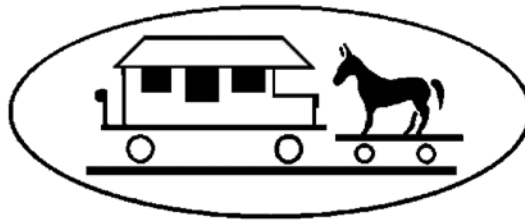


Historic Ontario



The "Model Colony"

**CITY OF ONTARIO HISTORIC PRESERVATION
COMMISSION
HISTORIC PRESERVATION SUBCOMMITTEE**

AGENDA

January 11, 2018

All documents for public review are on file in the Planning Department located in City Hall at 303 East "B" Street, Ontario, CA 91764.

**MEETINGS WILL BE HELD AT 5:30 PM IN COMMUNITY CONFERENCE ROOMS
1 & 2 LOCATED AT 303 East "B" Street**

PUBLIC COMMENTS

Citizens wishing to address the Historic Preservation Subcommittee on any matter that is not on the agenda may do so at this time. Please state your name and address clearly for the record and limit your remarks to five minutes.

Please note that while the Historic Preservation Subcommittee values your comments, the members cannot respond nor take action until such time as the matter may appear on the forthcoming agenda.

AGENDA ITEMS

For each of the items listed below the public will be provided an opportunity to speak. After a staff report is provided, the chairperson will open the public hearing. At that time the applicant will be allowed five (5) minutes to make a presentation on the case. Members of the public will then be allowed five (5) minutes each to speak. The Historic Preservation Subcommittee may ask the speakers questions relative to the case and the testimony provided. The question period will not count against your time limit. After all persons have spoken, the applicant will be allowed three minutes to summarize or rebut any public testimony. The chairperson will then close the public hearing portion of the hearing and deliberate the matter.

CONSENT CALENDAR ITEMS

A. MINUTES APPROVAL

Historic Preservation Subcommittee Minutes of December 14, 2017, approved as written.

Motion to Approve/Deny

PUBLIC HEARING ITEMS

- B. ENVIRONMENTAL ASSESSMENT AND CERTIFICATE OF APPROPRIATENESS REVIEW FOR FILE NO. PHP17-036**: A request for a Certificate of Appropriateness to allow for the construction of a two-story retail and medical office building totaling 37,074 square feet on 2.73 acres of land located on the northeast corner of Euclid Avenue and Riverside Drive, within the CN (Neighborhood Commercial) and EA (Euclid Avenue Overlay) zoning districts. The project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to Section 15332 (Class 32, In-fill Development Projects) of the CEQA Guidelines. The proposed project is located within the Airport Influence Area of Ontario International Airport (ONT), and was evaluated and found to be consistent with the policies and criteria of the ONT Airport Land Use Compatibility Plan (ALUCP). (APN: 1051-614-08); **submitted by Creative Design Associates. Planning Commission action is required.**

Related File Nos. PMTT17-006 (PM 19832) and PDEV17-020

1. CEQA Determination

No action necessary – Exempt: CEQA Guidelines Section § 15332

2. File No. PHP17-036 (Certificate of Appropriateness)

Motion to recommend Approval/Denial

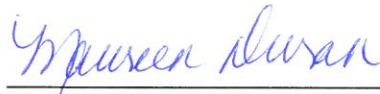
DISCUSSION ITEMS:

If you wish to appeal a decision of the **Historic Preservation Subcommittee**, you must do so within ten (10) days of the **Historic Preservation Subcommittee** action. Please contact the **Planning Department** for information regarding the appeal process.

If you challenge any action of the **Historic Preservation Subcommittee** in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the **Historic Preservation Subcommittee** at, or prior to, the public hearing.

The next **Historic Preservation Subcommittee** meets on **February 8, 2018**.

I, Maureen Duran, Office Specialist of the City of Ontario, or my designee, hereby certify that a true, accurate copy of the foregoing agenda was posted on or before **January 8, 2018**, at least 72 hours prior to the meeting per Government Code Section 54954.2 at 303 East "B" Street, Ontario.



CITY OF ONTARIO HISTORIC PRESERVATION COMMISSION

Historic Preservation Subcommittee

Minutes

December 14, 2017

SPECIAL MEETING: Community Conference Room 2, 303 East B Street, Ontario, CA 91764
Called to order by Jim Willoughby, Chairman, at 5:05 p.m.

