

RESOLUTION NO. 2026-43

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF POMONA, CALIFORNIA, APPROVING A SINGLE LOCAL HISTORIC LANDMARK DESIGNATION REQUEST (SHISTORIC-000110-2025) FOR PROPERTY LOCATED AT 1057 E. MISSION BOULEVARD (MCDONALD'S #7)(APN:8326-009-018)

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 Commission Resolution 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 approved Resolution No. 26-018 recommending City Council approval of the Single Historic Landmark Designation; and

WHEREAS, the City Clerk has, subject to requirements of the Historic Preservation Ordinance placed the application on the May 18, 2026, City Council agenda, for the requested single historic landmark designation; and

WHEREAS, the City Council has carefully considered any pertinent testimony and the staff report offered in the case presented at the City Council meeting.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Pomona as follows:

SECTION 1. The City Council determines that the approval of the single historic landmark designation request (SHISTORIC-000116-2026) for the property located at 1057 E. Mission Boulevard is not defined as a project per the California Environmental Quality Act (CEQA). 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 single historic landmark designation.

SECTION 2. The City Council 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 us 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; therefore, the site meets this criterion.

2. *It is the work of a notable builder, designer, landscape designer or architect.*

The structures on the site were designed by the architect, Stanley Charles Meston who had worked closely with the McDonald’s brothers to design the iconic restaurant design which the site is modeled after. Meston’s work can be found regionally, nationally, and internationally; much of which was tailored for commercial and institutional purposes. Therefore, the site may be eligible for designation under this criterion.

3. *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.*

Mission Boulevard’s designation as a major transportation corridor served as a prime location for businesses that had begun to cater to the growing automobile culture of the post-war period by designing building and properties in a style that is considered as “roadside architecture”. This style of architecture can be loosely summarized as a style that used strong geometric elements for building and signs capable of quickly drawing the attention of motorists. These sites were catered for the automobile by providing an expanse of asphalt for easy maneuvering of vehicles; much of which that is still seen today on major transportation corridors such as Mission Boulevard and Foothill Boulevard. These relics of the time serve as a reminder of the importance of the automobile at a time that the city had begun to see extensive suburban growth.

4. *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. Therefore, the property meets this criterion.

5. *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.*

The building on the site is the seventh McDonald's built and is currently the second oldest of its original restaurants in existence in the world. 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. Therefore, the property meets this criterion.

6. *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. Therefore, the property meets this criterion.

7. *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. Therefore, the property meets this criterion.

SECTION 3. Based on the above findings, the City Council hereby approves Single Historic Landmark Designation request (SHISTORIC-000110-2026) for the property located at 1057 E. Mission Boulevard and directs the Development Services Department, Planning Division to add it to the Pomona Local Landmark List.

SECTION 4. The City Clerk shall attest and certify to the passage and adoption of this Resolution, and it shall become effective immediately upon its approval.

PASSED, APPROVED AND ADOPTED this 18th day of May 2026.

CITY OF POMONA:

Tim Sandoval
Mayor

APPROVED AS TO FORM:

ATTEST:

Sonia Carvalho
City Attorney

Karla Shipman, CMC
Acting 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 May 18, 2026, by the following vote of the Council:

AYES:

NOES:

ABSTAIN:

ABSENT:

Karla Shipman, CMC
Acting City Clerk