



Staff Report

City of Pomona Historic Preservation Commission

July 1, 2026

FILE NO: MAJCOA-000222-2026

A request for a Major Certificate of Appropriateness to construct a traffic circle at the intersection of Alvarado Street and Palomares Avenue, within the Lincoln Park Historic District.

ADDRESS: Intersection of Alvarado Street and Palomares Avenue

APPLICANT: City of Pomona Public Works Department

PROJECT PLANNER: Geoffrey Starns, AICP, AIA, LEED AP, Planning Manager

ENVIRONMENTAL REVIEW: This project is exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15331 of the California CEQA Guidelines.

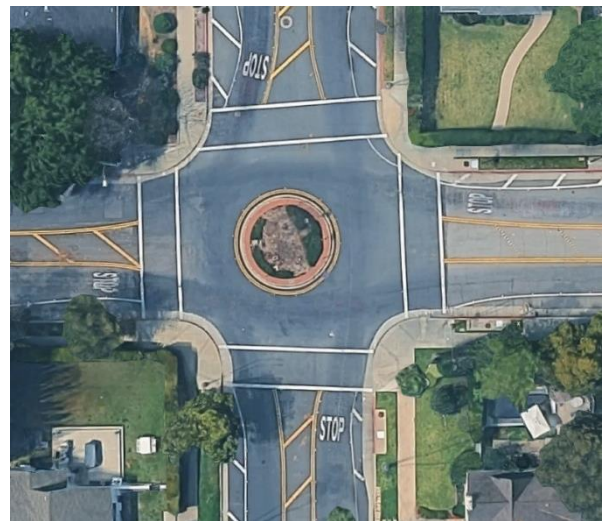
RECOMMENDATION: Approve File No(s). MAJCOA-000222-2026 and adopt Resolution No. 26-025.

Background:

The intersection of Alvarado Street and Palomares Avenue has seen numerous instances of vehicles speeding, running the stop sign, and accidents. In an effort to slow down traffic, Public Works is proposing to construct a small traffic circle at the intersection.

Design Review:

The proposed traffic circle would only include improvements in the existing paved area of the public right-of-way. The sidewalks and parkways would not be impacted by the proposed improvements. While the construction documents are still being created, the proposed traffic circle would look similar to the one in the City of Pasadena at Glenarm Street and Los Robles Avenue (see pictures to right and below on next page).





SECRETARY OF THE INTERIOR'S STANDARDS FOR THE TREATMENT OF HISTORIC PROPERTIES.

The Historic Preservation Ordinance provide that the Commission be guided by the latest Rehabilitation Standards contained in the Secretary of the Interior's Standards for the Treatment of Historic Properties. Staff reviewed the project for compliance with the applicable standards below:

1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces and spatial relationships.
The proposed traffic circle does not change the use or relationship between the surrounding properties and the intersection. Therefore, the project meets this standard.
2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces and spatial relationships that characterize a property will be avoided.
No distinctive materials or features at the intersection are proposed to be removed. The overall character is being preserved.
3. Each property will be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.
The proposed changes do not create a false sense of history. The character-defining features of the neighborhood are proposed to remain. Therefore, the project meets this standard.
4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.
There are no newer features or changes in the intersection that have developed historical significance. Pavement has been continually altered over time. Therefore, the project meets this standard.

5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.

No distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize the intersection are proposed to be removed. Therefore, the project meets this standard.

6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.

Curbs, gutters, and sidewalks will be repaired, if necessary. None of these elements are proposed to be removed. Therefore, the project meets this standard.

7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.

Any work will be completed with a degree of care to ensure character-defining features are protected and not damaged. Therefore, the project meets this standard.

8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.

This area has been developed for over 100 years and is not an area that is expected to yield any archaeological resources. Therefore, the project meets this standard.

9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

The new traffic circle will be differentiated from the original curb and gutters, but is required to be compatible with the historic features. Therefore, the project meets this standard.

10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

The proposed work only includes the existing pavement area in the intersection. Therefore, any work is easily removable and the intersection can be returned to its original condition. Therefore, the project meets this standard.

Required Findings:

The findings required in Section 1190.D.4 of the Pomona Zoning and Development Code for a Certificate of Appropriateness are contained in the attached resolution (Attachment No. 1).

Conclusion:

The proposed traffic circle will address a serious safety issue while providing improvements compatible with the existing historic fabric of the neighborhood. Therefore, staff recommends approving the project.

Environmental Review:

Staff has determined that this project is exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15331. of the California CEQA Guidelines. A Notice of Exemption has been prepared and is attached (Attachment No. 4).

Conditions of Approval:

The Conditions of Approval are contained in the attached resolution (Attachment No. 1).

Attachments:

1. Historic Preservation Commission Resolution No. 26-025
2. Notice of Public Hearing
3. Photographs of site and surrounding area
4. Notice of Exemption