

HPC RESOLUTION NO. 25-030

A RESOLUTION OF THE CITY OF POMONA HISTORIC PRESERVATION COMMISSION, RECOMMENDING THE CITY COUNCIL APPROVE A MILLS ACT CONTRACT (MILLS-000577-2025) FOR A PROPERTY LOCATED AT 1515 GANESHA PLACE (APN: 8359-018-023), WITHIN THE HACIENDA PARK HISTORIC DISTRICT

THE HISTORIC PRESERVATION COMMISSION OF THE CITY OF POMONA DOES RESOLVE AS FOLLOWS:

WHEREAS, Section 50280 – 50290 of the California Government Code and Section 439 – 439.4 of the California Revenue and Taxation Code authorize cities to enter into contracts with owners of qualified historic properties who actively participate in the restoration and maintenance of their historic properties while receiving property tax relief;

WHEREAS, Section .5809-13.I.2 of the City of Pomona Zoning Ordinance authorizes the use of Mills Act contracts to foster the preservation of historic buildings and assigns administration of such contracts to the Planning Division;

WHEREAS, on February 11, 2002, the City Council approved Resolution No. 2002-32 adopting standards and review procedures for implementation of the City of Pomona Mills Act Historic Preservation Tax Abatement Program;

WHEREAS, on April 21, 2008, the City Council of the City of Pomona approved Resolution No. 2008-39 adopting a Revised and Restated Mills Act Historic Preservation Tax Abatement Program (Mills Act Program);

WHEREAS, under the Mills Act Program, the City Council may enter into contracts (Mills Act contracts) with owners of qualified historic properties who actively participate in restoring and maintaining their historic properties while receiving property tax relief;

WHEREAS, the Mills Act Program specifies that, in order to grant approval of a Mills Act contract, the City Council must make findings pertaining to the adequacy of a Restoration, Rehabilitation and Preservation Plan that includes a schedule of projects to be completed during the first ten (10) years following execution of the Mills Act contract;

WHEREAS, the applicant, Cassie Hau, submitted an application for a Mills Act Contract (MILLS-000577-2025) for a property located at 1515 Ganesha Place in the Hacienda Park Historic District;

WHEREAS, the subject property is designated as a “contributing” structure located within the Hacienda Park Historic District, which was designated as a historic district by the Pomona City Council on October 6, 2003;

WHEREAS, the property was constructed in 1947;

WHEREAS, the Historic Preservation Commission of the City of Pomona, had a meeting on November 5, 2025 concerning the requested Mills Act Contract (MILLS-000577-2025); and

WHEREAS, the Historic Preservation Commission has carefully considered all pertinent testimony and the staff report offered in the case presented at the public hearing.

NOW THEREFORE, BE IT HEREBY RESOLVED by the Historic Preservation Commission of the City of Pomona, California, as follows:

SECTION 1. Section B.9 of the City of Pomona Revised and Restated Mills Act Historic Preservation Tax Abatement Program (Mills Act Program) requires that, prior to the approval of a Mills Act contract, the following findings be made regarding the Restoration, Rehabilitation and Preservation Plan and supporting materials for the subject property:

1. *Based on information contained in the program application including, but not limited to, the Restoration, Rehabilitation and Preservation Plan, cost estimates, estimated tax savings to the property owner and other related information, the approval of the Mills Act contract will serve to compensate the City for the reduction in property taxes received.*

Based on the information provided and Staff's analysis of the application, the subject Mills Act contract will provide a benefit to the City by preserving the historic character of the property and the Hacienda Park Historic District with tax-based benefits consistent with properly maintained private properties within a locally and nationally designated Historic District

2. *The Restoration, Rehabilitation and Preservation Plan will extend the life of the structure(s), protect the historic and aesthetic value of the property, and comply with the rules and regulations of the State Office of Historic Preservation of the Department of Parks and Recreation; the United States Secretary of the Interior's Standards for Rehabilitation; the State Historic Building Code; and the City of Pomona Municipal Code, Historic Preservation Ordinance and Design Guidelines.*

The proposed rehabilitation projects include the replacement of non-original and non-compatible elements of the home to those that are more appropriate and would be original to the Minimal Traditional architectural style of the home. This project further protects the historic and aesthetic value of the property and will ensure protection of these architectural features.

REHABILITATION PLAN

YEAR	PROJECT	COST
10	Replacement of 24 vinyl windows with wood windows	\$66,224.83
10	Replacement of rear vinyl sliding doors with wood sliding doors	\$10,306.32
	Total:	\$76,531.15

SECTION 2. In view of all of the evidence and based on the designation criteria contained in the staff report, the Historic Preservation Commission concludes as follows:

The property located at 1515 Ganesha Place is using the tax benefit to maintain and improve the historic resource; the proposed rehabilitation plan will preserve the historic character of the property; and the preserved and maintained resource provides a benefit to the City. Therefore the Historic Preservation Commission recommends the City Council enter into a Mills Act contract for the property.

SECTION 3. The Secretary shall certify to the adoption of this Resolution and forward the original to the City Clerk.

APPROVED AND PASSED THIS 5TH DAY OF NOVEMBER, 2025.

ANGELA KELLER
HISTORIC PRESERVATION COMMISSION
CHAIRPERSON

ATTEST:

GEOFFREY STARNES
HISTORIC PRESERVATION COMMISSION
SECRETARY

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STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES)
CITY OF POMONA)

AYES:
NOES:
ABSTAIN:
ABSENT:

Pursuant to Resolution No. 76-258 of the City of Pomona, the time in which judicial review of this action must be sought is governed by Sec. 1094.6 C.C.P.