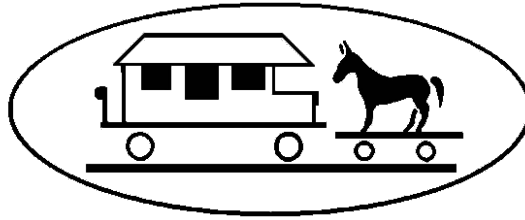


Historic Ontario



The "Model Colony"

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

AGENDA

October 14, 2021

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 VIA ZOOM

Members of the public can observe and offer comment at this meeting remotely in the following ways:

TO VIEW THE MEETING:

- VISIT THE CITY'S WEBSITE AT THE FOLLOWING ADDRESS: ontarioca.gov/agendas/HistoricPreservation for the link to the ZOOM Conference meeting.

TO PROVIDE PUBLIC COMMENT:

1. **PROVIDE PUBLIC TESTIMONY DURING THE MEETING:** Submit your request to speak no later than 3:00 PM the day of the meeting by either (1) emailing your name, telephone number, agenda item you are commenting on, and your comment to planningdirector@ontarioca.gov or (2) by completing the Comment Form on the City's website at: ontarioca.gov/agendas/HistoricPreservation.

Comments will be limited to 5 minutes. Speakers will be alerted when their time is up, and no further comments will be permitted.

2. **COMMENT BY E-MAIL:** Submit your comments by email no later than 3:00 PM on the day of the meeting by emailing your name, agenda item you are commenting on, and your comment to planningdirector@ontarioca.gov . All comments received by the deadline will be forwarded to the Historic Preservation Subcommittee for consideration before action is taken on the matter.
3. **COMMENT BY TELEPHONE:** Submit your comments by telephone no later than 3:00

PM on the day of the meeting by providing your name, agenda item you are commenting on, and your comment by calling (909) 395-2036. All comments received by the deadline will be provided to the Historic Preservation Subcommittee for consideration before action is taken on the matter.

4. **COMMENT BY MAIL:** To submit your comments by mail, provide your name, agenda item you are commenting on, and your comment by mailing to Planning Department, Ontario City Hall, 303 East "B" Street, Ontario, CA 91764. Comments by mail must be actually received by the Planning Department no later than 3:00 PM on the day of the meeting. Postmarks are not accepted. All comments received by the deadline will be provided to the Historic Preservation Subcommittee for consideration before action is taken on the matter.

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 the special meeting on June 24, 2021, approved as written.

Motion to Approve/Deny

PUBLIC HEARING ITEMS

- B. ENVIRONMENTAL ASSESSMENT AND CERTIFICATE OF APPROPRIATENESS REVIEW FOR FILE NO. PHP21-014:** A Certificate of Appropriateness (File No. PHP21-014) to construct a mixed-use development consisting of 144 residential apartment units and approximately 4,500 square feet of ground floor retail on 1.66 acres of land, located and bounded by D Street to the north, C Street to the south, Euclid Avenue to the west and Lemon Avenue to the east, within the C1 Block of the Downtown Civic Center Planned Unit Development area and the MU-1 (Downtown Mixed Use) and Euclid Avenue Overlay zoning districts. The environmental impacts of this project were previously reviewed in conjunction with an amendment to the Ontario Downtown Civic Center PUD, File No. PUD08-001, for which an Addendum to the Ontario Downtown Civic Center Environmental Impact Report (State Clearinghouse No. 200405115, certified on November 16, 2004), was adopted by the City Council on June 21, 2011. This application introduces no new significant environmental impacts;

(APN(s): 1048-551-10, 1048-551-11, and 1048-551-12). **submitted by Hutton Development. Historic Preservation Commission action is required.**

1. **CEQA Determination**

No action necessary – Use of a previously certified Addendum to an EIR

2. **File No. PHP21-014** (Certificate of Appropriateness)

Motion to recommend Approval/Denial

- C. **MILLS ACT CONTRACT REVIEW FOR FILE NO. PHP21-006**: A Mills Act Contract for an 1,833 square foot Monterey Revival and Spanish Eclectic style single-family residence, a Contributor within the Euclid Avenue Historic District known as the Peter H. Vandenberg House, located at 1240 North Euclid Avenue within the LDR-5 (Low Density Residential-2.1 to 5.0 du/ac) and EA (Euclid Avenue Overlay) zoning districts. The Contract is not considered a project pursuant to Section 21065 of the CEQA Guidelines. (APN: 1047-531-07) **submitted by Bryan and Monica Sinsabaugh. Historic Preservation Commission and City Council actions are required.**

1. **CEQA Determination**

No action necessary – Not a project pursuant to CEQA Guidelines Section § 21065

2. **File No. PHP21-006** (Mills Act Contract)

Motion to recommend Approval/Denial

- D. **MILLS ACT CONTRACT REVIEW FOR FILE NO. PHP21-010**: A Mills Act Contract for a 1,246 square foot Vernacular Bungalow style single-family residence, a Contributor within the College Park Historic District known as the Laura Russell House, located at 1130 North Columbia Avenue within the LDR-5 (Low Density Residential-2.1 to 5.0 du/ac) zoning district. The Contract is not considered a project pursuant to Section 21065 of the CEQA Guidelines. (APN: 1047-543-03) **submitted by Jonathan and Kelly Rushing. Historic Preservation Commission and City Council actions are required.**

1. **CEQA Determination**

No action necessary – Not a project pursuant to CEQA Guidelines Section § 21065

2. **File No. PHP21-010** (Mills Act Contract)

Motion to recommend Approval/Denial

- E. **MILLS ACT CONTRACT REVIEW FOR FILE NO. PHP21-011**: A Mills Act Contract for a 3,824 square foot Italianate style single-family residence, a Contributor within the Euclid Avenue Historic District known as the Harold Latimer House, located at 1112 North Euclid Avenue within the LDR-5 (Low Density Residential-2.1 to 5.0 du/ac) and EA (Euclid Avenue Overlay) zoning districts. The Contract is not considered a project pursuant to Section 21065 of the CEQA Guidelines. (APN: 1047-542-04) **submitted by Zhenwei and Wei Xu. Historic Preservation Commission and City Council actions are required.**

1. **CEQA Determination**

No action necessary – Not a project pursuant to CEQA Guidelines Section § 21065

2. **File No. PHP21-011** (Mills Act Contract)

Motion to recommend Approval/Denial

- F. **MILLS ACT CONTRACT REVIEW FOR FILE NO. PHP21-012**: A Mills Act Contract for a 3,032 square foot Craftsman style single-family residence, a Contributor within the Euclid Avenue Historic District known as the Homer Berger House, located at 1108 North Euclid Avenue within the LDR-5 (Low Density Residential-2.1 to 5.0 du/ac) and EA (Euclid Avenue Overlay) zoning districts. The Contract is not considered a project pursuant to Section 21065 of the CEQA Guidelines. (APN: 1047-542-03) **submitted by Luke and Jessica Bideaux. Historic Preservation Commission and City Council actions are required.**

1. **CEQA Determination**

No action necessary – Not a project pursuant to CEQA Guidelines Section § 21065

2. **File No. PHP21-012** (Mills Act Contract)

Motion to recommend Approval/Denial

DISCUSSION ITEMS:

1. 2020/2021 CLG Grant
2. Art's Festival – October 16, 2021
3. Ontario (Jay Littleton) Ballpark National Register Application

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 **November 10, 2021 (Special Meeting)**.