BOARD MEMBERS PRESENT

Richard Delman, Chairman
Jim Willoughby, Planning Commissioner

BOARD MEMBERS ABSENT

Robert Gregerok, Planning Commissioner

STAFF MEMBERS PRESENT

Cathy Wahlstrom, Principal Planner
Elly Antuna, Assistant Planner

PUBLIC COMMENTS

No one responded from the audience

MINUTES

- A. **APPROVAL OF MINUTES:** Motion to approve the minutes of the October 12, 2017 meeting of the Historic Preservation Subcommittee was made by Mr. Delman and seconded by Mr. Willoughby and approved unanimously by those present (2-0).

PUBLIC HEARING ITEMS

- B. **ENVIRONMENTAL ASSESSMENT AND CERTIFICATE OF APPROPRIATENESS REVIEW FOR FILE NO. PHP17-034:** A request for a Certificate of Appropriateness to construct a 16-foot and ½-inch tall, 840 square foot detached garage for an existing single-family dwelling, an eligible historic resource, on a .21 acre lot located at 541 East D Street, within the LDR-5 (Low Density Residential – 2.1 to 5.0 DUs/Acre) zoning district. The project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to Section 15331 (Historical Resource Restoration/Rehabilitation). The proposed project is located within the Airport Influence Area of Ontario International Airport (ONT), and was evaluated and found to be consistent with the policies and criteria of the ONT Airport Land Use Compatibility Plan (ALUCP); (APN: 1048-393-17) **submitted by Jose Perez.**

Assistant Planner, Elly Antuna, presented the staff report for File No. PHP17-034. Ms. Antuna described the existing single-family dwelling and shared with the HPSC the proposed design of the detached garage. Ms. Antuna stated that the proposed roof pitch and the scale and massing of the detached garage are in keeping with the existing single-family dwelling and that staff is recommending approval of the project as proposed.

Owner, Jose Perez, of 541 East D Street was present and agreed to the conditions of approval. Mr. Perez stated that he is using Tuff Shed located in Ontario because he prefers using local vendors. Mr. Perez stated that he loves the style of his home and hopes that his home improvements will get the ball rolling for his neighborhood.

Owner, Jose Perez, of 541 East D Street was present and agreed to the conditions of approval. Mr. Perez stated that he is using Tuff Shed located in Ontario because he prefers using local vendors. Mr. Perez stated that he loves the style of his home and hopes that his home improvements will get the ball rolling for his neighborhood.

Commissioner Willoughby asked staff if the rear setback could be more than 10' to allow for a car to be parked between the proposed garage and gate to the alley if needed.

Ms. Antuna stated that it could.

Mr. Perez stated that he is able to park one of his smaller cars in that space.

Commissioner Willoughby stated that a traditional car is 15' long, leaving it at 10' may make it difficult to park other cars in front of the garage.

Mr. Perez stated that he would like to keep the garage as far away from the residence as possible.

Commissioner Willoughby encouraged Mr. Perez to double check to see if 10' in front of the garage will be enough space for him. Commissioner Willoughby stated he would hate for Mr. Perez to construct the garage with the 10' and then realize that he did not have enough space to park in front of the garage if he needed to.

Cathy Wahlstrom stated that if Mr. Perez chose to change the rear setback from 10' to 15' after the Certificate of Appropriateness was approved, he would not have to return to the HPSC to get approval. Changing the rear setback could be done through the plan check process as the Certificate of Appropriateness was looking specifically at the height and architectural style of the proposed garage.

Mr. Perez asked if 15' would be enough of a rear setback.

Commissioner Willoughby encouraged Mr. Perez to think about what would work best for him, 15' was a suggestion based on personal knowledge but the project could be approved with a 10' rear setback.

Mr. Perez stated that he would have his contractor make the changes to the site plan if he decided to move forward with a 15' setback.

The applicant's daughter, Rose Perez, asked if a permit was needed to pave a section of the alley as part of their project that may be on their property or may be part of the alley.

Commissioner Willoughby stated that a request like that would likely be handled by the traffic division of the Engineering Department, through the plan check process.

