



Appeal Application

25 JUN 23 12:09
RD00 CITY CLERK

Property Location and Zoning (print or type)

Property Address: 1060 W. Mission Blvd. CO-SP & RND1 ZONE Zip Code: 91766Assessor's Parcel No(s): 8342-019-010Cross Streets: W. Mission Blvd & S. Hamilton Blvd

Permit Requested (Please check all applicable boxes)

*Please include the supplemental application form when submitting your application.***APPEALS**☐ Appeal of Staff Decision☐ Appeal of Zoning Administrator Decision☐ Appeal of Planning Commission Decision☒ Appeal of Historic Preservation Commission

Owner / Applicant Information

Property Owner: SAJA, LLC

Address: _____

REDACTED

Note: Attach additional lists for multiple property owners. If the property owner or applicant is a trust, partnership, corporation or LLC, on a separate sheet, provide a listing of all persons that make-up the trust, partnership, corporation or LLC

Applicant: Milad Oueijan

Address: _____

City: _____

REDACTED

Phone: _____

Cell / Other Phone: _____

STAFF USE ONLY

File No(s):

APL-000475-2025

Date Submitted:

6/23/25

Received By:

J.M.R.

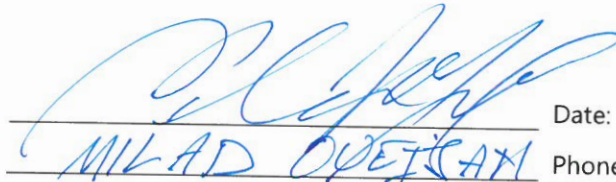
Appeal Application

Applicant Certification

I hereby certify that the statements furnished in this application and in the attached exhibits present the data and information required for this initial evaluation to the best of my ability, and that the facts, statements, and information presented are true and correct to the best of my knowledge and belief. In addition, I understand that the filing of this application grants the City of Pomona permission to reproduce submitted materials, including but not limited to, plans, exhibits, and photographs, for distribution to staff, Commission, and City Council Members, and other Agencies in order to process the application, and to make those materials available to the public on the City of Pomona's web site and cable channel, notwithstanding Health & Safety Code § 19851 or any other provision of law. Nothing in this consent, however, shall entitle any person to make use of the intellectual property in plans, exhibits and photographs for any purpose unrelated to the City's consideration of this application.

Furthermore, I hereby agree to defend, indemnify, and hold harmless the City of Pomona or its agents, officers, and employees, from any claim, action or proceeding against the City of Pomona or its agents, officers or employees, to attack, set aside, void, or annul any approval by the City of Pomona, whether by its City Council, Planning Commission, or other authorized board or officer, as it pertains to this application. The City of Pomona shall promptly notify the applicant of any such claim, action or proceeding, and the City of Pomona shall cooperate fully in the defense.

Signature:



Date:

06-17-25

Name (print or type):

MILAD OVEISI

Phone:

626-290-0401

Consent by Property Owner

If applicant is other than property owner, owner must sign consenting to filing. Attach additional sheets if necessary. Originals signatures only. Fax copies of owner's signature will not be accepted.

I/We, as the owner(s) of the subject property, consent to the filing of this application. We further consent and hereby authorize City representative(s) to enter upon my property for the purpose of examining and inspecting the property in preparation of any reports and/or required environmental review for the processing of the application(s) being filed. Attach additional sheets if necessary.

_____	_____	_____
Signature(s)	Name(s) (please print or type)	Date

Note: This application being signed under penalty of perjury and does not require notarization.

B-Hive Group
Milad B. Oueijan
2751 Rio Lempa Dr.
Hacienda Hgts, CA 91745

June 17, 2025

City of Pomona
Mayor & City Council
505 S. Garey Ave.
Pomona, CA 91766

SUBJECT: Appeal of Historic Preservation Commission. HPC Reso No. 25-18. (DHS-000357-2025)

Mayor Sandoval and Honorable Councilmembers,

On behalf of SAJA, LLC, the property owner, I am writing to respectfully appeal the decision made by the Historic Preservation Commission (HPC) on June 4, 2025, regarding the property located at **1060 W. Mission Boulevard**. The subject property is situated in the southwest quadrant of the City, along Mission Boulevard between Hamilton Boulevard and White Avenue, encompassing approximately **2.01 acres**. The surrounding area includes a mix of commercial and residential uses.

The site currently contains **four residential dwelling structures**. During its June 4 meeting, the HPC determined that **Structure 1, a Colonial Revival Bungalow**, qualifies as historic, while the remaining three structures do not.

Notably, the property spans **two distinct zoning designations**:

- The front portion (approximately 37,478 sq. ft. / 0.86 acres) is zoned **Midtown Segment** with a residential density allowance of 40 units per acre.
- The rear portion (approximately 50,776 sq. ft. / 1.16 acres) is zoned **Residential Neighborhood District 1 (RND1)** with a density allowance of 20 units per acre.

SAJA, LLC intends to redevelop the site with a **58-unit residential apartment community** that supports the City's housing goals. The proposed development will incorporate sustainability and environmental features including drought-tolerant landscaping, water conservation measures, energy-efficient design, and rooftop photovoltaic solar panels. Additionally, **20% of the proposed units will be designated as affordable housing** to serve Pomona's low-income residents.

However, the recently designated historic structure (Structure 1) is located in the front section of the property, within the Midtown Segment zone. To preserve the structure and maintain required setbacks and clearances, approximately **14,125 sq. ft. (0.32 acres)**

2751 Rio Lempa Dr"
Hacienda Hgts, CA 91745
Tell: 626-290-0401

B-HIVE GROUP, INC

Bhivegroup2@msn.com

CONTRACTORS | ARCHITECTS | ENGINEERS

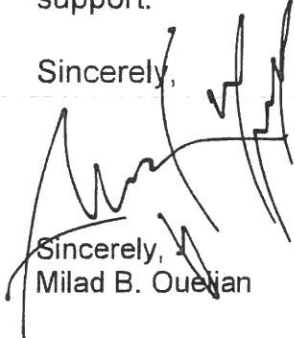
must be reserved. This restriction would eliminate the ability to develop approximately **37.2% of the Midtown Segment zone**, resulting in the loss of **15 to 20 units**—a significant reduction that renders the project **economically infeasible**.

We respectfully request that the City Council **reconsider and overturn the HPC's designation of Structure 1 as historic**, allowing its removal and enabling this much-needed housing project to proceed.

We believe this project aligns with the City's broader vision of revitalizing this corridor and addressing the urgent need for housing, particularly for low-income residents.

Thank you for your time and consideration. Should you have any questions or wish to discuss further, please do not hesitate to contact me at (626) 290-0401. We look forward to the opportunity to present this matter in more detail and respectfully request your support.

Sincerely,



Sincerely,
Milad B. Ouehian