



---

---

# CITY OF POMONA COUNCIL REPORT

---

---

August 4, 2025

To: Honorable Mayor and Members of the City Council

From: Anita D. Scott, City Manager

Submitted By: Betty Donovanik, Development Services Director

**SUBJECT: PUBLIC HEARING TO CONSIDER AN APPEAL OF HISTORIC PRESERVATION COMMISSION DECISION FOR A DETERMINATION OF HISTORIC SIGNIFICANCE FOR A COLONIAL REVIVAL BUNGALOW LOCATED AT 1060 WEST MISSION BOULEVARD (CASE FILES: DHS-000357-2025, APL-000475-2025)**

---

## **RECOMMENDATION:**

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

- 1) Conduct a public hearing and receive public testimony; and
- 2) Uphold the decision of the Historic Preservation Commission and adopt the following Resolution (Attachment No. 1):

**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**

## **EXECUTIVE SUMMARY:**

On June 4, 2025, at its regularly scheduled meeting, the Historic Preservation Commission held a discussion for a Determination of Historical Significance request and determined that the Colonial Revival Bungalow structure located at 1600 West Mission Street was historically significant (*Case File: DHS-000357-2025, APL-000475-2025*) (6-0-0-1 vote). The Applicant, Milad Queijan, has appealed the Historic Preservation Commission’s decision. The City Council may either uphold

the Historic Preservation Commission's decision or determine that the Colonial Revival Bungalow at 1060 W. Mission Boulevard is not historically significant.

**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:**

No Fiscal Impact at this time.

**PUBLIC NOTICING REQUIREMENTS:**

A public hearing notice was published in the Inland Valley Daily Bulletin on Friday, July 25, 2025 and mailed to all owners of real property and occupants located within a minimum of 400-feet of the exterior boundaries of the property (Attachment No. 2).

**PREVIOUS RELATED ACTION:**

On June 4, 2025, at its regularly scheduled meeting, the Historic Preservation Commission held a discussion for a Determination of Historical Significance (DHS-000357-2025) and determined based upon the criteria required for local historic designation, that the Colonial Revival Bungalow, one of the four residential structures at 1060 W. Mission Blvd., is historic (Attachment Nos. 3 & 4). This action was made in alignment with the 1993 Historic Resources Inventory Survey which identified the single structure as a potential historic landmark.

On June 23, 2025, the Applicant, Milad Queijan, filed an appeal for the Historic Preservation Commission's decision (Attachment No. 5).

**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 determination of historic significance.

## **DISCUSSION:**

### **Overview**

In April of 2024, Milad B. Oueijan, submitted a request to determine the historic significance of four residential structures located at 1060 W. Mission Boulevard. Based on photograph evidence, the Citywide Historic Context Statement, Survey Information, San Born Fire Insurance Maps, and on-site inspections, Staff recommended that the Commission determine that one of the four residential structures on the property is historic per findings set forth in the Pomona Zoning and Development Code Section .800 Historic Preservation.

The City of Pomona identified the Colonial Revival Bungalow structure as a potential historic local landmark in its 1993 Historic Resources Inventory Survey. The structure recommended by Staff is a nearly intact 1906 Colonial Revival Bungalow and is one of a few select single-family dwellings that remains on West Mission Boulevard that exists without major alterations. The dwelling is in good condition and is currently occupied by residential tenants. Furthermore, based on historic aerial views it is reasonable to conclude that the structure was likely associated with agricultural uses on West Mission Boulevard. Though there is no other record of an orchard at this property beyond aerial photographs, these 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 (Attachment No. 6).

After careful consideration of all evidence and pertinent testimony, the Historic Preservation Commission agreed with Staff's recommendation and determined that one of the four residential structures on the site as historic, consistent with criteria required for historic designation. The subject historic structure is noted as "Residential Structure 1" in the Historic Preservation Commission staff report from June 4, 2025.

### **Process for Demolition of a Historic Structure**

The Determination of Historic Significance is the first step in the review process of impacts to historic structures. There is a misconception that once a property is determined to be historic that no further actions may be taken on the historic structure, however, this is not the case. The Determination of Historic Significance identifies whether a structure is historic, which means it is eligible for historic designation. Once a structure has been deemed historic, an applicant who seeks to deconstruct, in whole, or in part may file a Certificate of Deconstruction.

Pursuant to Pomona Zoning & Development Code Section 1190.F., one of the following findings must be made to approve the Certificate of Deconstruction:

- a. The proposed, deconstruction, in whole or in part, is necessary because:*

1. *All efforts to restore, rehabilitate, and/or relocate the resource have been exhausted; and/or,*
  2. *Restoration or rehabilitation is not practical because the extensive alterations required would cause the loss of integrity of the resource.*
- b. *The applicant has obtained a Certificate of Economic Hardship in accordance with Pomona Zoning & Development Code Section 800.C.8. Certificate of Economic Hardship.*

The deconstruction of a Historic Resource is an adverse impact under CEQA and a Focused Environmental Impact Report (EIR) for Historical Resources is required for all Certificates of Deconstruction. As part of that review, any mitigation fee required under Sec. 1190.F. Certificate of Deconstruction would be included with the EIR as a mitigation measure.