I, Gwen Berendsen, Administrative Assistant of the City of Ontario, or my designee, hereby certify that a true, accurate copy of the foregoing agenda was posted on or before **October 8, 2021**, at least 72 hours prior to the meeting per Government Code Section 54954.2 at 303 East "B" Street, Ontario.


Administrative Assistant

**CITY OF ONTARIO HISTORIC PRESERVATION COMMISSION
(Presented to public via ZOOM)**

Historic Preservation Subcommittee Special Meeting

Minutes

June 24, 2021

REGULAR MEETING: City Hall, 303 East B Street, Ontario, CA 91764
Called to order via ZOOM, by Robert Gregorek, at 5:30pm

BOARD MEMBERS PRESENT

Robert Gregorek, Chairman
Rick Gage, Planning Commissioner

BOARD MEMBERS ABSENT

Jim Willoughby, Planning Commissioner

STAFF MEMBERS PRESENT

Diane Ayala, Senior Planner
Elly Antuna, Associate Planner

PUBLIC COMMENTS

No one responded from the public.

MINUTES

- A. **APPROVAL OF MINUTES:** Motion to approve the minutes of the May 13, 2021 Meeting of the Historic Preservation Subcommittee was made and approved unanimously by those present (2-0).

PUBLIC HEARING ITEMS

- B. **ENVIRONMENTAL ASSESSMENT AND CERTIFICATE OF APPROPRIATENESS REVIEW FOR FILE NO. PHP21-004:** A Certificate of Appropriateness to alter size of certain window openings, install new windows, remove certain window openings, and replace with new siding material where needed for a single-story Craftsman Bungalow, an Eligible Historic Resource, located at 501 East D Street within

the LDR-5 (Low Density Residential) 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) of the CEQA Guidelines. The proposed project is located within the Airport Influence Area of Ontario International Airport and was evaluated and found to be consistent with the policies and criteria of the Ontario International Airport Land Use Compatibility Plan (ALUCP). (APN: 1048-39-324) **submitted by Erika Morales.**

Diane Ayala, Senior Planner, presented the staff report for File No. PHP21-004. Ms. Ayala discussed the alterations that have occurred, including window opening alterations, removal of original wood casement windows and replacement with vinyl slider windows, floor plan modifications, plumbing alterations, and removal of the fireplace and chimney. Ms. Ayala stated that the Certificate of Appropriateness application is to review the window alterations. Staff is recommending a deviation from what the applicant has proposed for the window on the south elevations (primary façade). Ms. Ayala stated that the Historic Preservation Subcommittee has three options, (1) approve the window schedule the applicant provided which included an alteration to one kitchen window opening on the primary façade and 2 other windows (kitchen and bathroom) on secondary facades, (2) approve the window schedule prepared by staff that requires a restoration of the kitchen window on the primary façade and alterations to 2 other windows (kitchen and bathroom) on the secondary facades, or (3) require a full restoration of all the windows.

Commissioner Gage asked if permits were obtained for any of the alterations.

Ms. Ayala stated that all the work was completed without permits or approvals and that this is an active Code Enforcement case. The Certificate of Appropriateness for the window alterations and restoration is the first step to coming into compliance and obtaining all required permits. The window sizes and locations dictate the interior floor plan, so it is helpful to finalize the window sizes and locations prior to moving forward with obtaining permits for the remainder of the work.

Commissioner Gregerok asked for clarification on what the applicant proposed and how that deviates from what staff is recommending.

Ms. Ayala clarified that the applicant is proposing a shorter kitchen window on the primary façade while staff is recommending that the window size is restored to its original size. Kitchen cabinets and a sink were installed at the interior and the new cabinet height conflicts with the original window size. Ms. Ayala explained the importance of retaining the original size on the primary façade for symmetry with the other window on this elevation. The cabinets are prefabricated so there is an opportunity to relocate the cabinets on another wall to facilitate the window restoration.

Commissioner Gregerok asked if the fireplace and chimney would be restored.

Ms. Ayala stated that staff is not recommending rebuilding of the fireplace and chimney. The chimney would have to be built to meet current code which would likely not allow for an authentic restoration.

Associate Planner, Elly Antuna, translated from Spanish to English for Mr. Hugo Portillo, representing the application.

Translated from Spanish to English: Mr. Portillo asked if it would be possible to retain the smaller kitchen window opening on the interior and have a larger opening on the exterior.

Ms. Ayala stated that a Condition of Approval is included that the applicant shall continue to work with the Planning Department on size openings as refinement may be needed and that option can be explored. More information is needed to determine if that would be a feasible option.

Translated to Spanish to English: Mr. Portillo acknowledged that they made an error in completing the work without permits. Mr. Portillo stated that he will work with the City to obtain all permits and approvals necessary to come into compliance.

Motion to approve **File No. PHP21-004** with staff's recommended Conditions of Approval was approved unanimously by those present (2-0).

DISCUSSION ITEMS

None

Respectfully submitted,



Elly Antuna
Associate Planner



Historic Preservation Subcommittee

October 14, 2021

DECISION NO: HPSC21-

FILE NO: PHP21-014

DESCRIPTION: A Certificate of Appropriateness to construct a mixed-use development consisting of 144 residential apartment units and approximately 4,500 square feet of ground floor retail on 1.66 acres of land, located and bounded by D Street to the north, C Street to the south, Euclid Avenue to the west and Lemon Avenue to the east, within the C1 block of the Downtown Civic Center Planned Unit Development ("DCCPUD") and the MU-1 (Downtown Mixed Use) and Euclid Avenue Overlay zoning districts. (APNs: 1048-551-10, 1048-551-11, and 1048-551-12). **Submitted by Hutton Development**

PART I: BACKGROUND & ANALYSIS

HUTTON DEVELOPMENT, (herein after referred to as "Applicant") has filed an application for the approval of a Certificate of Appropriateness, File No. PHP21-014, 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 1.66-acres of land, located within the C1 block of the Downtown Civic Center Planned Unit Development ("DCCPUD") and within the proposed Downtown Historic District. The site is comprised of 2 parcels of land that front onto Euclid Avenue and one parcel of land that fronts onto D Street. The southern portion of the Project site is developed with a paved surface parking lot. A new 5-level public parking structure is currently under construction at the northwest corner of C Street and Lemon Avenue adjacent to the Project site. The property is depicted in *Exhibit A: Aerial Photograph* and *Exhibit B: Site Photographs*, attached.

(2) Background: In June 2006, the City Council adopted Ordinance No. 2829 approving the Downtown Civic Center Planned Unit Development ("DCCPUD"), which governs land use and development within the 6-block area immediately adjacent to the Civic Center complex and is depicted in *Exhibit C—DCCPUD Area*, attached. The land uses designated for each block are as follows:

- A1 and C1 Blocks (Commercial/Residential Mixed-Use) — The A1 and C1 blocks are designated for vertically-mixed commercial and residential uses (apartments or condominiums) in a mid-rise configuration, with commercial uses on the ground floor and residential units on 3 upper floors. A total of 36,000 square feet of commercial floor area is permitted for each block and residential units may be

developed at a density of 45 to 50 dwelling units per acre, not to exceed 100 to 110 dwellings per block. The maximum floor area ratio is 2.7 for all uses.