Motion to approve **File No. PHP17-034** subject to conditions was made by Mr. Delman, seconded by Mr. Gregerok and approved unanimously by those present (2-0).

DISCUSSION ITEMS

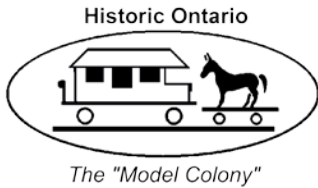
None

There being no further business, the meeting was adjourned by Mr. Willoughby at 5:25 p.m.

Respectfully submitted,



Elly Antuna
Assistant Planner



Historic Preservation Subcommittee

January 11, 2018

DECISION NO:

FILE NO: PHP17-036

DESCRIPTION: A request for a Certificate of Appropriateness to allow for the construction of a two-story retail and medical office building totaling 37,074 square feet located on the northeast corner of Euclid Avenue and Riverside Drive, within the CN (Neighborhood Commercial) and EA (Euclid Avenue Overlay) zoning districts. APN: 1051-614-08; **submitted by Creative Design Associates.**

PART I: BACKGROUND & ANALYSIS

CREATIVE DESIGN ASSOCIATES, (herein after referred to as "Applicant") has filed an application for the approval of a Certificate of Appropriateness, File No. PHP17-036, as described in the subject of this Decision (herein after referred to as "Application" or "Project").

(1) Project Setting: The project site is comprised of 2.7 acres of land located at northeast corner of Euclid Avenue and Riverside Drive, within the CN (Neighborhood Commercial) and EA (Euclid Avenue Overlay) zoning districts, and is depicted in *Exhibit A: Project Location Map*. The project site is located within a larger commercial shopping center totaling 8.4 acres. The northern portion of the site was developed in the 1980s with a commercial anchor and multi-tenant spaces totaling 40,098 square feet presently occupied by Dollar Tree and other service related uses. In 2014, a stand-alone O'Reilly Auto Parts was constructed on the southeast corner of the center totaling 7,454 square feet. Presently, there are three remaining undeveloped parcels within the center which include the project site.

(2) Historic Context: The Chaffey brothers planned Ontario with a 200 foot-wide boulevard, Euclid Avenue, running through the center from its southern boundary to the foothills to the north. Seven miles long, Euclid Avenue with twin roadways and a central median was the stately backbone of the colony; its long easy incline from the Southern Pacific tracks on the south to the tableland at the mouth of San Antonio Canyon on the north was ideal for gravity irrigation. Euclid Avenue from Philadelphia Street to Interstate 10 was designated as Local Landmark No. 67 on January 16, 2001. On August 10, 2005, the segment of Euclid Avenue from Philadelphia Street in Ontario to 24th Street in Upland was listed on the National Register of Historic Places.

(3) Project Description: The Applicant is requesting approval of a Certificate of Appropriateness, File No. PHP17-014, to allow for the construction of a commercial building within the Euclid Avenue Overlay Zoning District in conjunction with a Development Plan (File No. PDEV17-020) to construct a two-story retail and medical office building totaling 37,074 square feet in and a Tentative Parcel Map (File No. PMTT17-006 (PM 19832) to subdivide a 2.7 acre site for common lot condominium purposes.

The project site is located within a larger commercial shopping center that was partially developed in the 1980s and there are presently undeveloped parcels and building pads remaining within the center. The proposed two-story retail/medical office building will be located along the eastern portion of the commercial shopping center as depicted in *Exhibit C: Site Plan*. The first floor will be occupied by commercial retail users and the second floor will be occupied by medical offices with main entries facing east and south towards the existing parking lot. There are existing CC&Rs in place that address shared parking, maintenance, access and on-site circulation between the existing parcels. The majority of the commercial shopping center's on-site circulation, parking lot configuration, vehicular and emergency access will remain in place except for the northeast quadrant of the center. The proposed project will provide an additional parking lot east of the proposed buildings and enclosed attached garages along the eastern and northern elevations of the proposed buildings to serve the medical offices. Landscaping improvements are proposed for the existing parking lot limited to the projects parcel boundaries that include additional planters and shade trees. The site plan includes two plaza areas adjacent to the proposed buildings; one smaller plaza located on the northeast portion of the project area between the parking lot and the proposed building and a larger plaza located adjacent to the southwestern facing elevation between the existing parking lot and proposed building. Both plazas will be treated with colored concrete and pavers, landscaped planters, shade trees and seat walls as depicted in *Exhibit D: Landscape Plan*.

