

City of Pomona

505 S. Garey Ave.
Pomona, CA 91766



Regular Meeting Agenda

Wednesday, February 4, 2026

6:30 PM

City 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. SELECTION OF CHAIR AND VICE-CHAIR:

1. Selection of Chairperson and Vice Chairperson for 2026

Attachments: [HPC Staff Report - Election of Chair and Vice Chair](#)

E. 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.

F. COMMISSIONER COMMUNICATION:**G. 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.

H. PUBLIC HEARING:

1. Major Certificate of Appropriateness (MAJCOA-000360-2025) (Continued from July 2, 2025 and August 6, 2025)

Project Address: 1515 Ganesha Place
Project Applicant: Cassie Hau
Project Planner: Alan Fortune, Associate Planner
Council District: CC District No. 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 approve MAJCOA-000360-2025 and adopt HPC Resolution No. 25-020.

Attachments: [Staff Report](#)

[Attachment 1 - Draft HPC Resolution No 25-020](#)

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

[Attachment 3 - HPC Staff Report from August 6, 2025](#)

[Attachment 4 - Project Plans](#)

[Attachment 5 - Window Assessment Forms](#)

[Attachment 6 - Site Photographs](#)

[Attachment 7 - Public Hearing Notice](#)

[Attachment 8 - Hacienda Park Historic District Survey Form](#)

[Attachment 9 - Minimal Traditional pages from Pomona Historic Guidelines](#)

2. Major Certificate of Appropriateness (MAJCOA-000551-2025) (Continued from December 3, 2025)

Project Address: 328 E. Pearl Street
Project Applicant: Serge Mayer
Project Planner: Irene Mouré, Assistant Planner
Council District: CC District No. 4

A request for a Major Certificate of Appropriateness to construct a new, detached 400 SF accessory dwelling unit at the rear of a historically designated property

within the Lincoln Park Historic District. This project is exempt from 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 the Historic Preservation Commission approve MAJCOA-000551-2025 and adopt HPC Resolution No. 25-041.

Attachments: [Staff Report](#)

[Attachment 1 - Draft HPC Resolution No. 25-041](#)

[Attachment 2 - Staff Report from Dec 3, 2025](#)

[Attachment 3 - Project Plans](#)

[Attachment 4 - Photographs of site and surrounding area](#)

[Attachment 5 - Public Noticing](#)

[Attachment 6 - Historic Surveys](#)

I. DISCUSSION ITEMS:

1. Determination of Historic Significance (DHS-000639-2025) (Continued from January 7, 2026)

Project Address: 1347 S. Towne Avenue

Project Applicant: G3 Urban

Project Planner: Alan Fortune, Associate Planner

Council District: CC District No. 3

A request for a Determination of Historic Significance for the property located at 1347 S. Towne Avenue.

Recommendation:

Staff recommends that the Historic Preservation Commission determine the structures at 1347 S. Towne Avenue are not historic and adopt HPC Resolution No. 26-004.

Attachments: [Staff Report](#)

[Attachment 1 - Draft HPC Resolution No. 26-004](#)

[Attachment 2 - HPC Staff Report from January 7, 2026](#)

[Attachment 3 - Site Photographs](#)

[Attachment 4 - Historic Building Permits](#)

[Attachment 5 - Special Collections](#)

2. Determination of Historic Significance (DHS-000640-2025) (Continued from

January 7, 2026)

Project Address: 1353 S. Towne Avenue

Project Applicant: G3 Urban

Project Planner: Alan Fortune, Associate Planner

Council District: CC District No. 3

A request for a Determination of Historic Significance for the property located at 1353 S. Towne Avenue.

Recommendation:

Staff recommends that the Historic Preservation Commission determine the structures at 1353 S. Towne Avenue are not historic and adopt HPC Resolution No. 26-005.

Attachments: [Staff Report](#)

[Attachment 1 - Draft HPC Resolution No. 26-005](#)

[Attachment 2 - HPC Staff Report from January 7, 2026](#)

[Attachment 3 - Site Photographs](#)

[Attachment 4 - Historic Building Permits](#)

[Attachment 5 - Special Collections](#)

3. Determination of Historic Significance (DHS-000452-2025)

Project Address: 727 S. Towne Avenue

Project Applicant: Ricardo Guzman

Project Planner: Alan Fortune, Associate Planner

Council District: CC District No. 3

A request for a Determination of Historic Significance for the property located at 727 S. Towne Avenue.

Recommendation:

Staff recommends that the Historic Preservation Commission determine the structures at 727 S. Towne Avenue are not historic and adopt HPC Resolution No. 26-003.

Attachments: [Staff Report](#)[Attachment 1 - Draft HPC Resolution No. 26-003](#)[Attachment 2 - Site Plan](#)[Attachment 3 - Site Photographs](#)[Attachment 4 - Historic Resources Inventory Survey](#)[Attachment 5 - Relocation & Select Building Permits](#)[Attachment 6 - Special Collections](#)[Attachment 7 - Historic Context Statement: Expansion, Growth, & Depression \(1](#)[Attachment 8 - Historic Context Statement: Postwar Growth & Redevelopment \(](#)[Attachment 9 - Pomona Guide to Historic Preservation, Minimal Traditional Arch](#)[Attachment 10 - Pomona Guide to Historic Preservation, Bungalow Architecture](#)**4. Determination of Historic Significance (DHS-000718-2025)**

Project Address: 1173 W. Phillips Boulevard

Project Applicant: Badih Moussa

Project Planner: Carlos Molina, Associate Planner

Council District: CC District No. 2

A request for a Determination of Historic Significance for 1173 W. Phillips Boulevard.

Recommendation:

Staff recommends that the Historic Preservation Commission determine the property located at 1173 W. Phillips Boulevard (DHS-000718-2025) is not historic and adopt HPC Resolution No. 26-008.

Attachments: [Staff Report](#)[Attachment 1 - Draft HPC Resolution No. 26-008](#)[Attachment 2 - Existing Site Condition Photos](#)[Attachment 3 - Minimal Traditional Architecture](#)[Attachment 4 - Aerial Photographs](#)[Attachment 5 - Building Permits](#)[Attachment 6 - Library Archive Findings](#)[Attachment 7 - HCS Ch.10 \(1946-1980\)](#)**5. Determination of Historic Significance (DHS-000708-2025)**

Project Address: 1363 W. Phillips Boulevard

Project Applicant: Carlos Zevallos

Project Planner: Carlos Molina, Associate Planner

Council District: CC District No. 2

A request for a Determination of Historic Significance for 1363 W. Phillips Boulevard.

Recommendation:

Staff recommends that the Historic Preservation Commission determine the property

located at 1363 W. Phillips Boulevard (DHS-000708-2025) is not historic and adopt HPC Resolution No. 26-009.

Attachments: [Staff Report](#)

[Attachment 1 - Draft HPC Resolution No. 26-009](#)

[Attachment 2 - Existing Site Condition Photos](#)

[Attachment 3 - Minimal Traditional Architecture](#)

[Attachment 4 - Aerial Photographs](#)

[Attachment 5 - Building Permits](#)

[Attachment 6 - Library Archive Findings](#)

[Attachment 7 - HCS Ch.10 \(1946-1980\)](#)

6. Mills Act Year-In-Review

Attachments: [Mills Act Year in Review](#)

J. STAFF COMMUNICATION:

ADJOURNMENT:

The City of Pomona Historic Preservation Commission is hereby adjourned to the next regular meeting of March 4, 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 February 4, 2026 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 January 29, 2026. I declare under the penalty of perjury that the foregoing is true and correct.

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