



Staff Report

City of Pomona Historic Preservation Commission

November 5, 2025

FILE NO: MILLS-000376-2025

A request for a Mills Act Contract for 112 E. Kingsley Avenue.

ADDRESS: **112 E. Kingsley Avenue** (APN: 8336-007-006)

APPLICANT: Brooke Weston

PROJECT PLANNER: Alan Fortune, Associate Planner

RECOMMENDATION: Approve File No. MILLS-000376-2025 and adopt HPC Resolution No. 25-032.

Project Information:

GENERAL PLAN PLACETYPE: Transit Oriented District:
Neighborhood

ZONING DISTRICT: Downtown Gateway
Segment (PCSP)

TRANSECT: T5

SPECIFIC PLAN DISTRICT: Pomona Corridors
Specific Plan (PCSP)

GENERAL PLAN DENSITY: 80 DU/AC max

HISTORIC DESIGNATION DATE: May 4, 1998

HISTORIC LANDMARK/DISTRICT: Lincoln Park Historic District

Property Background:

The property located at 242 Lincoln Avenue is a contributing resource within the Lincoln Park Historic District. The property consists of a 648 square-foot single-family residence estimated to have been constructed in 1930. The structure has French Tudor style architectural influence. On May 5, 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 was found to be in poor condition. Though it retains nearly all of its original character-defining features, with the one-over-one double-hung windows and front-facing gabled roof with asymmetrical flared ends, many of the individual features have been weathered and are in need of repair. The property has both exterior and interior damage, including damage to windows, siding, flooring, fascia, and

foundation. The Lincoln Park Historic District survey that evaluated this property gives the resource a "Contributing" rating with no significant additions or alterations having been made. The property will benefit from the proposed rehabilitation plan which includes restoring and repairing many critical features of the home.

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 \$4,778.96 per year. The applicant is proposing \$55,309.08 worth of improvements.

TAX SAVINGS

Current Tax Bill:	\$6,913.51
Estimated Mills Act Tax Bill:	\$2,134.55
Estimated Savings:	\$4,778.96

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

Estimated Savings over 10 years:	\$47,789.60
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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:	\$4,778.96 / year
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Cost to the City per year:	\$1,115.89
Cost to the City over 10 years:	\$11,158.88

Rehabilitation Plan:

Total Estimated Work Plan Costs:	\$55,309.08
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PROJECTS:

Project:	Replace interior flooring
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Reason: Interior flooring is severely damaged or removed
Benefits: Installation of flooring would restore element to house and increase quality of life for occupants

Project: Exterior painting, paint, stucco repair

Reason: Exterior of house has cracked and damaged stucco and is in need of repair
Benefits: Repair of siding would provide protection to the house from weather and elements

Project: Repair water damaged window

Reason: Inoperable window due to water, including damaged and rotten wood and structural damage
Benefits: New window will provide operable window and prevent further damage to home

Project: Foundation repair, water damage repair

Reason: Damage to foundation leaves risk for further water damage unless repaired
Benefits: Will repair existing damage and prevent further damage from taking place

Project: Interior painting

Reason: Interior paint is damaged and peeling, walls remain unfinished due to previous repairs
Benefits: New paint and finishing will increase quality of life for occupants

Project: New fencing

Reason: Existing fencing is composed of plywood and at risk of collapse and is 3' tall along portions of side yard
Benefits: New fencing will be age and style appropriate and provide adequate privacy

Project: Electrical upgrades

Reason: Existing electrical wiring aged and weathered
Benefits: New upgrades to electrical fuse box and replacement

Project: Installation of new HVAC system

Reason: Existing home does not have HVAC system
Benefits: Installation of new HVAC system will increase quality of life for occupants.

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

Estimated Tax Savings Over 10 years:	\$47,789.60
Total Estimated Project Costs:	\$55,309.08
Difference:	-\$7,519.48

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

Attachments:

1. Draft Historic Preservation Commission Resolution No. 25-032
2. Lincoln Park Historic District Surveys
3. Photographs of Site
4. Proposed Work Plan