Architecturally, the proposed exterior building elevations illustrate the type of high-quality architecture promoted by the Development Code, as visible in *Exhibit E: Conceptual Elevations*. The articulation in the building footprint, parapet/roof line and a recessed second floor along the front entry elevations create a combination of recessed wall areas and popped-out columnar tower elements that accentuate the building's entries and breaks up large expanses of building wall. The mixture of building materials proposed includes a smooth-stucco finish with an earth tone color palette with metal reveals, metal joist canopies over the second floor entrances and blue-green tinted glazing for the windows and storefronts. Additionally, mechanical equipment will be roof-mounted and obscured from public view by parapet walls.

(4) Project Analysis: Section 6.01.035 (Overlay Zoning Districts) of the Ontario Development Code, requires Certificate of Appropriateness approval for any development project within the Euclid Avenue Overlay Zoning District which requires Development Plan approval. The Euclid Avenue Overlay Zoning District is intended to

recognize, protect, and enhance the visual character and quality of Euclid Avenue as a major scenic and historic resource of the City and also to identify and safeguard Euclid Avenue's position on the National Register of Historic Places. The intent of the Overlay Zoning District is not to create a false sense of history with any new development along the Euclid Avenue Corridor, but rather to ensure that new development does not cause an adverse effect on the character-defining features of Euclid Avenue, such as the 60 foot wide landscaped median, rock curbs, and King's Standard lampposts. Additionally, all new construction should be compatible with the surrounding developments in site design, massing and scale.

Euclid Avenue is defined by various periods of development that have occurred since the boulevards construction. The segment of Euclid Avenue between G and State Streets is the historic core of the City and features commercial buildings built directly on property lines with no setback from Euclid Avenue. The shift to commercial buildings and uses between G and I Streets that occurred during the 1950s makes up a "transition area" from downtown commercial to residential to the north. The segment of Euclid Avenue south of State Street to Mission Boulevard developed with residential where another "transition area" to commercial begins to the south. Euclid Avenue south of Mission Boulevard originally contained agricultural uses but has been developed with commercial uses over the past 70 years.

Other commercial properties located on Euclid Avenue adjacent to the project site have been developed with landscape planter or parking lots along Euclid Avenue with the buildings setback from Euclid Avenue. The site design of the project is consistent with that of the surrounding area. The design, site configuration and landscaping of the commercial building is appropriate in scale and massing for the infill construction, and will not detract or adversely affect the historic character of Euclid Avenue.

PART II: RECITALS

WHEREAS, the Application is a project pursuant to the California Environmental Quality Act (Public Resources Code Section 21000 et seq.) ("CEQA") and was reviewed to determine possible environmental impacts; and

WHEREAS, the Project is exempt from CEQA pursuant to a categorical exemption (listed in CEQA Guidelines Article 19, commencing with Section 15300) and the application of that categorical exemption is not barred by one of the exceptions set forth in CEQA Guidelines Section 15300.2; and

WHEREAS, Ontario Development Code Table 2.02-1 (Review Matrix) grants the Historic Preservation Subcommittee ("HPSC") the responsibility and authority to review and act, or make recommendation to the Planning/Historic Preservation Commission, on the subject Application; and

WHEREAS, all members of the HPSC of the City of Ontario were provided the opportunity to review and comment on the Application, and no comments were received opposing the proposed; and

WHEREAS, on January 11, 2018, the HPSC of the City of Ontario conducted a hearing on the Application and concluded said hearing on that date; and

WHEREAS, all legal prerequisites to the adoption of this Decision have occurred.

