



Staff Report

City of Pomona Historic Preservation Commission

November 5, 2025

FILE NO: MILLS-000440-2025

A request for a Mills Act Contract for 335 San Francisco Avenue.

ADDRESS: 335 San Francisco Avenue

APPLICANT: Paul Williams

PROJECT PLANNER: Alina Barron, Senior Planner

RECOMMENDATION: Approve File No. MILLS-000440-2025 and adopt Resolution No. 25-033

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: 1998

HISTORIC LANDMARK/DISTRICT: Lincoln Park Historic District

Property Background:

335 San Francisco Avenue is a contributing property to the Lincoln Park Historic District. The existing single-family structure was built in 1907 in a typical Craftsman Bungalow architectural style. It retains many of its character-defining features, including its transverse gable, framed porch with decorative posts, triangle brackets, clapboard wood siding, and wood shingle siding.

Discussion of Existing Condition of the Property:

A site inspection was conducted by Staff and the existing was found to be in relatively good condition. The property will however benefit from the proposed rehabilitation plan which will include repair and refinishing of the existing

eaves and rafters, repair of all 27 existing windows, refinishing of two rooms with hardwood floor, and a porch restoration.

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 \$4,402.75 per year. The applicant is proposing \$48,890.39 worth of improvements.

TAX SAVINGS

Current Tax Bill:	\$8,253.15
Estimated Mills Act Tax Bill:	\$3,850.40
Estimated Savings:	\$4,402.75

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

Estimated Savings over 10 years:	\$44,027.48
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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:	\$4,402.75/ year
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Cost to the City per year:	\$1,028.04
Cost to the City over 10 years:	\$10,280.42

Rehabilitation Plan:

Total Estimated Work Plan Costs:	\$48,890.39
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PROJECTS:

Project:	Refinish Hardwood Floors (2 rooms)
Reason:	Existing floor is the original hardwood floors and require refinishing.
Benefits:	The refinishing the original hardwood flooring will add to the longevity of the original flooring.
Project:	Porch Restoration
Reason:	The current porch has tile flooring which has proved to be a hazard to the property owner when temperatures reach over 89° F, in addition the current porch is inconsistent with the architectural style of the home.
Benefits:	Will restore the porch to the original design and materials known.
Project:	Window Repair (2 phases)
Reason:	Many of the functional windows are in need of repair in order to properly function. Issues with existing windows include windows that are unable to open due to multiple layers of incorrectly applied paint, broken and deteriorating sashes.
Benefits:	Preservation of a character defining feature, improved energy-efficiency of windows, improved ventilation throughout the home.
Project:	Repair and Refinish Rafters & Eaves
Reason:	The current rafters and eaves are in poor condition, and have dry rot.
Benefits:	The repair will address the condition of the rafters, fascia board, eaves, and will add to the longevity of the original roof detailing.

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 California Bungalow historic resource. Staff is recommending approval of this Mills Act Contract.

Estimated Tax Savings Over 10 years:	\$44,027.48
Total Estimated Project Costs:	\$48,890.39
Difference:	-\$4,862.91

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

Attachments:

1. HPC Resolution No. 25-033
2. Site Photographs
3. Proposed Work Plan