

HPC RESOLUTION NO. 26-023

A RESOLUTION OF THE CITY OF POMONA HISTORIC PRESERVATION COMMISSION, CALIFORNIA, DETERMINING THAT THE PROPERTY LOCATED AT 1735 INDIAN HILL BOULEVARD, IS HISTORIC

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

WHEREAS, the applicant, Rodd Golshan, submitted an application for Determination of Historic Significance (DHS-000071-2026) to determine the historic significance of the property located at 1735 Indian Hill Boulevard;

WHEREAS, the primary structure at the site was originally built in 1955;

WHEREAS, the Historic Preservation Commission must make findings as described in Section 1190.C. of the Zoning and Development Code to make a Determination of Historic Significance;

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 3, 2026, concerning the requested Determination of Historic Significance (DHS-000071-2026); 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 determination of historic significance (DHS-000071-2026) for the property located at 1735 Indian Hill 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:

Architectural / Physical Features

- *It embodies distinctive characteristics of a style, type, period, or method of construction, or is a valuable example of the use of indigenous material or craftsmanship (Criterion i);*

The subject site and structure embody distinctive characteristics of the Googie or “roadside” architectural style. The identified characteristics include its building placement along the site’s frontage with an integrated walk-up and covered outdoor seating, dual-faced internally lit signage affixed to the structure’s roof facing north & south, cantilevered windows to reduce glare from oncoming traffic, and generous space to the rear of the site for approximately 20 parking spaces.

- *It embodies elements of architectural design, detail, materials, or craftsmanship that represent a significant structural or architectural achievement or innovation (Criterion iii);*

The structure on the site embodies architectural design, details, and materials of the Googie or “roadside” architectural style. Identified architectural elements include the building’s form, horizontal expression, facade materials (glass, brick, stucco, composition shingle roof), and playful, simple geometric forms seen in the rounded, protruded eaves, signage, and slanted cantilevered windows. During the time of the site’s development, the identified style was being heavily employed for commercial development across the nation; the style was vastly popular due to the use of relatively affordable building materials and a visual language that demanded attention from passing pedestrians and motorists.

- *It is similar to other distinctive properties, sites, areas, or objects based on an historic, cultural, or architectural motif (Criterion iv);*

The site is similar to other distinctive sites based on cultural/architectural motif relating to the use of small, purpose-built structures along major transit corridors both locally

and nationally. While less visually striking in comparison to grander examples of the Googie or “roadside” style (ex. McDonald’s arches, Der Wienerschnitzel a-frame roof, Norm’s Diner signage, Mid-Century Modern bowling alleys, etc.), the subject site is an example of the design language used for small, conveniently located food stands that often tend to serve ice-cream, hot-dogs, root beer, etc.

- *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 v);*

The site’s applicable singular physical characteristics related to the site’s design overabundance of hardscaping which were often time intentional design choices for developing corridors intended primarily for commercial development accessed by automobiles.

- *It reflects significant geographical patterns, including those associated with different eras of settlement and growth, particular transportation modes, or distinctive examples or park or community planning (Criterion vi);*

The site was one of the first properties to be developed along the Indian Hill Boulevard and San Bernardino Avenue intersection, predating the residential, commercial, and institutional development that followed shortly after the subject site was developed in 1955. Prior to the development of the subject site, the vast majority of development was located in or near the downtown core. As a result of the post-war boom, the primary corridors of the city that include Mission Boulevard, Holt Avenue, Garey Avenue, Foothill Boulevard, and Indian Hill Boulevard, commercial development took hold along these routes in order to cater to massive residential tract-style developments built adjacent to these major transportation corridors. Based on the site and building design, the property is an excellent example capable of reflecting the most significant era of settlement of growth in the City’s history.

- *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 vii);*

Increasingly, a large number of Googie or “roadside” style properties have been demolished locally and nationally for a variety of reasons; most commonly as a result of neglect or, accommodate larger redevelopment projects, and the relatively young age of the subject structure as opposed to structures that are most commonly associated as historic (pre-1945). As evidenced by the city’s Citywide Historical Context Statement, several non-extant post-war buildings with the potential of historic

significance have been demolished. As an example of the early development of the neighborhood during a significant period of settlement of growth, and an example of “roadside” architecture, and its cultural significance established below, the site meets this criterion.

Person(s) and Events Important in Our History

- *It is identified with persons or events significant in local, state, or national history (Criterion i);*

The City of Pomona Latina/o Historic Context Statement identifies the existing restaurant, Juanita’s Mexican Food as a potentially culturally significant historic resource to the City of Pomona for its longstanding patronage to the Latina/o community of Pomona. Juanita’s Mexican Food was established at 1735 Indian Hill Boulevard in 1977 (northeast quadrant) and has been in service at the same location for the past 49 years, constituting Juanita’s its designation as a legacy business. By traditional metrics, businesses are typically considered as legacy businesses following 10-20 years in operation.

- It exemplifies or reflects special elements of the city of Pomona’s cultural, social, economic, political, aesthetic, engineering, architectural or natural history (Criterion ii);

Historically, prior to the post-war period, the vast majority of the Latina/o community in Pomona was relegated within and near redlined neighborhoods in the city’s southwest quadrant. By 1970, Pomona’s Latina/o community had represented 16.3% of the city’s total population and was more widespread as the city’s housing stock had greatly increased. As identified by the Latina/o context statement, following WWII, the most popular industries for Pomona’s Latina/o community were the restaurant industry and small neighborhood markets, many of which were located nearest to the downtown core. Juanita’s, which took over the original ice-cream shop at 1735 Indian Hill is the furthest distance from the prominent Latino/a serving businesses located near the downtown core. The shift in the business operations at the site alludes to the shifting neighborhood dynamics of the mid 1970s that lasted into the present time. Between 1980 and 2020, the city saw a demographic shift that increased the number of Latina/o residents to 70%, reflecting the current demographics of the city.

Therefore, the property located at 1735 Indian Hill Boulevard does meet the National Register of Historic Places, California Register of Historical Resources, and/or the City of Pomona designation criteria as contained in the City’s Historic Preservation Ordinance, and therefore, is historic.

Historic Preservation Commission Resolution
File No. DHS-000071-2026
June 3, 2026
Page 5

SECTION 3. All documents described in Section 1 of Historic Preservation Commission Resolution No. 26-023 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 3RD DAY OF JUNE 2026.

BRITNEY C. GALLIVAN
HISTORIC PRESERVATION COMMISSION
CHAIRPERSON

ATTEST:

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

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

AYES:
NOES:
ABSTAIN:
ABSENT:

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.