



Staff Report

City of Pomona Historic Preservation Commission

November 5, 2025

FILE NO: MILLS-000422-2025

A request for a Mills Act Contract for 160 E. Columbia Avenue.

ADDRESS: 160 E. Columbia Avenue

APPLICANT: Rachael Zuniga

PROJECT PLANNER: Alina Barron, Senior Planner

RECOMMENDATION: Approve File No. MILLS-000422-2025 and adopt Resolution No. 25-027.

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: May 4, 1998

HISTORIC LANDMARK/DISTRICT: Lincoln Park Historic District

Property Background:

160 E. Columbia Avenue is a contributing property to the Lincoln Park Historic District. The existing single-family structure was built in 1917 in a typical Craftsman Bungalow architectural style. It retains many of its character-defining features, including its graduated porch pillars, large plate picture window, bay window, centered gable dorm as well as 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 a reroof of the existing composition shingle along with the refinishing of the existing eaves and fascia boards, a new HVAC system utilizing existing duct work, and a bathroom remodel which will include plumbing and structural work.

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 \$4,853.55 per year. The applicant is proposing \$59,135.91 worth of improvements.

TAX SAVINGS

Current Tax Bill:	\$8,403.20
Estimated Mills Act Tax Bill:	\$3,459.65
Estimated Savings:	\$4,853.55

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

Estimated Savings over 10 years:	\$48,535.53
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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:	\$4,853.55 / year
Cost to the City per year:	\$1,133.30
Cost to the City over 10 years:	\$11,333.04

Rehabilitation Plan:

Total Estimated Work Plan Costs:	\$59,135.91
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PROJECTS:

Project:	Reroof
Reason:	The reroof will include the removal of all roofing debris, layers of previous roofing material, the replacement dry-rot shiplap boards beneath the existing roofing and a like for like material change of existing composition shingles. This will also include the refinishing of the existing eaves and fascia boards. While the roof is currently not deteriorating, it will require replacement within the next 10 years, additionally the eaves and fascia boards do require repair.
Benefits:	The reroof will address the condition of the fascia board, eaves, and roof and will add to the longevity of the original wood detailing.
Project:	New HVAC (use existing ducts)
Reason:	Repair and upgrade HVAC system using existing ducts.
Benefits:	Increase lifespan of HVAC system, limit amount of repairs in the long-term, improved performance, improve the livability of the home.
Project:	Bathroom Remodel
Reason:	The existing bathroom shows evidence of structural and plumbing issues including the warping in the wall adjacent the bathtub and sinking of the bathtub.
Benefits:	Increase the lifespan of the home by addressing plumbing and structural concerns.

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:	\$48,535.53
Total Estimated Project Costs:	\$59,135.91
Difference:	-\$10,600.38

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

Attachments:

1. HPC Resolution No. 25-027
2. Site Photographs
3. Proposed Work Plan