



Staff Report

City of Pomona Historic Preservation Commission

October 1, 2025

FILE NO: MILLS-000434-2025

A request for a Mills Act Contract for 410 E. Alvarado Street.

ADDRESS: 410 E. Alvarado Street

APPLICANT: Luis Cordova

PROJECT PLANNER: Carlos Molina, Associate Planner

RECOMMENDATION: Approve File No. MILLS-000434-2025 and adopt Resolution No. 25-028.

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: 5/4/1998

HISTORIC LANDMARK/DISTRICT: Lincoln Park Historic District

Property Background:

410 E. Alvarado Street 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 round wooden columns, triangular knee braces, exposed rafter tails, double-hung wood windows, etc.

Discussion of Existing Condition of the Property:

A site inspection was conducted by Staff and found that the property was in good condition with the need of preventative maintenance needed to keep the property in its condition. As proposed, preventive maintenance includes the proposed items of the rehabilitation plan which are the repair of fifteen double-hung windows, refreshed exterior painting, and replacement of dilapidating wood fencing.

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 \$2,181.26 per year. The applicant is proposing approximately \$23,865.60 worth of improvements.

TAX SAVINGS

Current Tax Bill:	\$5,435.53
Estimated Mills Act Tax Bill:	\$1,931.34
Estimated Savings:	\$2,181.56

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

Estimated Savings over 10 years:	\$21,865.60
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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:	\$2,181.56 / year
Cost to the City per year:	\$509.39
Cost to the City over 10 years:	\$5093.94

Rehabilitation Plan:

Total Estimated Work Plan Costs:	\$23,625
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PROJECTS:

Project: Window Repair (15 count)

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: Exterior Paint

Reason: Apply new coat of paint to the exterior of the SFR within recommended time frame for paint (every 7-10 years).

Benefits: Preservation of character-defining features of the Craftsman Bungalow style (siding/window trim style), improved protection from weather/insects/moisture, enhanced curb appeal.

Project: Wood Fencing Repair

Reason: Wood fencing located along the side property line is in a state of dilapidation limiting its intended function of providing privacy between properties. In its state, it is also increasing the chances of becoming a safety hazard.

Benefits: Maintain the security and functionality of the fence, preserve an architecturally appropriate fence material, improve curb appeal of the district.

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:	\$21, 865.60
Total Estimated Project Costs:	\$23,625.00
Difference:	-\$1,760.00

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

Attachments:

1. Draft Historic Preservation Commission Resolution No. 25-028
2. Proposed Rehabilitation Plan
3. Site Photographs