- A2 Block (Apartments) — The A2 block is designated for multiple-family dwellings at a density range of up to 65 dwelling units per acre, not to exceed 160 housing units, constructed in a stacked-flat configuration over subterranean parking facilities.
- A3 and A4 Blocks (Townhomes) — The A3 and A4 blocks are designated for attached multiple-family townhouse dwellings with tuck-under parking, constructed within a density range of 25 to 35 dwelling units per acre, not to exceed 140 housing units.
- B1 Block (Civic Plaza) — The B1 block is designated for development with a public plaza to provide passive recreation opportunities for the downtown area. Commercial uses are also allowed in this block, not to exceed 10,000 square feet in total area and 2-stories in height. The commercial uses would be housed within the historically significant Bank of Italy building, located at the southwest corner of the block, and a new building that may be constructed at the northwest corner of the block.

Along with the adoption of the DCCPUD in 2006, the Planning/Historic Preservation Commission approved a Certificate of Appropriateness (File No. PHP06-007) to demolish 2 historic buildings located on the C1 block, at 310 and 318 North Euclid Avenue, and a Development Plan (File No. PDEV06-009) for the development of the A2, A3 and A4 blocks with multiple-family residential units and the C1 block with a commercial and residential mixed-use project. Prior to demolition, the 2 historic buildings were fully documented and cataloged, and mitigation fees were paid as required by the Mitigation Measures Monitoring Table in the Certified DCCPUD Environmental Impact Report. The A2, A3 and A4 blocks have since been developed by the JH Snyder Company and have been fully occupied since 2009. The C1 block, however, was not constructed due to the economic downturn of 2008 through 2012.

In June 2011, the City Council adopted Ordinance No. 2937, approving an amendment to the DCCPUD to increase the maximum density range for residential development within the Commercial/Residential Mixed-Use District of the C1 block, from 45-50 dwelling units per acre to 45-65 dwelling units per acre, and provided an allowance of “for sale” and “for rent” housing within the A1 and C1 blocks.

In June 2012, the Planning/Historic Preservation Commission, approved a Certificate of Appropriateness (File No. PHP12-005) to facilitate the development of the B1 Block with a 1.7-acre park. The Ontario Town Square has been fully developed by the City of Ontario and the historic Bank of Italy landmark building is currently being rehabilitated and adaptively reused for up to 3 restaurants.

On March 23, 2021, the Planning Commission approved a Development Plan (File No. PDEV20-031) to construct a 5-level public parking structure at the northwest corner of C Street and Lemon Avenue within the C1 block and recommended approval of an Amendment to the DCCPUD (File No. PUD20-002) to the City Council. On April 6, 2021, City Council approved the Amendment to facilitate the development plan.

(3) Project Description: The Applicant is requesting a Certificate of Appropriateness to allow for the construction of a mixed-use development consisting of 144 residential apartment units at a density of 60.2 dwelling units per acre across the C1 block (2.39 acres) with approximately 4,500 square feet of ground floor commercial and is depicted in *Exhibit D: Site Plan*, attached. The proposed L-shaped building will have 4-stories with ground floor retail and one and 2-bedroom apartments in a flat stacked configuration centered around 3 green courtyards and 1 outdoor recreation area and is depicted in *Exhibit E: Floor Plans*. Residential units, which range in size from 632 square feet to 986 square feet, will be accessible from interior hallways, one on-site elevator, and 5 stairwells. Each unit will have a private deck or patio, 90 square feet in size, that will be enclosed with decorative metal railing. Commercial units, ranging in size from approximately 600 square feet to 1,100 square feet, will contain space for retail and indoor amenities, offices, storage and mail room for residential tenants. Commercial units will have pedestrian access from Euclid Avenue. The building height will vary from 52-feet to 56-feet and will have a parapet roof with a decorative cornice.

The building will be constructed approximately 3-feet setback from Euclid Avenue, an average of 7-feet setback from C Street, 2-feet setback from D street, 5.5 to 13.5-feet setback from Lemon Avenue, and 10 to 15-feet setback from the adjacent public parking structure. The ground floor commercial units along Euclid Avenue are divided by a centrally located recessed plaza that leads to a gated landscaped green courtyard area. There are 2 recessed plaza areas covered in brick pavers laid in a herringbone pattern located along the Euclid Avenue frontage. The front entry of the commercial unit located at the southwest corner of the building is accentuated by a recessed corner entrance and the upper residential floors features covered wrap around balconies providing views of Euclid Avenue and Town Square. Two hundred fifty-nine parking spaces will be located on the top 3 levels of the adjacent public parking structure meeting the minimum requirement. Access to the units and site will be from secured doors and gates located on the ground floor or by pedestrian bridges located on the second, third and fourth levels of the public parking structure.

Approximately 28,828 square feet of common open space and recreation amenities are provided throughout the site by landscaped courtyards, a pool court with seating and fireplace, outdoor lounge, plaza areas and landscaped building setback areas meeting the minimum requirement of 28,800 square feet at a ratio of 200 square feet per dwelling unit. Additional on-site amenities for residential tenants include a 960 square foot indoor fitness room, long term bicycle parking, and storage area. Landscaping is provided for the full length of the Project street frontages, courtyards, and passage area from the public parking structure to the site. A variety of accent and shade trees in 24-inch, 36-inch, and

48-inch box and 15-gallon sizes have been provided. Decorative paving and lighting will be provided at entries, pedestrian walkways, and other key locations throughout the Project and is depicted in *Exhibit G: Landscape Conceptual Plan*, attached.

The building will be designed in a contemporary architectural style and is depicted in *Exhibit F: Conceptual Elevations*, attached. Ground floor commercial units are designed as in a traditional storefront with a bulkhead (base), display windows, transom windows above the display windows and entry door, and a mid-panel floor to distinguish from the upper residential floors. Brick veneer, in a variety of colors and texture, will emphasize the first story of the building and the upper stories will have a smooth stucco finish. The residential units that are located on the recessed courtyards will have a combination of smooth trowel finish and horizontal cementous siding. Vertical panels with windows will be inset from the exterior wall face and metal awnings are strategically placed over first and fourth story windows to provide visual relief.

(4) 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.

The public right-of-way of Euclid Avenue from Philadelphia Street to the I-10 was designated as Local Landmark No. 67 on January 16, 2001. On August 10, 2005, the public right-of-way of Euclid Avenue from Philadelphia Street in Ontario to 24th Street in Upland was listed on the National Register of Historic Places as a significant cultural landscape. The public right-of way includes north and south bound streets, sidewalks, light fixtures, parkways, median, trees, and stone and concrete curbs and gutters. Contributing character-defining features include the 60-foot wide median, historic rock curb, scored sidewalks, King standard light posts, double planting of California pepper trees (*Schinus molle*), silk oaks trees (*Grevillea robusta*), and other mature vegetation such as deodar trees (*Cedrus deodara*) and Canary Island palms (*Phoenix canariensis*). Non-contributing features include the bridge which crosses the I-10 and the bridge railroad crossings at Emporia and State Streets.

(5) Project Analysis: Section 6.01.035 (Overlay Zoning Districts) of the Ontario Development Code, requires Certificate of Appropriateness approval for Development Plan approval located within the Euclid Avenue Overlay Zoning District. The Euclid Avenue Overlay Zoning District is intended to recognize, protect, and enhance the visual character and quality of Euclid Avenue as a historic resource (cultural landscape) 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.