Through this process the Historic Preservation Commission and ultimately the City Council on appeal, may approve the demolition of a historic structure and require measures like documenting the site, to mitigate the loss. The Certificate of Deconstruction allows the Historic Preservation Commission (and City Council) to evaluate if the loss of the historic resource is outweighed by the benefits of a new project.

### **Staff Analysis**

#### **Applicable Code Sections**

Pursuant to Section 1130.C.2 of the Pomona Zoning and Development Code, which establishes appeal procedures for Determination of Historical Significance applications, decisions of the Commission may be appealed to the City Council. In addition, the following code sections of the Pomona Zoning Ordinance apply to the project:

- Section 800.C – Historic Preservation Standards
- Section 800.C.9 – Demolition Review of Structures 50+ Years Old
- Section 1190.C – Determination of Historic Eligibility

A Determination of Historical Significance is required to comply with the sections referenced above. Staff reviewed the National Register, California Register, and local designation criteria to determine whether the property is historic (Attachment No. 4).

#### **Project Information**

The property is located in the southwest quadrant of the City along Mission Boulevard, east of Hamilton Boulevard and west of White Avenue on a site that is approximately 2.01 acres. The surrounding area is characterized by commercial businesses and homes in varying styles. The site has been developed with four residential dwelling structures. Due to the depth of the site, measuring over 600 feet from Mission Boulevard, the site has split zoning.

*Table 1: General Plan and Zoning for Subject Site*

	North portion of the Property	South Portion of the Property
<b>GENERAL PLAN DESIGNATION:</b>	Activity Center	Residential Neighborhood
<b>ZONING / SPECIFIC PLAN DESIGNATION:</b>	Pomona Corridors Specific Plan – Neighborhood Center	Residential Neighborhood District 1 (RND-1)
<b>OVERLAYS:</b>	N/A	N/A
<b>TRANSECT:</b>	T4-A	T3
<b>GENERAL PLAN DENSITY:</b>	70 DU/AC	20 DU/AC
<b>CURRENT LAND USE:</b>	Residential	

## Architectural Style

The subject Colonial Revival Bungalow is the only structure at 1060 West Mission Boulevard listed in the 1993 Citywide Historic Resources Survey. The Survey included the property in the Southwest Quadrant as a potential City landmark. The property was categorized as commercial noting a Colonial Revival architectural style and listed the structure in “good” condition with 1906 estimated date of construction. Based on a visual survey of the structure today, the structure is in good condition and is currently occupied with residential tenants. The structure has a shed addition on the west elevation. This addition is not fully attached to the structure and has left the river-rock foundation and wood siding intact at the location of the addition.

The Colonial Revival Bungalow is characterized by its doric columns, centered gable, exposed rafters, river-rock foundation, wood-siding and large front porch.

## Historical Significance

The Historic Preservation Commission discussed the historical significance of the structure during the hearing. Commissioners determined the existing residential structure is eligible for historic designation by meeting the following City of Pomona Landmark Designation criteria:

### 1. Architecture / Physical Features:

- i. 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 Historic Preservation Commission determined that subject structure 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.

- ii. 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 Historic Preservation Commission determined that subject structure 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.

- iii. 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 Historic Preservation Commission determined that subject structure, a Colonial Revival Bungalow from the early 1900s 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.

## **2. Person(s) and Events Important to Our History:**

- i. 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 Historic Preservation Commission determined that subject structure exemplifies Colonial Revival Bungalow from the early 1900s and 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.

## **COUNCIL PRIORITIES & GOALS:**

Upholding Historic Preservation Commission's decision and determining that the existing structure as historically significant would be consistent with the following General Plan goals for Historic Preservation:

<i>Goals 7F:G8</i>	<i>Protect historic and cultural resources from demolition, inappropriate alterations, and incompatible development.</i>
--------------------	--

*Goals 7F:G9                      Promote public awareness of the history of Pomona and historic preservation in the City.*

**RECOMMENDATION:**

Staff recommends that the City Council adopt Resolution No. 2025-99 and uphold the Historic Preservation Commission's decision based on the finding that the existing structure has historic significance per the City of Pomona Landmark Designation criteria and is consistent with the General Plan Goals 7F:G8 and 7F:G9.

**ALTERNATIVE:**

1. City Council overturns Historic Preservation Commission's decision and makes written findings, based upon a preponderance of evidence in the record, to deem the existing structure as not historically significant for Determination of Historic Significance (DHS-000357-2025).

Prepared by:

Alina Barron  
Senior Planner

**ATTACHMENT(S):**

Attachment No. 1 – Draft CC Resolution No. 2025-99

Attachment No. 2 – Public Hearing Notice

Attachment No. 3 – Historic Preservation Commission Staff Report & Attachments 6-4-2025

Attachment No. 4 – Historic Preservation Commission Resolution 25-018

Attachment No. 5 – Appeal Form

Attachment No. 6 – Staff Presentation