

DRAFT HPC RESOLUTION NO. 26-018

A RESOLUTION OF THE HISTORIC PRESERVATION COMMISSION OF THE CITY OF POMONA, CALIFORNIA, RECOMMENDING CITY COUNCIL APPROVAL OF THE SINGLE HISTORIC LANDMARK DESIGNATION REQUEST (SHISTORIC-000110-2026) FOR THE PROPERTY LOCATED AT 1057 E. MISSION BOULEVARD (APN: 8326-009-018)

THE HISTORIC PRESERVATION COMMISSION OF THE CITY OF POMONA DOES RESOLVE AS FOLLOWS:

WHEREAS, the applicant, David Lee, submitted an application for Determination of Historic Significance (DHS-000112-2025) to determine the historic significance of the property located at 1057 E. Mission Boulevard;

WHEREAS, the Historic Preservation Commission of the City of Pomona, has, after giving notice thereof as required by law, held a public meeting on June 4, 2025, concerning the requested Determination of Historic Significance (DHS-000112-2025); and

WHEREAS, the Historic Preservation Commission approved Historic Preservation Commission Resolution No. 25-014 on June 4, 2025, determining that the property addressed as 1057 E. Mission Boulevard is historic;

WHEREAS, Historic Preservation No. 25-014 directed City staff to initiate the designation of the property as a local historic landmark;

WHEREAS, the Historic Preservation Commission of the City of Pomona, held a public hearing on April 1, 2026, concerning the requested Single Historic Landmark Designation (SHISTORIC-000116-2026); and

WHEREAS, the Historic Preservation Commission has carefully considered all pertinent testimony and the staff report offered in the case presented at the public hearing.

NOW THEREFORE, BE IT HEREBY RESOLVED by the Historic Preservation Commission of the City of Pomona, California, as follows:

SECTION 1. Based on the policies contained in the Pomona General Plan and Historic Preservation Ordinance, the Historic Preservation Commission concludes as follows:

1. Preserving Pomona's diverse architectural styles reflecting phases of the City of Pomona's history and encouraging complementary contemporary development inspires a more livable urban environment;

2. Pomona’s historic places should be preserved to build civic pride by promoting the understanding, appreciation, and enjoyment of the City's rich heritage and cultural resources;
3. Preserving Pomona’s historic places enhances property values and increase economic and financial benefits to the City;
4. Preserving Pomona’s historic places enhances the City of Pomona for residents, tourists and visitors thereby stimulating business and industry; and
5. Preserving Pomona’s historic places conserves valuable material and energy resources by fostering ongoing use and maintenance of the existing built environment.

SECTION 2. The Historic Preservation Commission hereby finds and determines that the application requesting a single historic landmark designation (SHISTORIC-000110-2026) for the property located at 1057 E. Mission Boulevard provides sufficient documentation and information indicating that the subject property meets the following City of Pomona Landmark Designation Criteria as presented in Section 800.C.2. “Designation” of the Pomona Zoning and Development Code:

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;*

The existing structures on the site retain their distinctive Googie-style elements and is an excellent example of roadside architecture.

2. *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;*

The overall site design significantly reflects the pattern of settlement as the site was developed amid a massive population boom which brought with it sudden shifts in architecture, prominent modes of transportation, and community planning efforts which began to be tailored to accommodate the automobile.

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 of specimen;*

The building on the site is the seventh McDonald’s built and is currently the second oldest of its original restaurants in existence. Given the good to excellent condition of the building on the site, the property is one of the few remaining examples of early roadside commercial architecture.

4. *It is identified with persons or events significant in local, state, or national history.*

The site is identified with the original architect of the iconic McDonald's restaurant, Stanley Charles Meston and is also reflective of the post war population boom which had significant cultural impacts from the local to national level. It is also associate with the McDonald Brothers and the impact that the McDonald's chain had on American culture.

5. *It exemplifies or reflects special elements of the City of Pomona's cultural, social, economic, political, aesthetic, engineering, architectural, or natural history;*

The property reflects the impact that the postwar population boom had on the City's development patterns which arguably has had major impacts to the City's cultural, social, economic, political, and architectural history.

SECTION 3. All documents described in Section 1 of Historic Preservation Commission Resolution No. 26-018 are deemed incorporated by reference as set forth at length.

SECTION 4. The Secretary shall certify to the adoption of this Resolution and forward the original to the City Clerk.

APPROVED AND PASSED THIS 1ST DAY OF APRIL 2026.

BRITNEY GALLIVAN
HISTORIC PRESERVATION COMMISSION
CHAIRPERSON

ATTEST:

GEOFFREY STARNS, AICP, AIA, LEED AP
HISTORIC PRESERVATION COMMISSION
SECRETARY

Historic Preservation Commission Resolution
File No. SHISTORIC-000110-2026
April 1, 2026
Page 4

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES)
CITY OF POMONA)

AYES: Keller, Anten, J. Gallivan, Swodeck, B. Gallivan

NOES:

ABSTAIN:

ABSENT: Martinez, Alvarez

Pursuant to Resolution No. 76-258 of the City of Pomona, the time in which judicial review of this action must be sought is governed by Sec. 1094.6 C.C.P.