The Secretary of the Interior Standards for the Treatment of Historic Properties, also referred to as “the Standards,” provide a critical part of the framework of the national preservation program and are widely used at the federal, state and local levels to guide work on historic resources and have been adopted and incorporated into the Ontario Development Code. The Standards state that alterations will not destroy historic features and spatial relationships that characterize the historic resource and that new work will be differentiated from the old and will be compatible with historic materials, features, size, scale, and proportion, and massing to protect the integrity of the resource.

The Downtown Design Guidelines, adopted in 1998, recognizes that downtown developed over several decades beginning in the late 1880s through the 1950s. As such, three retail districts were established to reflect the existing development and provide guidance on new context (infill) buildings. The Retail District is bound by Emporia Street to the south, G Street to the north, Lemon Avenue to the east, and generally Laurel Avenue to the west. The Retail District is further divided by thematic subdistricts. The “Turn-of-the-Century” starts at Emporia Street and then transitions north to the “Historic 1920s-1940s” at B Street. The subdistrict transitions north mid-block between C and D Streets to the “Historic 1950s Style.” The Project site is located on the northern edge of the Historic 1920s-1940s retail subdistrict. Across from the Project site is the Jack Mercer Bandstand, the historic 3-story Emmons Building/Granada Theater built 1926 and constructed in a Moderne/Art Deco architectural style, the Ontario Laundry Building built 1941 and constructed in the Streamline Moderne architectural style, and the remainder of the buildings on the block are single-story with large display windows typical of 1950s period construction. North of the Project site is a single-story strip retail building, also constructed during the 1950s, the Ontario Town Square on the south, and the Ontario City Library is on the east. The commercial properties within this subdistrict have been constructed in a variety of styles, materials, and massing.

The Project illustrates the type of high-quality mixed-use development and architecture promoted by the DCCPUD, Downtown Design Guidelines, and the Secretary of Interior Standards for the Treatment of Historic Properties. This is exemplified through the use of:

- Articulation in building footprint and in dipartite and tripartite divisions, creating breaks in horizontal massing; and
- Articulation in storefront modulation through color and material changes, bulkhead/base, display windows, transom windows, glass entry doors with kickplates, and mid-floor panels; and
- Articulation in the building parapet and roof lines, which serves to accentuate the building’s entries and openings, and breaks up large expanses of building wall; and

- Variations in building massing by setting back the upper stories at strategic locations; and
- Articulation of prominent building corner (C Street and Euclid Avenue), recessed corner first floor entrance with wrap around balconies on the upper residential floors providing views of Euclid Avenue and Town Square; and
- Recessed and symmetrically arranged upper floor windows; and
- A mix of exterior materials, finishes, fixtures, and color blocking; and

The design, site configuration and landscaping of the 4-story mixed-use commercial and residential development is appropriate in scale and massing for the infill construction and will not detract or adversely affect the historic character of neither Euclid Avenue nor the proposed Downtown Historic District.

PART II: RECITALS

WHEREAS, the Addendum to the Ontario Downtown Civic Center Environmental Impact Report (State Clearinghouse No. 200405115 certified on November 16, 2004) was adopted by the City Council on June 21, 2011 ("Certified EIR") in conjunction with an amendment to the Ontario Downtown Civic Center PUD, File No. PUD08-001, in which development and use of the Project site was discussed; and

WHEREAS, the environmental impacts of this project were thoroughly analyzed in the Certified EIR, which concluded that implementation of the Project could result in a number of significant effects on the environment and identified mitigation measures that would reduce each of those significant effects to a less-than-significant level; and

WHEREAS, the City's "Local Guidelines for the Implementation of the California Environmental Quality Act (CEQA)" provide for the use of a single environmental assessment in situations where the impacts of subsequent projects are adequately analyzed; and

WHEREAS, Ontario Development Code Table 2.02-1 (Review Matrix) grants the Historic Preservation Subcommittee (hereinafter referred to as "HPSC") the responsibility and authority to review and make recommendation to the 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 development; and

WHEREAS, the Project has been reviewed for consistency with the Housing Element of the Policy Plan component of The Ontario Plan, as State Housing Element

law (as prescribed in Government Code Sections 65580 through 65589.8) requires that development projects must be consistent with the Housing Element, if upon consideration of all its aspects, it is found to further the purposes, principals, goals, and policies of the Housing Element; and

WHEREAS, the Project is located within the Airport Influence Area of Ontario International Airport, which encompasses lands within parts of San Bernardino, Riverside, and Los Angeles Counties, and is subject to, and must be consistent with, the policies and criteria set forth in the Ontario International Airport Land Use Compatibility Plan (“ALUCP”), which applies only to jurisdictions within San Bernardino County, and addresses the noise, safety, airspace protection, and overflight impacts of current and future airport activity; and

WHEREAS, City of Ontario Development Code Division 2.03 (Public Hearings) prescribes the manner in which public notification shall be provided and hearing procedures to be followed, and all such notifications and procedures have been completed; and

WHEREAS, on October 14, 2021, 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 recommending 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 environmental impacts of this project were previously reviewed in conjunction with an amendment to the Ontario Downtown Civic Center PUD, File No. PUD08-001, for which an Addendum to the Ontario Downtown Civic Center Environmental Impact Report (State Clearinghouse No. 200405115, certified on November 16, 2004), was adopted by the City Council on June 21, 2011; and

(2) The previous Certified Downtown Civic Center EIR contains a complete and accurate reporting of the environmental impacts associated with the Project; and

(3) The previous Certified Downtown Civic Center EIR was completed in compliance with CEQA and the Guidelines promulgated thereunder, and the City of Ontario Local CEQA Guidelines; and

(4) The previous Certified Downtown Civic Center EIR reflects the independent judgment of the Planning/Historic Preservation Commission; and

(5) The proposed Project will introduce no new significant environmental impacts beyond those previously analyzed in the previous Certified Downtown Civic Center EIR, and all mitigation measures previously adopted with the Certified Downtown Civic Center EIR, are incorporated herein by this reference.

SECTION 2: Based on the information presented to the HPSC, and the specific findings set forth in Section 1, above, the HPSC finds that the preparation of a subsequent or supplemental Certified EIR is not required for the Project, as the Project:

(1) Does not constitute substantial changes to the Certified Downtown Civic Center EIR that will require major revisions to the Certified Downtown Civic Center EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; and

(2) Does not constitute substantial changes with respect to the circumstances under which the Certified Downtown Civic Center EIR was prepared, that will require major revisions to the Certified Downtown Civic Center EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of the previously identified significant effects; and.

(3) Does not contain new information of substantial importance that was not known and could not have been known with the exercise of reasonable diligence at the time the Downtown Civic Center EIR was certified/adopted, that shows any of the following:

(a) The project will have one or more significant effects not discussed in the Certified Downtown Civic Center EIR; or

(b) Significant effects previously examined will be substantially more severe than shown in the Certified Downtown Civic Center EIR; or

(c) Mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects of the Project, but the City declined to adopt such measures; or

(d) Mitigation measures or alternatives considerably different from those analyzed in the Certified Downtown Civic Center EIR would substantially reduce one or more significant effects on the environment, but which the City declined to adopt.

