



CITY OF POMONA COUNCIL REPORT

May 18, 2026

To: Honorable Mayor and Members of the City Council

From: Anita D. Scott, City Manager

Submitted By: Betty Donovanik, Development Services Director
Geoffrey Starns, AICP, AIA, LEED AP, Planning Manager

SUBJECT: PUBLIC HEARING TO CONSIDER ADOPTION OF A RESOLUTION APPROVING A SINGLE LOCAL HISTORIC LANDMARK DESIGNATION REQUEST (SHISTORIC-000110-2026) FOR PROPERTY LOCATED AT 1057 E. MISSION BOULEVARD (MCDONALD'S #7)

RECOMMENDATION:

It is recommended that the City Council take the following actions:

- 1) Conduct a public hearing and receive public testimony; and
- 2) Adopt the following Resolution (Attachment No. 1):

RESOLUTION NO. 2026-43 – A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF POMONA, CALIFORNIA, APPROVING A SINGLE LOCAL HISTORIC LANDMARK DESIGNATION REQUEST (SHISTORIC-000110-2025) FOR PROPERTY LOCATED AT 1057 E. MISSION BOULEVARD (MCDONALD'S #7) (APN:8326-009-018)

EXECUTIVE SUMMARY:

The request (SHISTORIC 000110-2026) is for the designation of McDonald's #7, located at 1057 E. Mission Boulevard, as a local historic landmark. The property owner submitted a Determination of Historic Significance application to the Planning Division to determine whether the site has any historical significance to the City. On June 4, 2025, the Historic Preservation Commission ("Commission") determined that the site is historic and eligible for designation as a local historic landmark thereby directing staff to return with a nomination for designation.

The Commission determined that the property is an excellent example of early roadside architecture style developed and popularized in Southern California during a period when the nation was experiencing a significant shift of settlement and growth patterns. The site was

developed in 1954 as McDonald's #7 using the original franchise design composed by architect, Stanley Clark Meston. While no longer operating as a McDonald's restaurant, the existing building was the seventh McDonald's constructed and is the second oldest McDonald's restaurant in the world, second only to the McDonald's located in Downey, CA.

All findings related to the research conducted regarding the referenced applications in this staff report may be found in the Historic Preservation Commission agendas listed as Attachment No. 2.



SB1439/GOVERNMENT CODE §84308 APPLICABILITY:

When this box is checked, it indicates the agenda item is subject to the Levine Act SB1439 requirements. Councilmembers are reminded to check their campaign contributions and determine whether they have received a campaign contribution of \$500 or more that would require disclosure and/or recusal from discussing or acting on this agenda item. Campaign contributions of \$500 or more made 1) by any person or entity who is identified in the agenda report as the applicant or proposer or 2) on behalf of the applicant or participant, including a parent, subsidiary or otherwise related business entity, or 3) by any person who has a financial interest in the agenda item requires a councilmember to comply with SB1439.

FISCAL IMPACT:

There is no fiscal impact related to this item.

PUBLIC NOTICING REQUIREMENTS:

Public noticing was conducted pursuant to the requirements of Section .1120.C. "Public Hearing Notices" and Section 1190.B. "Designation of Local Historic Landmarks, Districts, and Points of Historical Interests" of the Pomona Zoning and Development Code. The Planning Division provided an advanced notice via First Class Mail to any person filing a request to the Planning

Division to receive such notices, all property owners and occupants of the property subject to the application, the listed applicants of Determination of Historic Significance (DHS-000112-2025), and all owners of real property and occupants located within a 400-foot radius of the exterior boundaries of the property that is the subject of the hearing regarding's the City's scheduled public hearing for Single Historic Landmark (SHISTORIC-000110-2026) with the City Council on May 18, 2026 (Attachment No. 5). A public notice as also published in the Inland Valley Daily Bulletin on May 8, 2026.

PREVIOUS RELATED ACTION:

- On January 29, 2025, the property owner applied for a Determination of Historic Significance (DHS-000112-2025) for the purpose of determining any potential historic significance of the existing structures located at 1057 E. Mission Boulevard.
- On June 4, 2025, the Historic Preservation Commission determined that the structure on the subject site is historic, directed staff to return with a nomination for designation, and adopted HPC Resolution No. 25-014 (Attachment No. 3).
- On April 1, 2026, the Historic Preservation commission reviewed the application requesting Historic Landmark Designation (SHISTORIC-000110-2026) for the property located at 1057 E. Mission Boulevard and recommended City Council approval, with a 5-0-0-2 vote, and adopted HPC Resolution No. 26-018 (Attachment No. 4).

