



Staff Report

City of Pomona Historic Preservation Commission

November 05, 2025

FILE NO: MILLS-000419-2025

A request for a Mills Act Contract for 330 Garfield Avenue.

ADDRESS: 330 Garfield Avenue

APPLICANT: Roxanne Louise Perez, Benzion Isa Perez

PROJECT PLANNER: Carlos Molina, Associate Planner

RECOMMENDATION: Approve File No. MILLS-000419-2025 and adopt Resolution No. 25-029.

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:

330 Garfield Avenue is a contributing property to the Lincoln Park Historic District. The existing single-family structure was built in 1911 in a typical Craftsman Bungalow architectural style. It retains many of its character-defining features, including its tapered wood porch piers, wide sloping eaves, river rock porch piers, single-hung wood windows, etc.

Discussion of Existing Condition of the Property:

A site inspection was conducted by Staff and the existing was found to be in relatively excellent condition. Both the interior and exterior of the home have received regular maintenance aiding in its current condition. The proposed work in the rehabilitation plan have been selected to assist in the regular maintenance the home's exterior façade

condition while also improving the functionality of important character-defining features of original wood windows, doors, and exterior siding.

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 \$4,732.53 per year. The applicant is proposing \$43,703 worth of improvements.

TAX SAVINGS

Current Tax Bill:	\$8,217.58
Estimated Mills Act Tax Bill:	\$1,825.80
Estimated Savings:	\$4,732.53

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

Estimated Savings over 10 years:	\$47,325.30
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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:	\$4,732.53/ year
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Cost to the City per year:	\$1,105.05
Cost to the City over 10 years:	\$11,050.46

Rehabilitation Plan:

Total Estimated Work Plan Costs:	\$49,703
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PROJECTS:

Project: New HVAC (using existing ducts)

Reason: Existing HVAC system is aging and in need of repairs/replacement in order to operate properly and efficiently.

Benefits: The replacement of an aging HVAC system will improve the overall energy efficiency of the home, ensure optimal performance of the system, and will aid in maintaining appropriate humidity levels in the home thereby preventing the introduction of mold that can cause harm to residents and the character-defining features of the home (crown molding, siding, floors, etc.).

Project: Window Repairs (count 15)

Reason: Many of the functional windows need 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 and broken/deteriorating sashes.

Benefits: Preservation of a character defining feature, improved energy-efficiency of windows, improved ventilation throughout the home.

Project: Window Screens (count 15)

Reason: Several of the operable windows did not have window screens and those that had window screens were showing signs of aging that will likely need to be repaired/replaced by the time the project is scheduled to be undertaken.

Benefits: Sufficient screening of insects and debris, improved security, sufficient filtering of UV rays/reduction of glare, improved natural ventilation of home (a feature of the Craftsman Bungalow design).

Project: Door Repairs (count 3)

Reason: The proposed doors are original wood doors that include appropriate design features matching the exterior and interior wood features of the Craftsman home. Typical preservation repairs identified include removal and application of stain to preserve the wood, new hardware, repair to head, jamb, strike plates, hinges, etc.

Benefits: Preservation of character-defining features of the Craftsman Bungalow style, improved security, improved energy efficiency, improved curb appeal of the home and district.

Project: Exterior Paint

Reason: Apply new coat of paint to the exterior of the SFR within the 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: Interior Paint (Living and Dining Rooms)

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

Benefits: Improved protection for lathe and plaster.

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:	\$47,325.30
Total Estimated Project Costs:	\$47,903.00
Difference:	-\$578.00

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

Attachments:

1. Historic Preservation Commission Resolution No. 25-029
2. Proposed Rehabilitation Plan
3. Photographs of Site