SECTION 3: Based upon the substantial evidence presented to the HPSC during the above-referenced hearing and upon the specific findings set forth in Section 1 and 2, 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 site has frontage along historic Euclid Avenue and is within the proposed Downtown Historic District. Through appropriate scale, massing and use of materials, the new construction is compatible with the surrounding buildings and consistent with the DCCPUD, 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 historic Euclid Avenue and is within the proposed Downtown Historic District. The Project proposes appropriate building massing and scale, site design, building layout, and architecture that is in keeping with the area consistent with the DCCPUD; 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 historic Euclid Avenue and is within the proposed Downtown Historic District. Through enhanced architectural elements in the modern commercial architectural style the proposed Project does not detract from the character of Euclid Avenue and the surrounding area; and
 - d. Will not adversely affect or detract from the character of the historic district. Through enhanced architectural elements, which is in compliance with the DCCPUD, Downtown Design Guidelines, and the Secretary of Interior Standards, the proposed Project does not detract from the character of either Euclid Avenue nor the proposed Downtown Historic District.

SECTION 4: Based upon the findings and conclusions set forth in Sections 1 through 3, above, the HPSC hereby recommends approval of the Application to the Historic Preservation Commission subject to each and every condition, included as Attachment "A" of this Decision, and incorporated herein by this reference.

SECTION 5: 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 6: 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.

APPROVED AND ADOPTED this 14th day of October 2021.

Historic Preservation Subcommittee

Exhibit A: Aerial Photograph

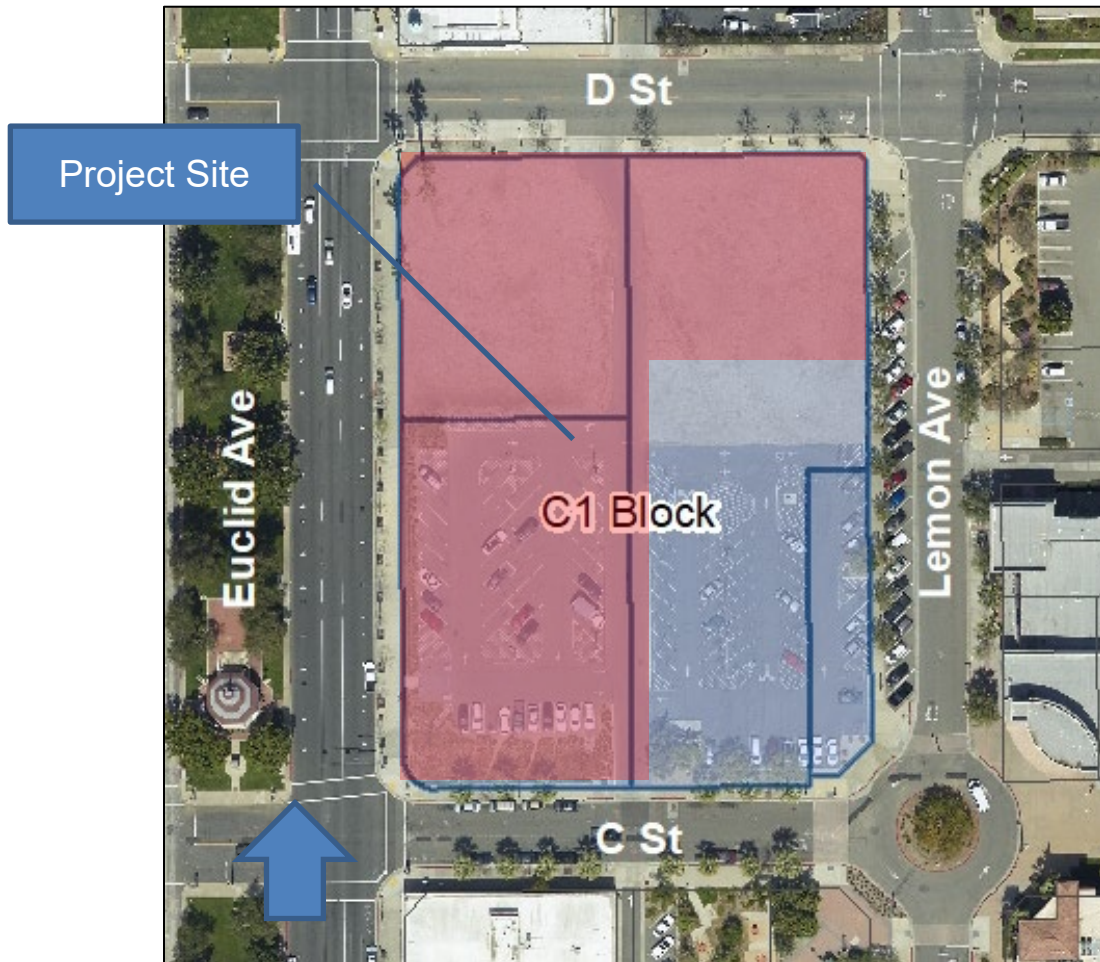
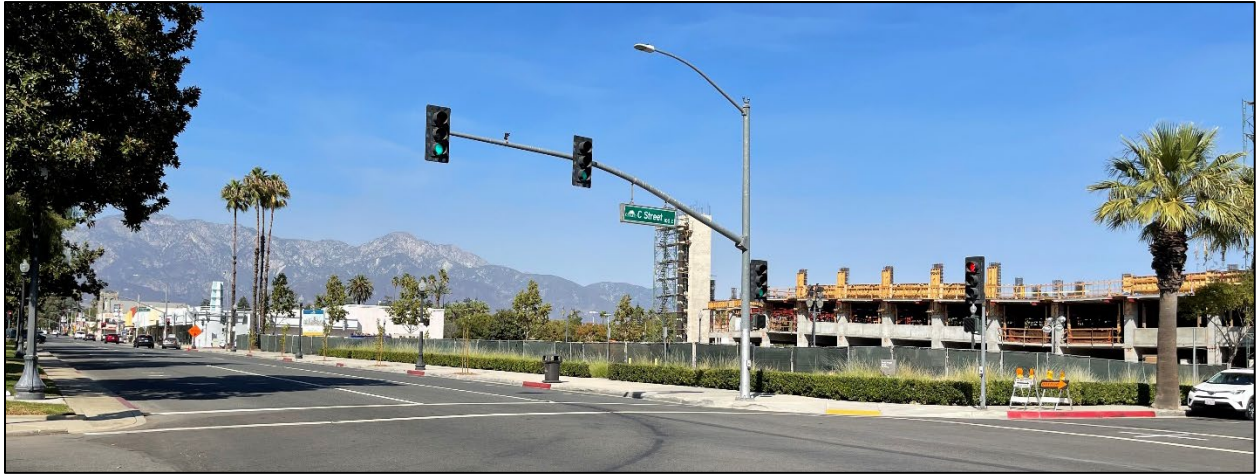


Exhibit B: Site Photographs



Euclid Ave. and C St. (northeast view)



Euclid Ave. and D St. (southeast view)

Exhibit B: Site Photographs (Continued)



Euclid Ave. and C St. (northwest view-300 Block)



Euclid Ave. and D St. (southwest view- 300 Block)

Exhibit B: Site Photographs (Continued)



Euclid Ave. and D St. (northeast view- 400 Block)



Euclid Ave. and D St. (northwest view- 400 Block)

