

ATTACHMENT NO. 10

RESOLUTION NO. 2025-154

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF POMONA, CALIFORNIA, APPROVING A MILLS ACT CONTRACT (MILLS-000454-2025) THAT INCLUDES A REHABILITATION PLAN LOCATED AT 366 LINCOLN AVENUE IN THE LINCOLN PARK HISTORIC DISTRICT

WHEREAS, Section 50280 – 50290 of the California Government Code and Section 439 – 439.4 of the California Revenue and Taxation Code authorize cities to enter into contracts with owners of qualified historic properties who actively participate in the restoration and maintenance of their historic properties while receiving property tax relief;

WHEREAS, Section .5809-13.I.2 of the City of Pomona Zoning Ordinance authorizes the use of Mills Act contracts to foster the preservation of historic buildings and assigns administration of such contracts to the Planning Division;

WHEREAS, on February 11, 2002, the City Council approved Resolution No. 2002-32 adopting standards and review procedures for implementation of the City of Pomona Mills Act Historic Preservation Tax Abatement Program;

WHEREAS, on April 21, 2008, the City Council of the City of Pomona approved Resolution No. 2008-39 adopting a Revised and Restated Mills Act Historic Preservation Tax Abatement Program (Mills Act Program);

WHEREAS, under the Mills Act Program, the City Council may enter into contracts (Mills Act contracts) with owners of qualified historic properties who actively participate in restoring and maintaining their historic properties while receiving property tax relief;

WHEREAS, the Mills Act Program specifies that, in order to grant approval of a Mills Act contract, the City Council must make findings pertaining to the adequacy of a Restoration, Rehabilitation and Preservation Plan that includes a schedule of projects to be completed during the first ten (10) years following execution of the Mills Act contract;

WHEREAS, the applicant, Michael P. Spera, submitted an application for a Mills Act Contract (MILLS-000454-2025) for a property located at 366 Lincoln Avenue in the Lincoln Park Historic District;

WHEREAS, the subject property is a “contributing” structure located within the Lincoln Park Historic District, which was designated as a historic district by the Pomona City Council on May 4, 1998;

WHEREAS, the property was constructed 1911;

WHEREAS, the Historic Preservation Commission of the City of Pomona, had a meeting on November 5, 2025 concerning the requested Mills Act Contract (MILLS-000454-2025); and

WHEREAS, the City and the property owners, for their mutual benefit, now desire to enter into a Mills Act contract to limit the use of the subject property to prevent inappropriate alterations; to ensure that the character-defining features are preserved and maintained; and to require the execution of the approved Restoration, Rehabilitation and Preservation Plan.

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

SECTION 1. Section B.9 of the City of Pomona Revised and Restated Mills Act Historic Preservation Tax Abatement Program (Mills Act Program) requires that, prior to the approval of a Mills Act contract, the following findings be made regarding the Restoration, Rehabilitation and Preservation Plan and supporting materials for the subject property:

1. *Based on information contained in the program application including, but not limited to, the Restoration, Rehabilitation and Preservation Plan, cost estimates, estimated tax savings to the property owner and other related information, the approval of the Mills Act contract will serve to compensate the City for the reduction in property taxes received.*

The applicant is proposing to spend \$88,230.00 to maintain and preserve the house. The Mills Act contract will save the property owner approximately \$76,173.10 over 10 years and the contract will only cost the City approximately \$17,786.41 over the same 10 year period. The proposed value of the work and the benefits of the maintained house exceed the cost to the City.

2. *The Restoration, Rehabilitation and Preservation Plan will extend the life of the structure(s), protect the historic and aesthetic value of the property, and comply with the rules and regulations of the State Office of Historic Preservation of the Department of Parks and Recreation; the United States Secretary of the Interior's Standards for Rehabilitation; the State Historic Building Code; and the City of Pomona Municipal Code, Historic Preservation Ordinance and Design Guidelines.*

The projects listed in the proposed Rehabilitation Plan are exterior architectural elements that play vital roles in the preservation of historic resources in that they function as the first line of defense against external factors such as harsh weather conditions and pests. The listed repairs will ensure sufficient protection of both important architectural features of the site's architectural style and the structural integrity of a locally and nationally registered historic resource. Furthermore, the nature of the listed repairs are required to obtain permits from the City that will require compliance with local, state, and federal standards and guidelines.

REHABILITATION PLAN

YEAR	PROJECT	COST
2027	Rafter tail repair	\$31,620.00
2027	Replumbing	\$6,630.00
2027	Rewiring	\$49,980.00

SECTION 2. The City Council hereby agrees to enter into a Mills Act contract for property located at 366 Lincoln Avenue and authorizes the City Manager, or her designee, to execute said contract, subject to final review by the City Attorney.

SECTION 3. 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 1st day of December, 2025.

CITY OF POMONA:

Tim Sandoval
Mayor

APPROVED AS TO FORM:

ATTEST:

Sonia Carvalho
City Attorney

Rosalia A. Butler, MMC
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 December 1, 2025 by the following vote of the Council:

AYES:

NOES:

ABSTAIN:

ABSENT:

Rosalia A. Butler, MMC
City Clerk