PART III: THE DECISION

NOW, THEREFORE, IT IS HEREBY FOUND AND DETERMINED by the Historic Preservation Subcommittee of the City of Ontario, as follows:

SECTION 1: As the approving body for the Project, the HPSC has reviewed and considered the information contained in the administrative record for the Project. Based upon the facts and information contained in the administrative record, including all written and oral evidence presented to the HPSC, the HPSC finds as follows:

(1) The Project is categorically exempt from environmental review pursuant to Section 15332 (In-fill Development Projects) of the CEQA Guidelines. The proposed project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations. The proposed development occurs within city limits and the area being developed is 2.7 acres less than five acre threshold and is substantially surrounded by urban land uses. The project site has no value as habitat for endangered, rare or threatened species. Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality. Also, the site is adequately served by all required utilities and public services; and

(2) The application of the categorical exemption is not barred by one of the exceptions set forth in CEQA Guidelines Section 15300.2; and

(3) The determination of CEQA exemption reflects the independent judgment of the HPSC.

SECTION 2: Based upon the substantial evidence presented to the HPSC during the above-referenced hearing and upon the specific findings set forth in Section 1, above, the HPSC hereby concludes as follows:

(1) The new construction, in whole or in part,

a. Will not detrimentally change, destroy or adversely affect any significant architectural feature of the resource. While there are no identified historic resources within the project site, the existing commercial center where the project is located has frontage

along Euclid Avenue. The historic designation for Euclid Avenue is from Philadelphia Street in Ontario to 24th Street in Upland, and while the project site is located approximately one mile south of Philadelphia Street, the Euclid Avenue corridor is a major scenic resource of the City. The new construction is on an existing pad, setback approximately 400 feet from Euclid Avenue within the existing commercial center and therefore, will not detrimentally change, destroy or adversely affect any significant architectural feature of the resource; and

b. Will not detrimentally change, destroy or adversely affect the historic character or value of the resource. While there are no identified historic resources within the project site, the project has frontage along Euclid Avenue, a designated historic resource. The existing landscaping on the Euclid Avenue median and parkways in front of the existing commercial center will remain and is consistent with the landscaping on the historic sections of Euclid Avenue. The project proposes appropriate building massing and scale, site design, building layout, and architecture that is in keeping with the area; and

c. Will be compatible with the exterior Character-defining features of the historic resource. Although the project site is not considered historic, the project site has frontage along Euclid Avenue, a designated historic resource. Through enhanced architectural elements in the contemporary commercial architectural style the proposed project does not detract from the character of Euclid Avenue.

SECTION 3: Based upon the findings and conclusions set forth in Sections 1 and 2 above, the HPSC hereby approves the Application subject to each and every condition, included as Attachment "A" of this Decision, and incorporated herein by this reference.

SECTION 4: The Applicant shall agree to defend, indemnify and hold harmless, the City of Ontario or its agents, officers, and employees from any claim, action or proceeding against the City of Ontario or its agents, officers or employees to attack, set aside, void or annul this approval. The City of Ontario shall promptly notify the applicant of any such claim, action or proceeding, and the City of Ontario shall cooperate fully in the defense.

SECTION 5: The documents and materials that constitute the record of proceedings on which these findings have been based are located at the City of Ontario City Hall, 303 East "B" Street, Ontario, California 91764. The custodian for these records is the City Clerk of the City of Ontario.

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APPROVED AND ADOPTED this 11th day of January, 2018.