Exhibit C: DCCPUD Area

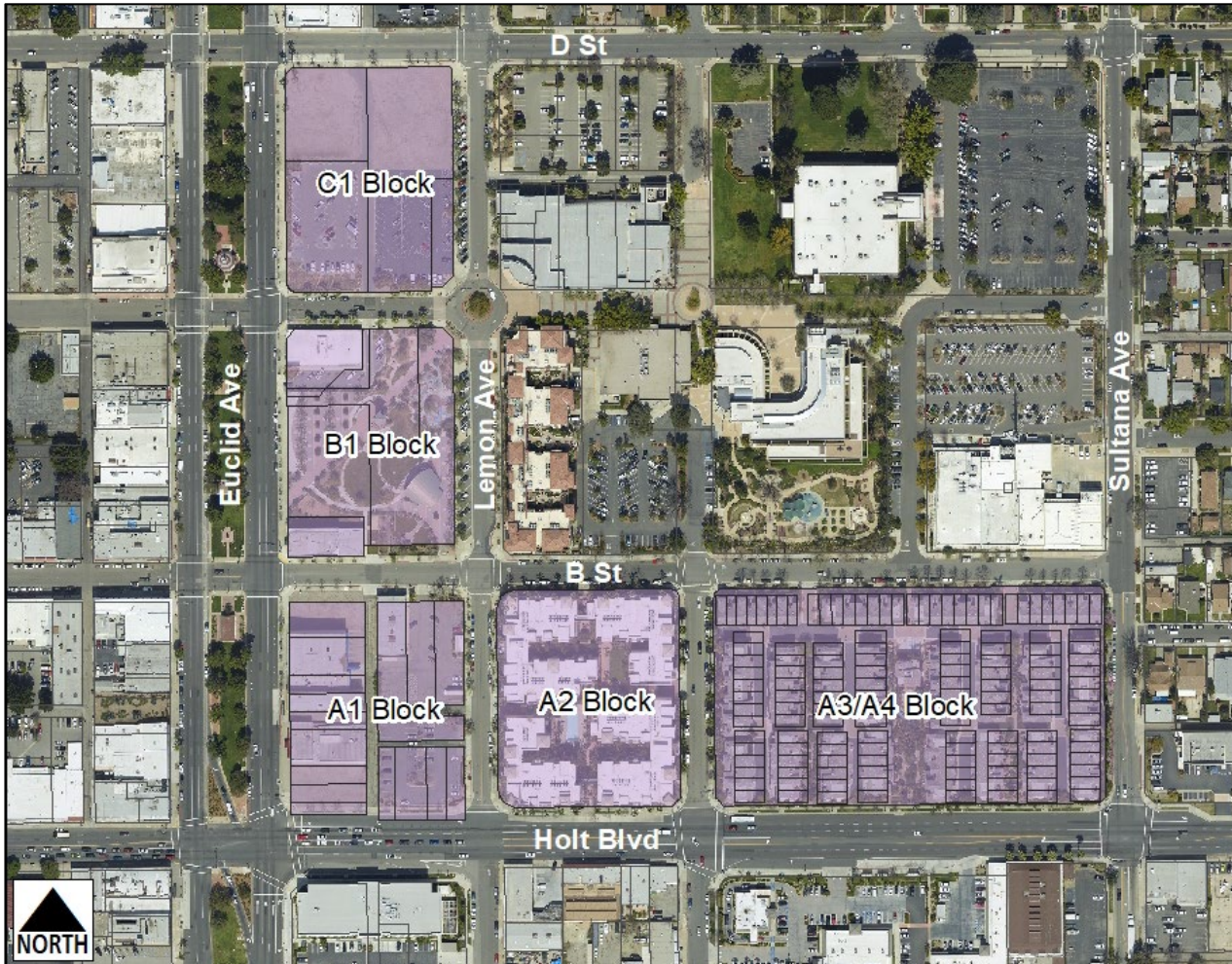


Exhibit D: Site Plan

