

RESOLUTION NO. 2025-87

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF POMONA, CALIFORNIA, DENYING APPEAL REQUEST FOR A DETERMINATION OF HISTORIC SIGNIFICANCE (DHS-000278-2025) AND UPHOLDING HISTORIC PRESERVATION COMMISSION DECISION DETERMINING THE PROPERTY LOCATED AT 2250 NORTH GAREY AVENUE (APN: 8365-015-052) IS HISTORIC

WHEREAS, the applicant, Satwinder Singh, has filed an application for a Determination of Historical Significance (DHS-000278-2025) to determine the historic significance of a property located at 2250 North Garey Avenue (APN: 8365-015-052);

WHEREAS, the existing commercial structure at the site was originally built in 1970;

WHEREAS, the subject site is currently located within the Pomona Corridors Specific Plan in the WorkPlace Gateway Segment zoning district;

WHEREAS, the subject site is currently designated “Neighborhood Edge” Place Type as well as “T4-B” Transect Zone by the City’s General Plan;

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 May 7, 2025, reviewed the Determination of Historic Significance (DHS-000278-2025) and after careful consideration to all pertinent testimony and the staff report offered in the case presented at the public hearing, Commission determined the existing structure as historically significant on a 6-1-0-0 vote;

WHEREAS, on May 20, 2025, the applicant, Satwinder Singh, submitted an application to appeal the decision of the Historic Preservation Commission for Determination of Historical Significance (DHS-000278-2025) which deemed the property located at 2250 North Garey Avenue as historic;

WHEREAS, the City Council has, after giving notice thereof as required by law, held a public hearing on July 21, 2025, concerning the appeal of the Determination of Historical Significance (DHS-000278-2025);

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 Zoning Ordinance, the City Council must make findings in order to approve Determination of Historical Significance (DHS-000048-2025). 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 is one of the few remaining examples in the City of Pomona, region, state, or nation possessing distinguishing characteristics of an architectural of historical type of specimen (Criterion 10 in previous ordinance).*

The structure is one of the few remaining examples of commercial development in the City of Pomona that contains distinguishing characteristics of Roadside/Programmatic Architecture. These structures were intentionally designed to resemble objects and, essentially, serve as large-scale advertisements to attract passing motorists. This structure is designed to be a covered chuckwagon or Conestoga wagon and is an intact example of these commercial developments. Overall, this structure is specifically identified in Pomona's Historic Context Statement for being an "early example of iconic fast-food restaurants from the postwar period.

2. *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 covered chuckwagon/Conestoga wagon is an exemplary example to the City of Pomona's cultural history. The structure contains aesthetic and architectural elements that reflects the rapid fast-food commercial developments and suburbanization patterns experienced in North Pomona. The development of this site also aligns with the increase in car culture, where the automobile became the main mode of transportation. The location of the site is another component where the original Route 66 ran parallel to,

SECTION 4. Based upon the above findings, the City Council hereby determines the Determination of Historic Significance (DHS-000278-2025) is historic 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 21st DAY OF JULY, 2025.

CITY OF POMONA:

Tim Sandoval
Mayor

APPROVED AS TO FORM:

ATTEST:

Sonia Carvalho
City Attorney

Rosalia A. Butler, MMC
City Clerk

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 July 21, 2025, by the following vote of the Council:

AYES:
NOES:
ABSTAIN:
ABSENT:

Rosalia A. Butler, MMC

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