

HPC RESOLUTION NO. 25-034

**A RESOLUTION OF THE CITY OF POMONA HISTORIC
PRESERVATION COMMISSION, RECOMMENDING THE
CITY COUNCIL APPROVE A MILLS ACT CONTRACT
FOR A PROPERTY LOCATED AT 1574 N. ORANGE
GROVE AVENUE, WITHIN THE LINCOLN PARK
HISTORIC DISTRICT**

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

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, Chike Nwafor, submitted an application for a Mills Act Contract (MILLS-000070-2025) for a property located at 1574 N. Orange Grove 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 1931;

WHEREAS, the Historic Preservation Commission of the City of Pomona, had a meeting on November 05, 2025 concerning the requested Mills Act Contract (MILLS-000070-2025); 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. 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.*

Based on the information provided and Staff's analysis of the application, the subject Mills Act contract will compensate the City with tax-based benefits consistent with properly maintained private properties within a locally and nationally designated Historic District.

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
2026	Roof & Drywall Repair	\$ 11,055.00
2028	Window Repair (21)	\$ 11,142.68
2029	Painting - Exterior (1,330 SF)	\$ 10,797.25
2030	Painting - Interior (8 rooms)	\$ 18,548.54

SECTION 2. In view of all of the evidence and based on the designation criteria contained in the staff report, the Historic Preservation Commission concludes as follows:

The property located at 1574 N. Orange Grove Avenue is using the tax benefit to maintain and improve the historic resource, the proposed rehabilitation plan will preserve the historic character of the property, and the preserved and maintain resource provides a benefit to the City. Therefore the Historic Preservation Commission recommends the City Council enter into a Mills Act contract for the property.

SECTION 3. The Secretary shall certify to the adoption of this Resolution and forward the original to the City Clerk.

APPROVED AND PASSED THIS 5th DAY OF NOVEMBER, 2025.

ANGELA KELLER
HISTORIC PRESERVATION COMMISSION
CHAIRPERSON

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November 05, 2025
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ATTEST:

GEOFFREY STARNES
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.