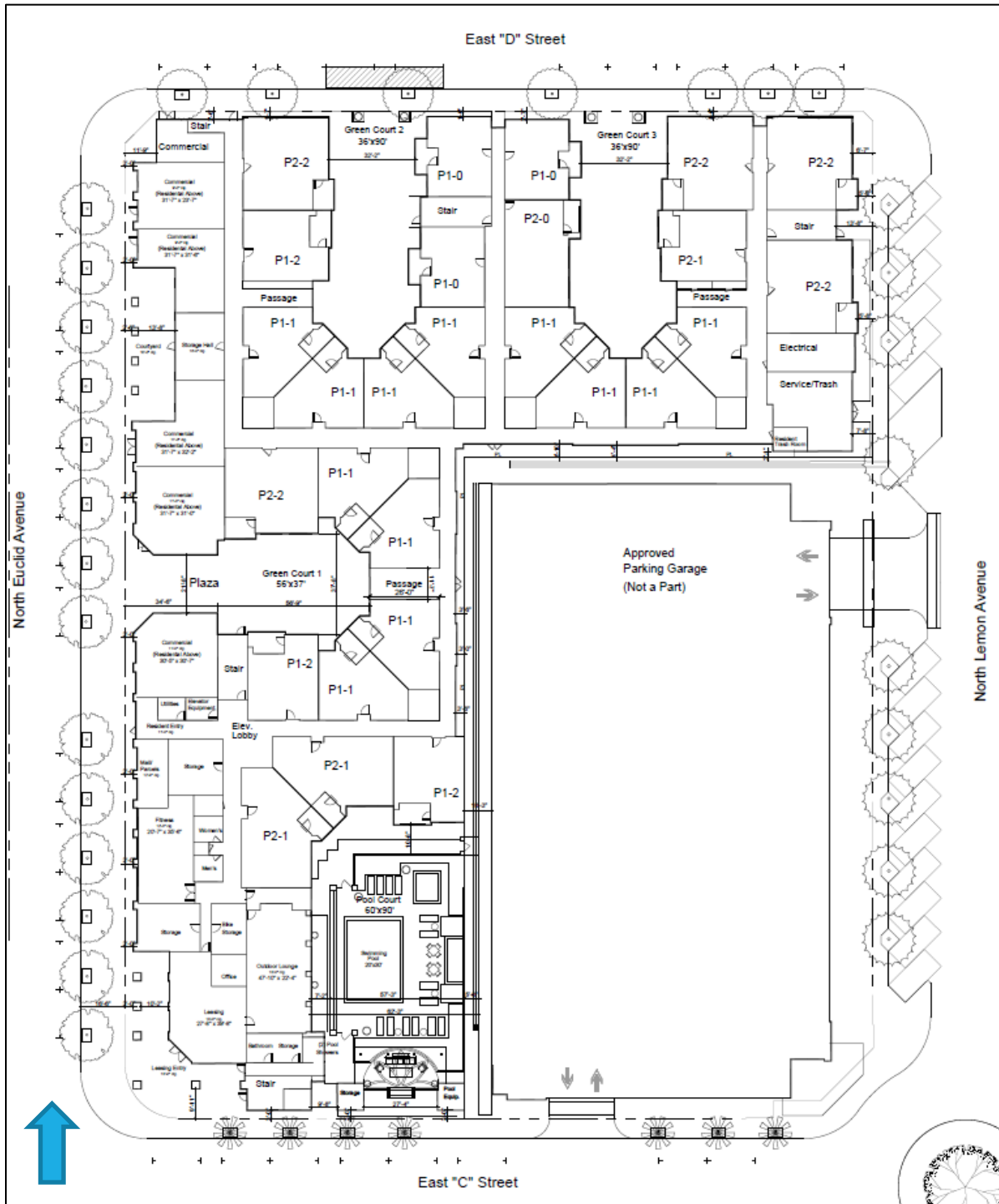
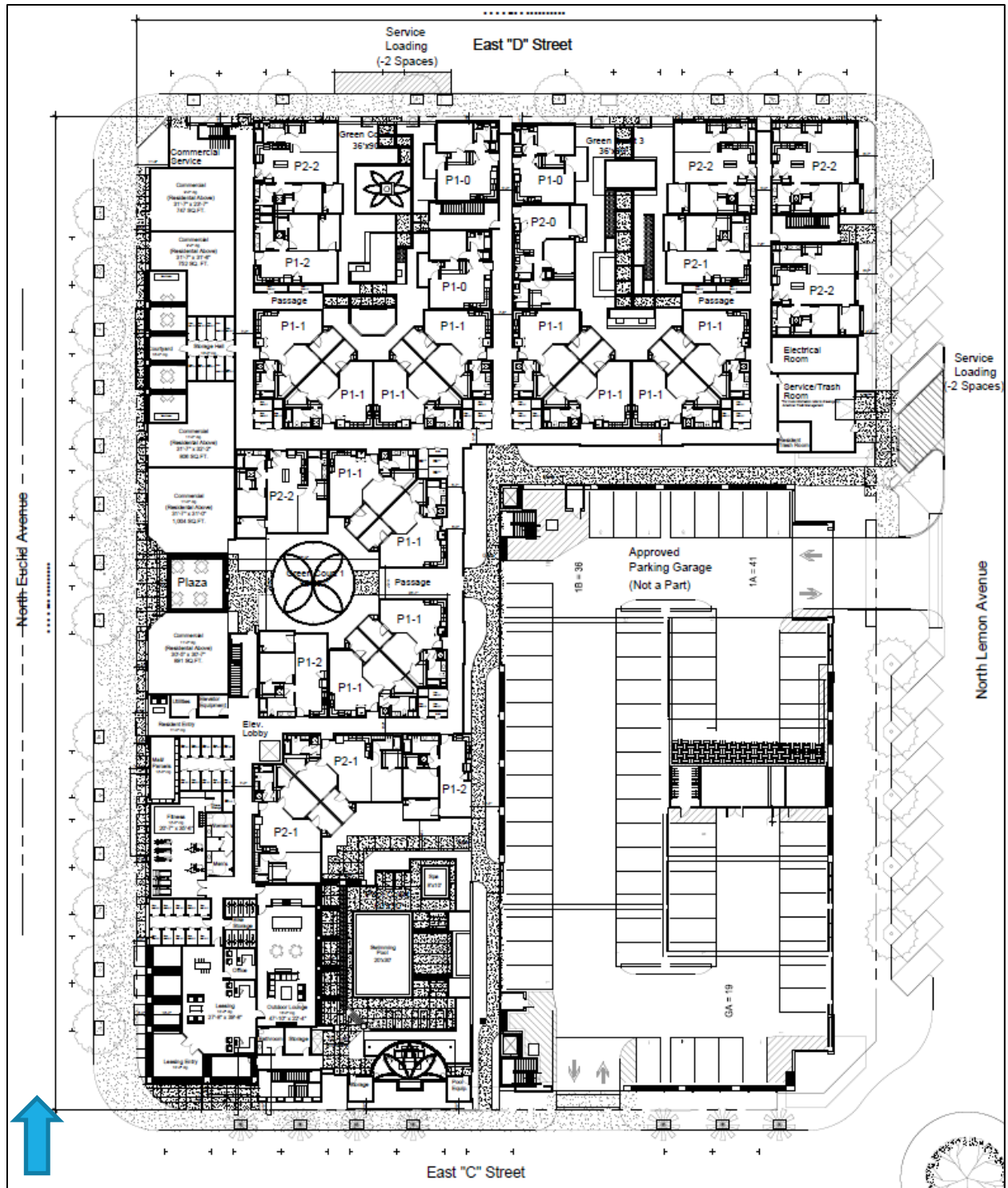
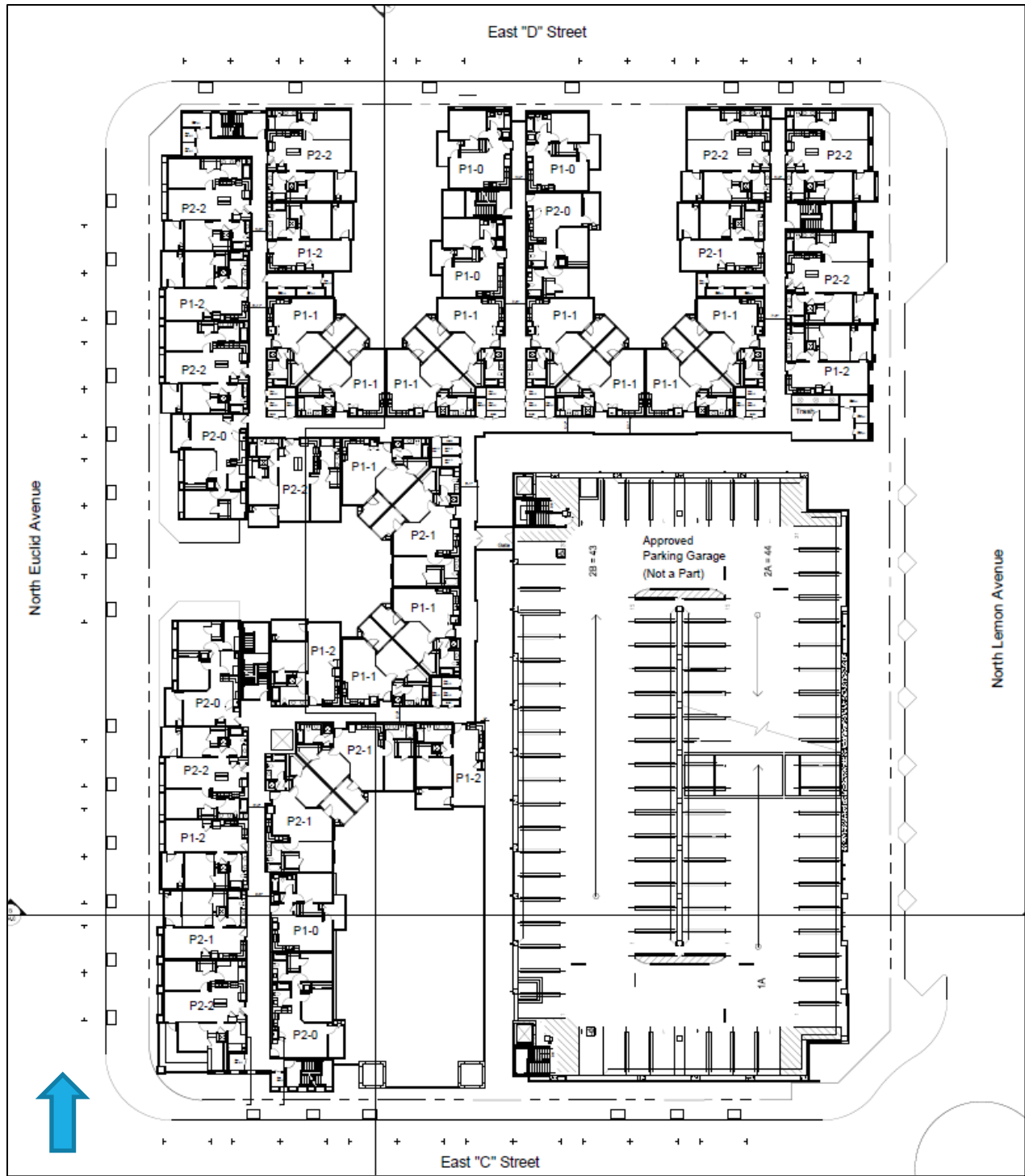