Historic Preservation Subcommittee

Exhibit A: Project Location Map



Exhibit B: Site Photographs



Existing Commercial Shopping Center looking northeast



Existing Commercial Shopping Center looking east towards proposed project site

Exhibit C: Site Plan

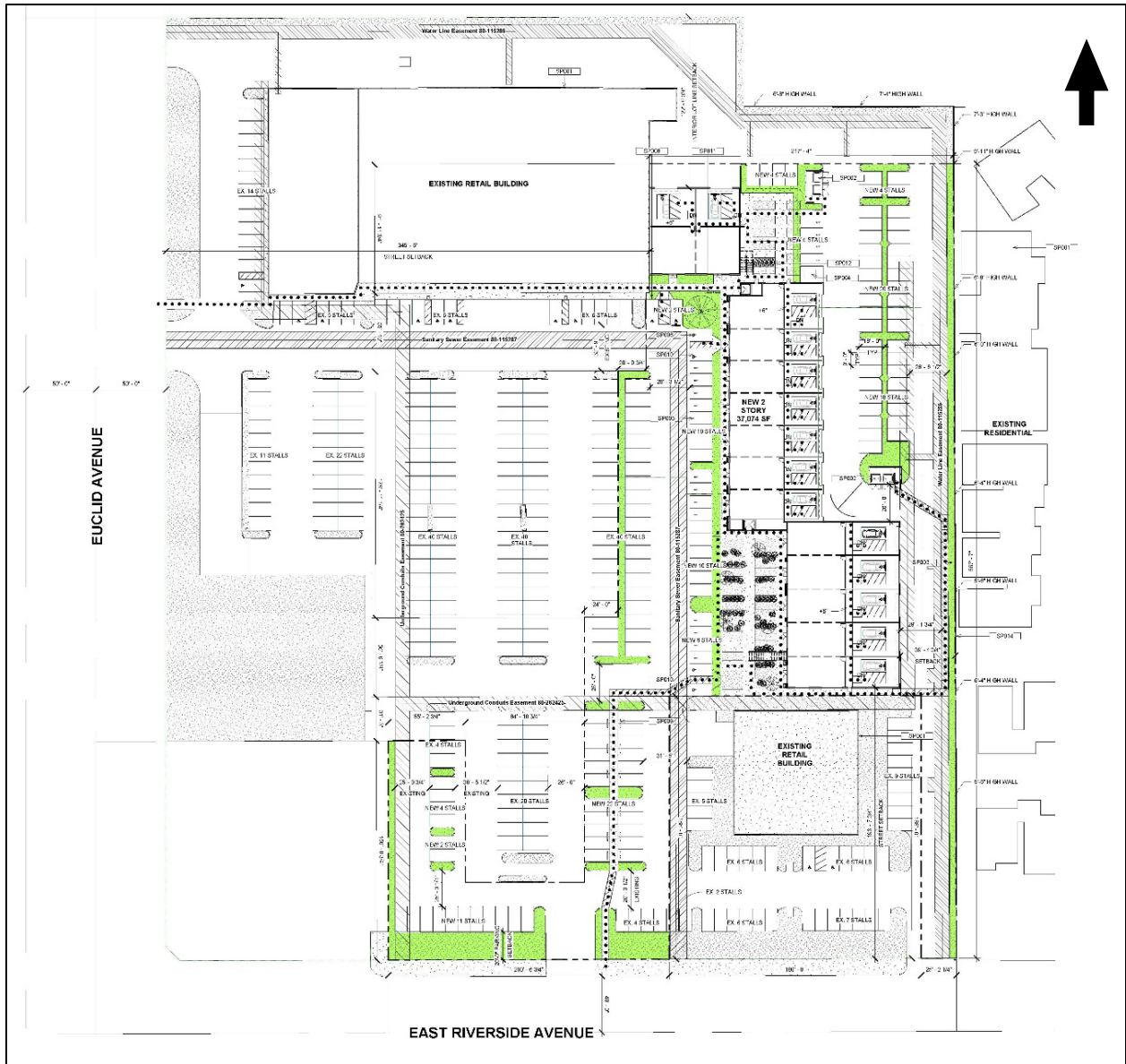


Exhibit D: Landscape Plan

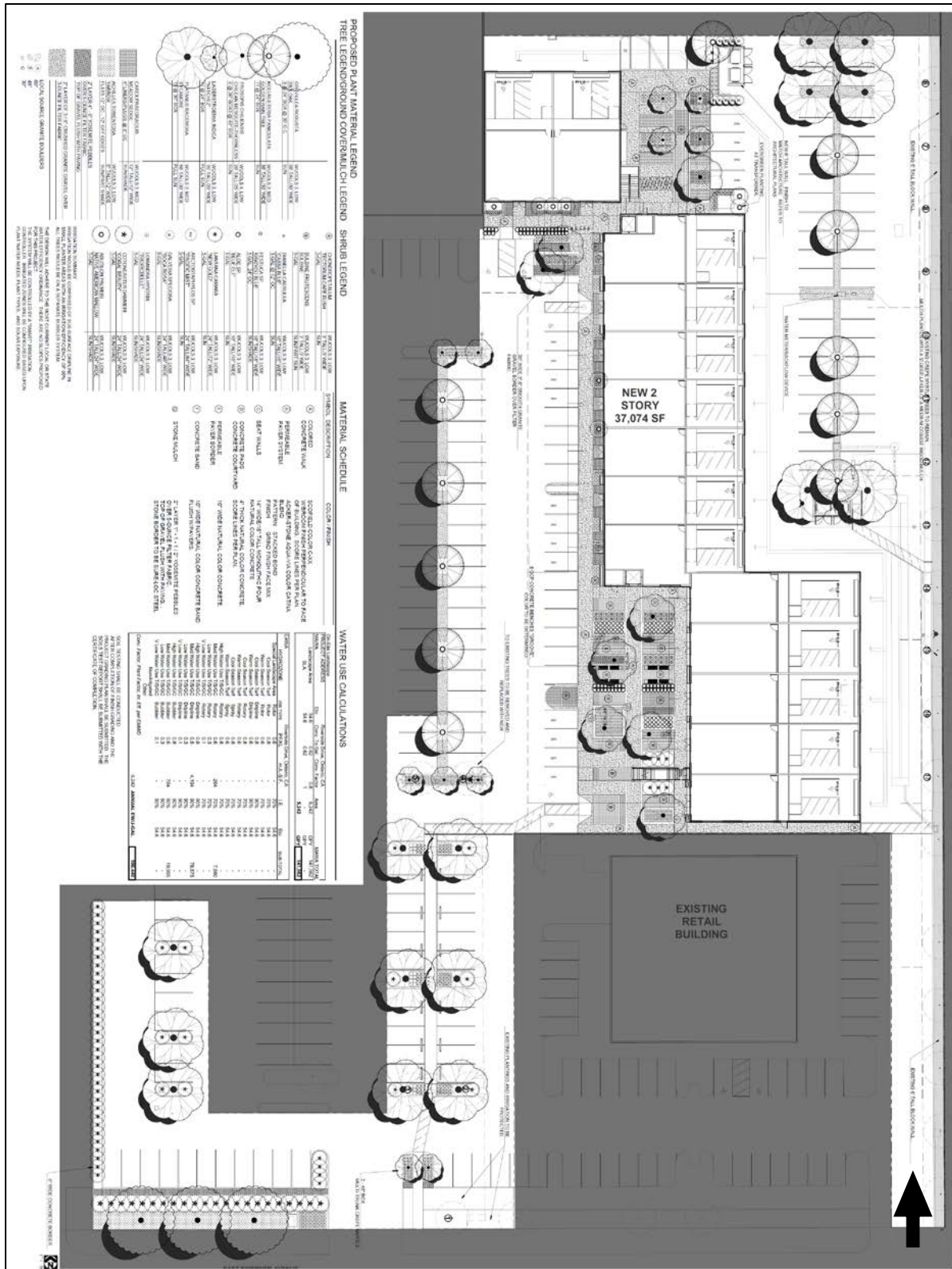
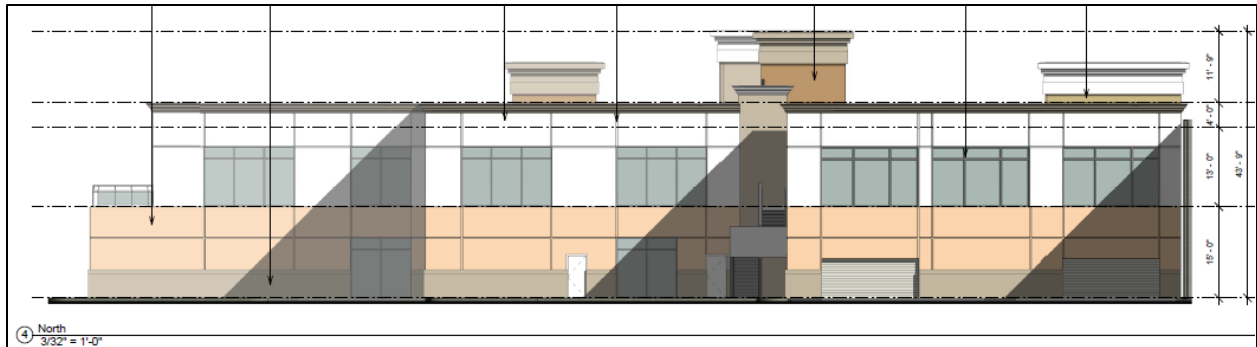


Exhibit E: Conceptual Elevations



North Elevation



South Elevation



West Elevation



East Elevation