

RESOLUTION NO. 2025-99

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF POMONA, CALIFORNIA, DENYING APPEAL REQUEST FOR DETERMINATION OF HISTORICAL SIGNIFICANCE (DHS-000048-2025) AND UPHOLDING HISTORIC PRESERVATION COMMISSION'S DECISION DETERMINING THAT THE COLONIAL REVIVAL BUNGALOW LOCATED AT 1060 WEST MISSION BOULEVARD (APN: 8342-019-010) IS HISTORIC

WHEREAS, the Applicant, Milad Queijan, has filed an application for a Determination of Historical Significance (DHS-000357-2025) to determine the historic significance of four structures located at 1060 W. Mission Boulevard (APN: 8342-019-010);

WHEREAS, the structures are estimated to have been constructed between 1906 and 1947;

WHEREAS, pursuant to Section 800.C. and Section 1190.C., of the Pomona Zoning and Development Code, which identifies findings to make a determination of historic significance; approval of the Historic Preservation Commission is required to deem a structure historic;

WHEREAS, the Historic Preservation Commission meeting on June 4, 2025, reviewed the Determination of Historic Significance (DHS-000357-2025) and after careful consideration to all pertinent testimony and the staff report offered in the case presented at the public hearing, the Commission determined that the Colonial Revival Bungalow, one of the four structures was historically significant on a 6-0-0-1 vote;

WHEREAS, on June 23, 2025, the Applicant, Milad Queijan, submitted an application to appeal the decision of the Historic Preservation Commission for Determination of Historic Significance (DHS-000357-2025);

WHEREAS, the City Council has, after giving notice thereof as required by law, held a public hearing on August 4, 2025, concerning the appeal of the Determination of Historic Significance (DHS-000357-2025);

WHEREAS, the City Council has carefully considered all pertinent testimony, the recommendation of the Planning Division staff and the staff report offered in the case as presented at said noticed public hearing.

NOW, THEREFORE, BE IT HEREBY RESOLVED by the City Council of the City of Pomona, California:

SECTION 1. 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 determination of historic significance.

SECTION 2. If any part, provision, or section of this resolution is determined by a court or other legal authority with jurisdiction over the subject matter of this resolution to be unenforceable or invalid, the remainder of the entirety of this resolution shall not be affected and shall continue in full force and effect. To this end, the provisions of this resolution are severable.

SECTION 3. In accordance with Section 1130.C.2 of the Pomona Zoning & Development Code, the City Council must make findings in order to approve Determination of Historic Significance (DHS-000357-2025). Based on consideration of the whole record before it, including but not limited to, the staff report, public testimony received at the public hearing on this matter, and evidence made part of the public record, the City Council hereby finds as follows:

1. *It embodies distinctive characteristics of a style, type, period, or method of construction, or is a valuable example of the use of indigenous materials or craftsmanship (Criterion 3 in previous ordinance).*

The Colonial Revival Bungalow embodies distinctive characteristics of a Colonial Revival Bungalow from the early 1900s and though the builder is unknown the structure does represent architecture during the prewar period and marked the beginning of revivalism in Southern California. Therefore, the structure does meet this criterion.

2. *It embodies elements of architectural design, detail, materials, or craftsmanship that represent a significant structural or architectural achievement or innovation (Criterion 7 in previous ordinance).*

The Colonial Revival Bungalow embodies distinctive characteristics of a Colonial Revival Bungalow from the early 1900s and though the builder is unknown the structure does represent architecture during the prewar period and marked the beginning of revivalism in Southern California.

3. *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 (Criterion 10 in previous ordinance).*

The Colonial Revival Bungalow represents bungalows from the early 1900s and does represent architecture during the prewar period and marked the beginning of revivalism in Southern California. Additionally, it is one of the few remaining residential structures without significant modification likely associated with agriculture on W. Mission Boulevard. Though there is no historical record of an orchard at this property, historic aerials depict an orchard on the rear half of the site as late as 2005 making this property an example of agriculture and residential growth at the turn of the 20th century.

4. *It exemplifies or reflects special elements of the City of Pomona's cultural, social, economic, political, aesthetic, engineering, architectural, or natural history (Criterion 1 in previous ordinance).*

The Colonial Revival Bungalow reflects architecture during the prewar period and marked the beginning of revivalism in Southern California. Additionally, it is one of the few remaining residential structures without significant modification likely associated with agriculture on W. Mission Boulevard. Though there is no historical record of an orchard at this property, historic aerials depict an orchard on the rear half of the site as late as 2005 making this property an example of agriculture and residential growth at the turn of the 20th century.

SECTION 4. Based upon the above findings, the City Council hereby determines the Determination of Historic Significance (DHS-000357-2025) is approved and upholds Historic Preservation's determination.

SECTION 5. The Secretary shall certify to the adoption of this Resolution and forward the original to the City Clerk.

APPROVED AND PASSED THIS 4TH DAY OF AUGUST, 2025.

CITY OF POMONA:

Tim Sandoval
Mayor

APPROVED AS TO FORM:

ATTEST:

Sonia Carvalho
City Attorney

Rosalia A. Butler, MMC
City Clerk

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I, HEREBY CERTIFY that the foregoing resolution was duly adopted by the City Council of the City of Pomona at a regular meeting thereof held on August 4, 2025, by the following vote of the Council:

AYES:

NOES:

ABSTAIN:

ABSENT:

Rosalia A. Butler, MMC
City Clerk