#)

5. File No. MILLS-000441-2025. A request for a Mills Act Contract for the property located at 242 Lincoln Avenue in the Lincoln Park Historic District.

Project Applicant: Alberto and Sophia Portillo
Project Planner: Alan Fortune, Associate Planner
Council District: CC District No. 4

Attachments: [Staff Report](#)
[Attachment 1 - Draft HPC Reso No. 25-031](#)
[Attachment 2 - Historic Resources Surveys](#)
[Attachment 3 - Site Photographs](#)
[Attachment 4 - Rehabilitation Plan](#)

6. File No. MILLS-000376-2025. A request for a Mills Act Contract for a property located at 112 E. Kingsley in the Lincoln Park Historic District.

Project Applicant: Brooke Weston
Project Planner: Alan Fortune, Associate Planner
Council District: CC District No. 4

Attachments: [Staff Report](#)
[Attachment 1 - Draft HPC Resolution No. 25-032](#)
[Attachment 2 - Lincoln Park Historic Surveys](#)
[Attachment 3 - Site Photographs](#)
[Attachment 4 - Rehabilitation Plan](#)

7. File No. MILLS-000070-2025. A request for a Mills Act Contract for a property located at 1574 N. Orange Grove Avenue within the Lincoln Park Historic District.

Project Applicant: Chike Nwafor
Project Planner: Alina Barron, Senior Planner
Council District: CC District No. 4

Attachments: [Staff Report](#)
[Attachment 1 - HPC Resolution No. 25-034](#)
[Attachment 2 - Site Photographs](#)
[Attachment 3 - Proposed Work Plan](#)

8. File No. MILLS-000440-2025. A request for a Mills Act Contract for a property located at 335 San Francisco Avenue within the Lincoln Park Historic District.

Project Applicant: Paul Williams
Project Planner: Alina Barron, Senior Planner
Council District: CC District No. 4

Attachments: [Staff Report](#)
[Attachment 1 - HPC Draft Resolution No.25-033](#)
[Attachment 2 - Site Photographs](#)
[Attachment 3 - Proposed Work Plan](#)

9. File No. MILLS-000422-2025. A request for a Mills Act Contract for a property located at 160 E. Columbia Avenue within the Lincoln Park Historic District.

Project Applicant: Rachael Zuniga
Project Planner: Alina Barron, Senior Planner
Council District: CC District No. 4

Attachments: [Staff Report](#)
 [Attachment 1 - HPC Resolution No. 25-027](#)
 [Attachment 2 - Site Photographs](#)
 [Attachment 3 - Proposed Work Plan](#)

10. File No. MILLS-000431-2025. A request for a Mills Act Contract for a property located at 165 E. Garfield Avenue within the Lincoln Park Historic District.

Project Applicant: Janet Cronkhite
Project Planner: Geoffrey Starns, AICP, AIA, LEED AP, Planning Manager
Council District: CC District No. 4

Attachments: [HPC Mills Act Staff Report](#)
 [Mills Act Resolution 25-039](#)
 [Site and Work Photos](#)
 [Mills Act - Rehabilitation Plan](#)
 [Lincoln Park Historic Survey - 165 Garfield Avenue](#)

11. File No. MILLS-000454-2025. A request for a Mills Act Contract for a property located at 366 E. Lincoln Avenue within the Lincoln Park Historic District.

Project Applicant: Michael P. Spera
Project Planner: Geoffrey Starns, AICP, AIA, LEED AP, Planning Manager
Council District: CC District No. 4

Attachments: [HPC Mills Act Staff Report](#)
 [Mills Act Resolution 25-040](#)
 [Mills Act - Rehabilitation Plan](#)
 [Site and Work Photos](#)
 [Lincoln Park Historic Survey - 366 Lincoln](#)

12. File No. MILLS-000426-2025. A request for a Mills Act Contract for a property located at 241 E. Jefferson Avenue within the Lincoln Park Historic District.

Project Applicant: Anna and David Martinez
Project Planner: Geoffrey Starns, AICP, AIA, LEED AP, Planning Manager
Council District: CC District No. 4

Attachments: [HPC Mills Act Staff Report](#)
 [Mills Act Resolution 25-038](#)
 [Site and Work Photos](#)
 [Mills Act - Rehabilitation Plan](#)
 [Lincoln Park Survey - 241 E Jefferson Avenue](#)

G. PUBLIC HEARING:

1. Major Certificate of Appropriateness (MAJCOA-000528-2025)

Project Address: 540 E. McKinley Avenue
Project Applicant: Yang Wang
Project Planner: Irene Mouré, Assistant Planner
Council District: CC District No. 2

A request for a Major Certificate of Appropriateness to construct a new, detached 1,200SF accessory dwelling unit at a historically designated property within the Lincoln Park Historic District. This project is exempt for the California Environmental Quality Act (CEQA) pursuant to Section 15331, Class 31 (Historic Resource Restoration/Rehabilitation) and Section 15301, Class 1 (Existing Facilities) in that the project is consistent with the Secretary of Interior's Standards for the Treatment of Historic Properties and consist of a minor alteration to the site, such as the construction of a detached accessory structure of the California CEQA Guidelines.

Recommendation:

Staff recommends that the Historic Preservation Commission approve MAJCOA-000528-2025 and adopt HPC Resolution No. 25-035.

Attachments: [Staff Report](#)
 [Draft HPC Resolution No. 25-035](#)
 [Attachment 2 - Historic Surveys](#)
 [Attachment 3 - Photographs of Site and Surrounding Area](#)
 [Attachment 4 - Building Permit Records](#)
 [Attachment 5 - Project Plans](#)
 [Attachment 6 - Public Noticing](#)

2. Major Certificate of Appropriateness (MAJCOA-000453-2025)

Project Address: 566 E. Jefferson Avenue
Project Applicant: Steven Shi
Project Planner: Alan Fortune, Associate Planner
Council District: Council District No. 4

A request for a Major Certificate of Appropriateness (MAJCOA-000453-2025) for the construction of a new detached 998 square-foot accessory dwelling unit (ADU) with an 88 square-foot porch 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 the construction of a new detached accessory structure.

Recommendation:

Staff recommends that the Historic Preservation Commission approve MAJCOA-000453-2025 adopt Resolution No. 25-037.

Attachments: [Staff Report](#)

[Attachment 1 - Draft HPC Reso No 25-037](#)

[Attachment 2 - Project Plans](#)

[Attachment 3 - Site Photographs](#)

[Attachment 4 - Lincoln Park Historic Survey Forms](#)

[Attachment 5 - Public Hearing Notice](#)

[Attachment 6 - ADU Historic Guidelines](#)

H. DISCUSSION ITEMS:

I. STAFF COMMUNICATION:

1. 2026 Calendar

Attachments: [HPC 2026 Calendar](#)

ADJOURNMENT:

The City of Pomona Historic Preservation Commission is hereby adjourned to the next regular meeting of December 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 November 5, 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 October 30, 2025. I declare under the penalty of perjury that the foregoing is true and correct.

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