



Staff Report

City of Pomona Historic Preservation Commission

March 4, 2026

FILE NO: DHS-000554-2025

A request for a Determination of Historic Significance for the property located at 3272 N. Garey Avenue.

ADDRESS: **3272 N. Garey Avenue** (APN: 8367-001-087)

APPLICANT: Gurinderjit Kehr, Dutch Bros. Coffee

PROJECT PLANNER: Alan Fortune, Associate Planner

RECOMMENDATION: Approve File No(s). DHS-000554-2025 and adopt HPC Resolution No. 26-011.

Project Information:

GENERAL PLAN DISTRICT: Activity Center

ZONING DISTRICT: Neighborhood Center (PCSP)

TRANSECT: T4-A, T5

SPECIFIC PLAN DISTRICT: Pomona Corridors Specific Plan (PCSP)

GENERAL PLAN DENSITY: 70 – 80 DU/AC

Property Background:

The development on the subject property consists of a one-story stucco detached, single-tenant commercial building of approximately 4,619 square feet. This structure, vacant since 2013, had operated as a restaurant since its construction in 1970. It is located approximately 42' from N. Garey Avenue and is a part of the "Foothill Square" Shopping Center, at the southeast corner of Foothill Boulevard and North Garey Avenue.

Architectural Style:

According to Los Angeles County Assessor's Office, as well as Building and Safety Permit records, construction on the building began in 1969 and was completed in 1970. This structure was originally built with elements from the Mediterranean architectural style. Site photographs of the subject site and the surrounding area have been provided as Attachment No. 3.

Architectural Description:

The development on the subject property consists of a one-story stucco detached, single-tenant commercial building of approximately 4,619 square feet and 20' tall. The structure is in good condition though it is not an excellent or rare example of Mediterranean architecture.

RELEVANT ALTERATIONS:

- Large several thousand square-foot addition added between 1973 and 1978. Addition was demolished in 1997.
- Fascia canopy with concrete tile added in 1997.

Character-Defining Features:

- Stucco siding
- Single-tenant, detached
- Tiled roofing
- Large multiple windows

History:

The primary structure on 3272 N. Garey Avenue was estimated to have been constructed in 1970. The structure has always operated as a restaurant. It is a detached, single tenant commercial building part of the larger Foothill Square shopping center. The shopping center was originally developed between 1954 and 1959. A large addition was built to the northeast corner of the subject structure between 1973 and 1978. This was demolished in 1997, along with the full redevelopment of the rest of the shopping structure. In 1985, Planning Commission approved a Conditional Use Permit to allow the on-sale of liquor in conjunction with the full service restaurant.

The Pomona Progress Bulletin included an article about the grand opening of the "Love's" restaurant on April 12, 1970. The restaurant had a capacity of 200 persons and was one of 24 franchises. Prices for dinner started at \$2.50 and included slow-cooked meats, beans and steaks. The owner-manager at the time was Bob Farkas of Claremont. The restaurant went through multiple changes of ownership and operators, including "Americana Restaurant," "Delta Family Restaurant," "Manos Restaurant & Lunch," "Paul's Family Restaurant," "Wagon Wheel Restaurant," "Durango Restaurant," and finally "Casa Jimenez," which closed in 2013. It has been vacant ever since.

Survey Information:

The structure, having been built in 1970, was less than 50 years old during the Citywide Historic Resources Inventory in 1993. Therefore, no survey has been conducted for this property or structure. Additionally, the site is not located in an area identified to be a potential historic district.

Historic Context Statement:

The eligibility standards detailed in "Theme: Commercial Development" of Chapter 10: Postwar Growth, Diversification, and Redevelopment (1946-1980) are used to determine the significance of the subject property. The property must meet the following criteria: Criterion A/1/1,9 (Events/Patterns of Development), Criterion B/2/2

(Important Persons), and Criterion C/3/3,5,7 (Architecture and Design) to be eligible for historic designation (Attachment No. 5).

City Directories and Business License History:

The following is a list of recorded occupants or owners to the structures on record. The subject structures and their recorded occupants are not associated with any significant historical events or persons.

Year	Name of Person or Business
1970-1985	Bob Farkas. "Love's Woodpit Barbeque #28"
1985	Americana Restaurant
1986	Delta Family Restaurant
1987	Manos Restaurant & Lunch
1988	Paul's Family Restaurant
1989	"Wagon Wheel Restaurant"
1990	"Durango Restaurant"
2002	"Casa Jimenez"

Sanborn Fire Insurance Maps:

The location of the property is beyond the extent of the Sanborn Fire Insurance Maps within City's records. Additionally, the structure, having been built in 1970, would be too recent to be referenced.

