



Staff Report

City of Pomona Historic Preservation Commission

November 5, 2025

FILE NO: MILLS-000577-2025

A request for a Mills Act Contract for 1515 Ganesha Place.

ADDRESS: **1515 Ganesha Place** (APN: 8359-018-023)

APPLICANT: Cassie Hau (Aligcus Construction LLC)

PROJECT PLANNER: Alan Fortune, Associate Planner

RECOMMENDATION: Approve File No. MILLS-000577-2025 and adopt HPC Resolution No. 25-030.

Project Information:

GENERAL PLAN PLACETYPE: Residential Neighborhood

ZONING DISTRICT: Residential
Neighborhood District 1
(RND1-H)

TRANSECT: T3

SPECIFIC PLAN DISTRICT: N/A

GENERAL PLAN DENSITY: 20 DU/AC

HISTORIC DESIGNATION DATE: October 6, 2003

HISTORIC LANDMARK/DISTRICT: Hacienda Park Historic District

Property Background:

The property located at 1515 Ganesha Place is a contributing resource within the Hacienda Park Historic District. The property consists of a single-family residence with a detached garage estimated to have been constructed in 1947. The structures are of Minimal Traditional style architecture.

On March 5, 2025, the Historic Preservation Commission approved a Major Certificate of Appropriateness (MAJCOA-000065-2025, HPC Resolution No. 25-003) to allow for the construction of a new detached 1,200 square foot accessory dwelling unit (ADU), with a 450 square foot garage, and a new four foot (4') tall block wall at the rear of this contributing resource. This project is currently within the plan check process and has not been constructed.

Staff is currently processing a request for a Major Certificate of Appropriateness (MAJCOA-000360-2025), to legalize twenty-four (24) unpermitted vinyl windows on the primary house. At the Historic Preservation Commission meeting of July 2, 2025, the Commission recommended that the applicant consider applying for Mills Act participation with

the replacement of all vinyl windows to wood windows as one of the associated rehabilitation plan projects. On September 2, 2025, the applicant submitted a request for Mills Act participation.

Discussion of Existing Conditions of the Property:

A site inspection was conducted by Staff and the existing structure was found to be in good condition. It retains many of its character-defining features, including two bump-out bay windows, simple covered entryway with iron supports, and smooth stucco cladding. The previous owner replaced all original windows with vinyl windows and the rear door has been replaced with a vinyl sliding door. The Hacienda Park Historic District survey that evaluated this property gives the resource a "Contributing" rating with no significant additions or alterations having been made, with exception to the replacement of all original windows and the rear door. The property will benefit from the proposed rehabilitation plan which includes replacing all vinyl windows, as well as the rear sliding vinyl doors with appropriate windows and sliding doors composed of wood.

Financial Analysis:

Staff compared the current property taxes with the estimated Mills Act taxes. The estimate was created by using the Mills Act Calculator that the Planning Division has created. This tool uses an estimated rental amount, taken from sites like Zillow, and information provided by the applicant related to homeowners' insurance, utilities, and maintenance. These figures are inserted into the valuation formula created under state law. Based on the information provided by the applicant, staff estimates that the applicant will save approximately \$7,310.56 per year. The applicant is proposing \$76,531.15 worth of improvements.

TAX SAVINGS

Current Tax Bill:	\$12,303.01
Estimated Mills Act Tax Bill:	\$4,992.45
Estimated Savings:	\$7,310.56

Negative number means the applicant will not save money under the Mills Act

Estimated Savings over 10 years:	\$73,105.60
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COST TO THE CITY OF POMONA

The City receives 23.35 percent of the property taxes. The remainder goes to the county, school district, and other special districts.

Estimated Tax Savings:	\$7,310.56 / year
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Cost to the City per year:	\$1,707.02
Cost to the City over 10 years:	\$17,070.16

Rehabilitation Plan:

Total Estimated Work Plan Costs: \$76,531.15

PROJECTS:

Project:	Replacement of 24 vinyl windows with wood windows
Reason:	All existing windows on the primary house are vinyl and not original or of a style that is compatible to the original home
Benefits:	Project will remove non-original elements and replace with windows that are composed of a material that is more appropriate to the style of the home.
Project:	Replacement of rear vinyl sliding door with wood sliding door
Reason:	Existing rear sliding door is vinyl and is not original to nor compatible with the existing home.
Benefits:	Project will remove non-original elements and replace with doors that are composed of a material that is more appropriate to the style of the home.

Conclusion:

The applicant, as shown in the table below, has met the requirements of reinvesting the tax savings to complete projects that will rehabilitate and preserve a Minimal Traditional historic resource. Staff is recommending approval of this Mills Act Contract.

Estimated Tax Savings Over 10 years:	\$73,105.60
Total Estimated Project Costs:	\$76,561.15
Difference:	-\$3,455.55

Negative number means more money going back into house than is saved from Mills Act

Attachments:

1. Draft Historic Preservation Commission Resolution No. 25-030
2. Hacienda Park Historic District Survey
3. Photographs of Site
4. Project Plans
5. Proposed Work Plan