ENVIRONMENTAL IMPACT:

Pursuant to the CEQA Guidelines, this action is not a project. Section 15060 of the Guidelines exempts actions from CEQA that would not result in either an indirect or direct impact on the environment and that do not meet the Section 15378(a) definition of a project. Section 15378(a) defines a project as one that has the potential for resulting in a physical change to the environment. No physical change to the environment is anticipated with the single historic landmark designation.

DISCUSSION:

Property Description

The site (formerly addressed as 1075 E. 5th Avenue) is located on the eastern portion of Mission Boulevard; a principal arterial roadway spanning approximately six miles from the City's western boundary to its eastern boundary.

According to LA County Assessor data and historic aerial imagery dating back to 1938, the area west of the site consisted of residential neighborhoods with homes dating back to the early 1900s whereas the bulk of the land located east of the site was undeveloped, consisting primarily of agricultural land. Following the beginning of the post-war boom in the late 1940s, both Assessor and aerial data confirm that the regional trend of commercial development along major transit

corridors began to make its way along Pomona’s major transportation corridors, inclusive of Mission Boulevard.

According to available building permits held by the City of Pomona Building and Safety Division, the site was issued a building permit for the existing, original building on June 15, 1954. The building permit describes the structure as a 30’x44’ drive-in restaurant built in the concrete block construction style with a flat built-up cover roof. Additional building permits found for the site include a myriad of electrical, refrigeration, and miscellaneous construction permits ranging from 1954-2011.

Historical Significance

According to articles published in the Progress Bulletin, the building had its grand opening as a McDonald’s on Friday, September 3, 1954. The McDonald’s operated for approximately 14 years until the location closed in 1968. Following its closure in 1968, limited information was found regarding how the site was used throughout the 1970s; unofficial records indicate that the building may have operated as a taco shop. By 1984, City business license records began to show Star Taco as the occupant of the building up until 1986; from 1985–1986 the site operated as Hong’s Fast Food, and from 1986-present, the site has operated as AMA Donuts.

The building is modeled after the original McDonald’s design designed by Stanley Clark Meston; an architect based out of Fontana, CA. Meston was hired by the McDonald brothers in 1952 to design a restaurant capable of maximizing operational efficiency while also serving a visually striking building capable of setting it aside from the competition. Many of the first franchise locations used the original design. The first location to debut the design opened in Tucson, Arizona in May of 1953; three months later, the second location sporting the design opened in Downey, CA. The Pomona location was the seventh McDonald’s location to open which had its grand opening on September 3, 1954. As of 2025, several of the original locations have been demolished, including its Arizona location. As of 2025, the Downey location is the oldest extant McDonald’s, leaving the Pomona location to be the second oldest original McDonald’s building in existence.

Single Historic Landmark Designation Criteria

Section .1190 B. Designation of Local Historic Landmarks, Districts and Points of Historical Interest of the Pomona Zoning and Development Code (PZDC) establishes the procedure for reviewing historic landmark applications. Pursuant to *Section .800C.2. Designation* of the PZDC, any eligible historical resource may be designated a Historic Landmark by the City Council if it meets the criteria for listing in the National Register of Historic Places, the California Register or Historical Resources, or it meets the City of Pomona’s criteria for designation for Local Historic Landmarks. Local Historic Landmark criteria include criterion on a site’s ability to reflect significant geographical patterns associated with different eras of settlement and growth, particular transportation modes, distinctive examples of site design, embodies specific architectural and physical features, or are found to be associated with persons and events important to the City’s history. Based on staff analysis, the subject site meets the following criteria:

- 1. It embodies distinctive characteristics of a style, type, period, or method of construction, or us a valuable example of the use of indigenous materials or craftsmanship.*

The existing structures on the site retain their distinctive Googie-style elements and is an excellent example of roadside architecture; therefore, the site meets this criterion.

2. *It is the work of a notable builder, designer, landscape designer or architect.*

The structures on the site were designed by the architect, Stanley Charles Meston who had worked closely with the McDonald's brothers to design the iconic restaurant design which the site is modeled after. Meston's work can be found regionally, nationally, and internationally; much of which was tailored for commercial and institutional purposes. Therefore, the site may be eligible for designation under this criterion.