Significance:

The subject structures and their recorded occupants are not associated with any significant historical events or persons. The structure is substantially damaged and is not in good condition. The structure is not an excellent or rare example any particular architectural style. Staff's assessment of the structure, as well as the review of permit records, City directories, and survey information has determined that the property is not eligible for a determination of historic significance.

Designation Criteria:

Staff reviewed the National Register, California Register, and local designation criteria to determine whether the property is historic.

NATIONAL REGISTER OF HISTORIC PLACES CRITERIA

1. Is associated with events that have made a significant contribution to the broad patterns of our history (Criterion A).

This property is not associated with events that have made significant contributions to the broad patterns of our history.

2. Is associated with the lives of persons significant in our past (Criterion B).

None of the persons or businesses associated with the property have been found to be significant to events in Pomona, California, or national history.

3. Embodies the distinctive characteristics of a type, period or method of construction, or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction (Criterion C).

The structure does not embody the distinctive characteristics of their original architecture, the structure does not represent the work of a master, possess high artistic values, nor does it represent a significant and distinguishable entity whose components may lack individual distinction.

4. Has yielded, or may be likely to yield, information important in history or prehistory (Criterion D).

The site has been previously developed and there is no known archaeological site in this area, so therefore, the property is unlikely to yield any information important to the prehistory or history of Pomona and does not meet this Criterion.

CALIFORNIA REGISTER OF HISTORICAL RESOURCES

1. Associated with events that have made a significant contribution to the broad patterns of local or regional history or the cultural heritage of California or the United States (Criterion 1).

This property is not associated with events that have made significant contributions to the broad patterns of our history.

2. Associated with the lives of persons important to local, California or national history (Criterion 2).

None of the persons or businesses associated with the property have been found to be significant to events in Pomona, California, or national history.

3. Embodies the distinctive characteristics of a type, period, region or method of construction or represents the work of a master or possesses high artistic values (Criterion 3).

This structure does not embody the distinctive characteristics of their original architecture, the structure does not represent the work of a master, possess high artistic values, nor does it represent a significant and distinguishable entity whose components may lack individual distinction.

4. Has yielded, or has the potential to yield, information important to the prehistory or history of the local area, California or the nation (Criterion 4).

The site has been previously developed and there is no known archaeological site in this area, so therefore, the property is unlikely to yield any information important to the prehistory or history of Pomona and does not meet this Criterion.

CITY OF POMONA LANDMARK DESIGNATION CRITERIA

Architecture / Physical Features

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 structure is not an excellent or rare example of this design style or method of construction, nor is the building distinctive work by noted architects; therefore, the site does not meet this criterion.

2. It is the work of a notable builder, designer, landscape designer or architect (Criterion 5 in previous ordinance);

The builders and architects of this structure are not recorded therefore were not conducted by notable builders, designers, or architects.

3. 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 architectural design, detail, materials, or craftsmanship of this structure do not represent significant structural or architectural achievements; therefore, this site does not meet this criterion.

4. It is similar to other distinctive properties, sites, areas, or objects based on an historic, cultural, or architectural motif (Criterion 8 in previous ordinance);

The structure is not similar to other distinctive properties based on an historic, cultural, or architectural motif.

5. 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 (Criterion 6 in previous ordinance);

There is nothing on this property that would make is a unique location, or that has a singular physical characteristic, or a view or vista that represents an established and familiar visual feature of the surrounding neighborhood.

6. 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 (Criterion 9 in previous ordinance);

This structure does not reflect significant geographical patterns or carry any distinctive examples of park or community planning.

7. 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 structure is not a rare example of this design style or method of construction; therefore, the site does not meet this criterion.

Person(s) and Events Important in Our History

1. It is identified with persons or events significant in local, state, or national history (Criterion 2 in previous ordinance);

None of the persons or businesses associated with the property have been found to be significant to events in Pomona, California, or national history.

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);

These structures do not exemplify these special elements of Pomona's history. Staff's research has not identified anything special regarding these properties that would make it historic under this criterion.

Archaeology

1. Has yielded, or has the potential to yield, information important to the prehistory or history of the local area, California or the nation.

There is no known archaeological site in this area, so therefore, the property is unlikely to yield any information important to the prehistory or history of Pomona and does not meet this Criterion.

Conclusion:

The structure and its restaurant occupants are not associated with any events or persons of local or regional historic significance. The subject property is not eligible to be designated as a landmark as it does not meet any of the Landmark Designation Criteria set forth in Section 800.C.(2) as it is not a rare or excellent example of a historic

architectural style. Therefore, Staff is recommending that the Commission determine that the structure on site is not historic and is not to be designated as a landmark.

Attachments:

1. Historic Preservation Commission Resolution No. 26-011
2. Existing Site Plan
3. Site Photographs
4. Select Building Permits
5. Historic Context Statement, Chapter 10 Excerpt
6. Special Collections