3. *It has a unique location or singular physical characteristics or is a view or vista representing an established and familiar visual feature of a neighborhood, community, or the city of Pomona.*

Mission Boulevard's designation as a major transportation corridor served as a prime location for businesses that had begun to cater to the growing automobile culture of the post-war period by designing building and properties in a style that is considered as "roadside architecture". This style of architecture can be loosely summarized as a style that used strong geometric elements for building and signs capable of quickly drawing the attention of motorists. These sites were catered for the automobile by providing an expanse of asphalt for easy maneuvering of vehicles; much of which that is still seen today on major transportation corridors such as Mission Boulevard and Foothill Boulevard. These relics of the time serve as a reminder of the importance of the automobile at a time that the City had begun to see extensive suburban growth.

4. *It reflects significant geographical patterns, including those associated with different eras of settlement and growth, particular transportation modes, or distinctive examples of park or community planning.*

The overall site design significantly reflects the pattern of settlement as the site was developed amid a massive population boom which brought with it sudden shifts in architecture, prominent modes of transportation, and community planning efforts which began to be tailored to accommodate the automobile. Therefore, the property meets this criterion.

5. *It is one of the few remaining examples in the city of Pomona, region, state, or nation possessing distinguishing characteristics of an architectural or historical type or specimen.*

The building on the site is the seventh McDonald's built and is currently the second oldest of its original restaurants in existence. Given the good to excellent condition of the building on the site, the property is one of the few remaining examples of early roadside commercial architecture. Therefore, the property meets this criterion.

6. *It is identified with persons or events significant in local, state, or national history.*

The site is identified with the original architect of the iconic McDonald's restaurant, Stanley Charles Meston and is also reflective of the post war population boom which had significant cultural impacts from the local to national level. It is also associated with the McDonald Brothers and the impact that the McDonald's chain had on American culture. Therefore, the property meets this criterion.

7. *It exemplifies or reflects special elements of the city of Pomona's cultural, social, economic, political, aesthetic, engineering, architectural, or natural history.*

The property reflects the impact that the postwar population boom had on the City's development patterns which arguably has had major impacts to the City's cultural, social, economic, political, and architectural history. Therefore, the property meets this criterion.

Owner Objection to Designation

As of the writing of this staff report, the property owner has not objected to the proposed designation; however, they have expressed the possibility of objecting at the public hearing. If the owner objects, City Council still has the option of designating the property, if it can make the following additional findings:

1. *The historic landmark meets the criteria for designation under Sec. 800.C.2.a. Historic Landmark Designation Criteria;*
2. *The landmark or district is an especially valuable historic resource as compared to other designated resources in the City; and*
3. *The historic landmark or historic district is of special interest to the community; and*
4. *The social benefit of designating the historic landmark or historic district can be shown by clear and convincing evidence to outweigh the private burden of designation and designation would not damage the owner of the property unreasonably in comparison to the benefit conferred on the community.*

Staff's recommendation is that this property does meet these additional findings.

1. The property meets numerous landmark criteria as discussed in the section above.
2. This landmark is an especially valuable historic resource. As McDonald's #7, and the second oldest McDonald's in the world, it is an early example of the car culture that developed in Southern California. Pomona was instrumental in the development of Southern California Car Culture through early drag racing at the Fairplex, and the culture and architecture is shown through a handful of roadside architecture on Mission Boulevard

and Holt Avenue, including the only example of an original Speedee McDonald's design in the Pomona and surrounding communities.

3. As discussed above the uniqueness of this historic property is of special interest to the community and the surrounding area.
4. The property owner is not prevented from operating a business from this property, and in fact the existing business is a long-time Pomona business. Designation allows for interior improvements and potential, appropriate exterior improvements. This designation protects the property from being demolished until such time as the Historic Preservation Commission and ultimately the City Council has the opportunity to review any potential new project to determine if the benefits of a new project outweigh the loss of this historic property. In the meantime, designation would require the property to be maintained and prevent this property from being turned into a vacant lot, both of which are a huge benefit to the image of the community and potential nuisances that regularly occur on vacant properties.

For the reasons stated above, if the owner objects at the public hearing, staff's recommendation would be that the City Council override the owner's objection and designate the property as a local historic landmark based on the findings above.

ALTERNATIVE(S):

The City Council has the following alternatives:

- 1) Deny the request for designation of the commercial property located at 1057 E. Mission Boulevard with findings for denial.

Prepared by:



Carlos Molina, Associate Planner

ATTACHMENT(S):

- Attachment No. 1 – Resolution No. 2026-43
- Attachment No. 2 – Historic Commission Staff Report and Attachments
- Attachment No. 3 – HPC Resolution No. 25-014
- Attachment No. 4 – Draft HPC Resolution No. 26-018
- Attachment No. 5 – Notice of Public Hearing
- Attachment No. 6 – Staff Presentation