Exhibit E: Floor Plans



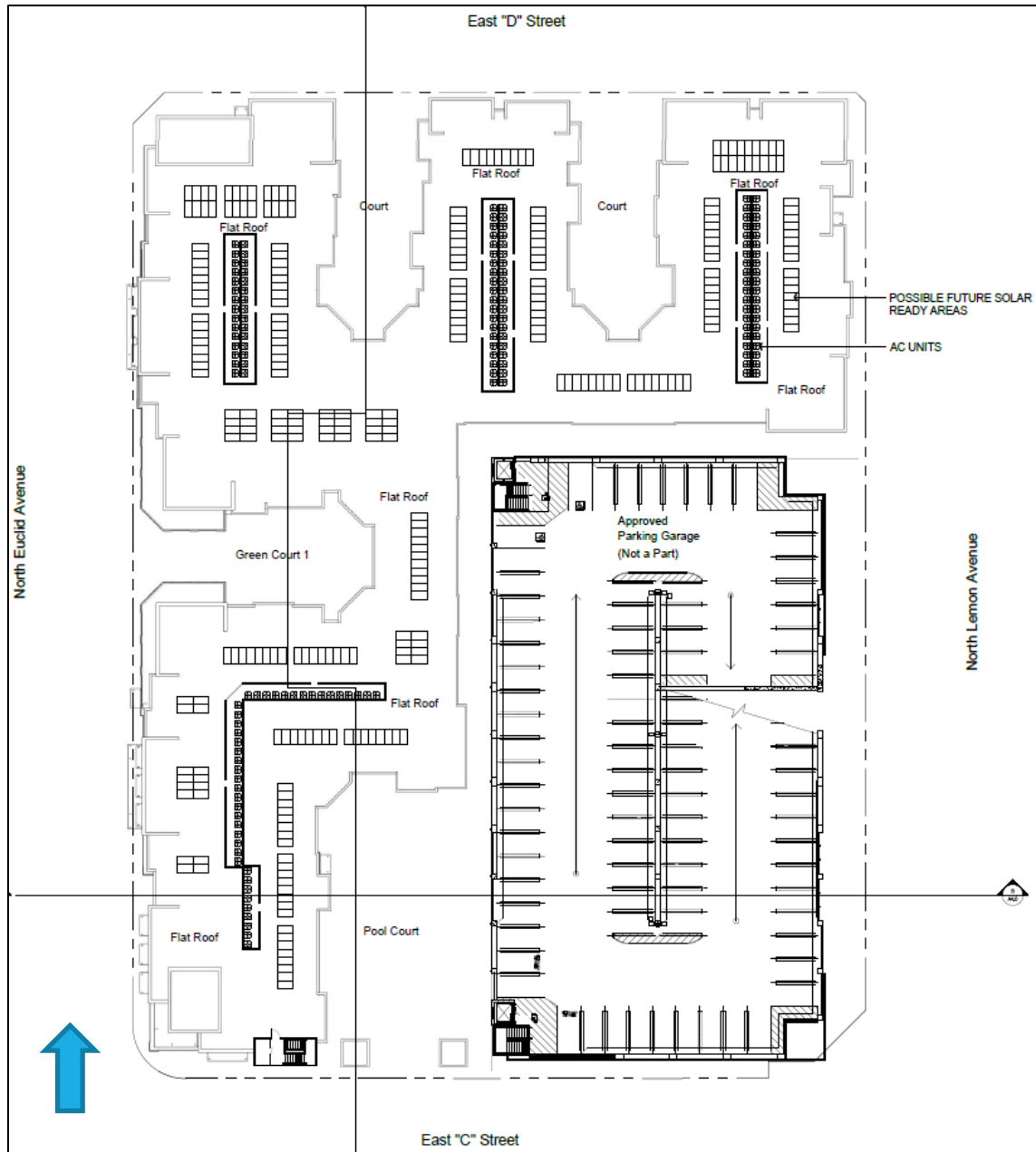
First Floor

Exhibit E: Floor Plans (Continued)



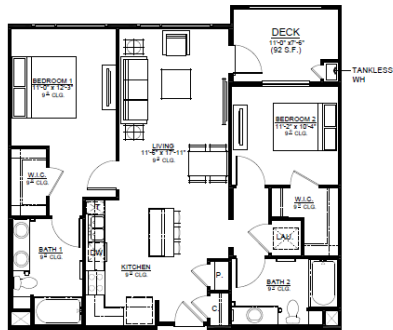
Second- Fourth Floors (Typical)

Exhibit E: Floor Plans (Continued)

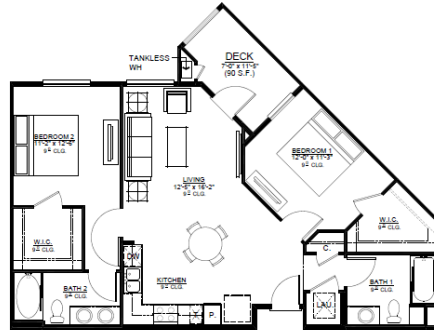


Roof Level

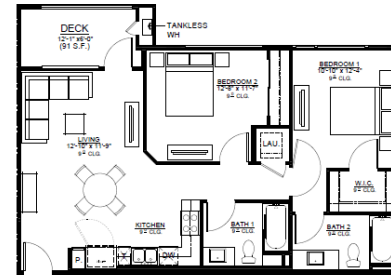
Exhibit E: Floor Plans



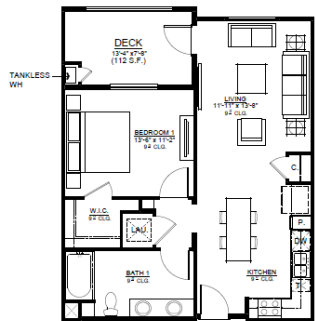
P2-2 (2 BED / 2 BATH)
 NET S.F. - 866 S.F.
 GROSS S.F. - 1,049 S.F.



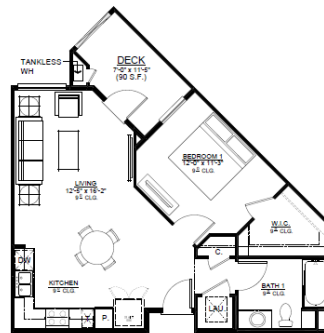
P2-1 (2 BED / 2 BATH)
 NET S.F. - 859 S.F.
 GROSS S.F. - 1,022 S.F.



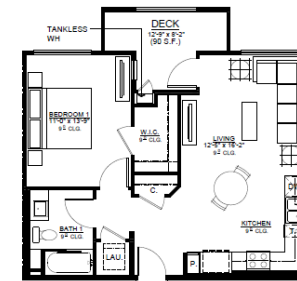
P2-0 (2 BED / 2 BATH)
 NET S.F. - 864 S.F.
 GROSS S.F. - 932 S.F.



P1-2 (1 BED / 1 BATH)
 NET S.F. - 694 S.F.
 GROSS S.F. - 746 S.F.



P1-1 (1 BED / 1 BATH)
 NET S.F. - 674 S.F.
 GROSS S.F. - 724 S.F.

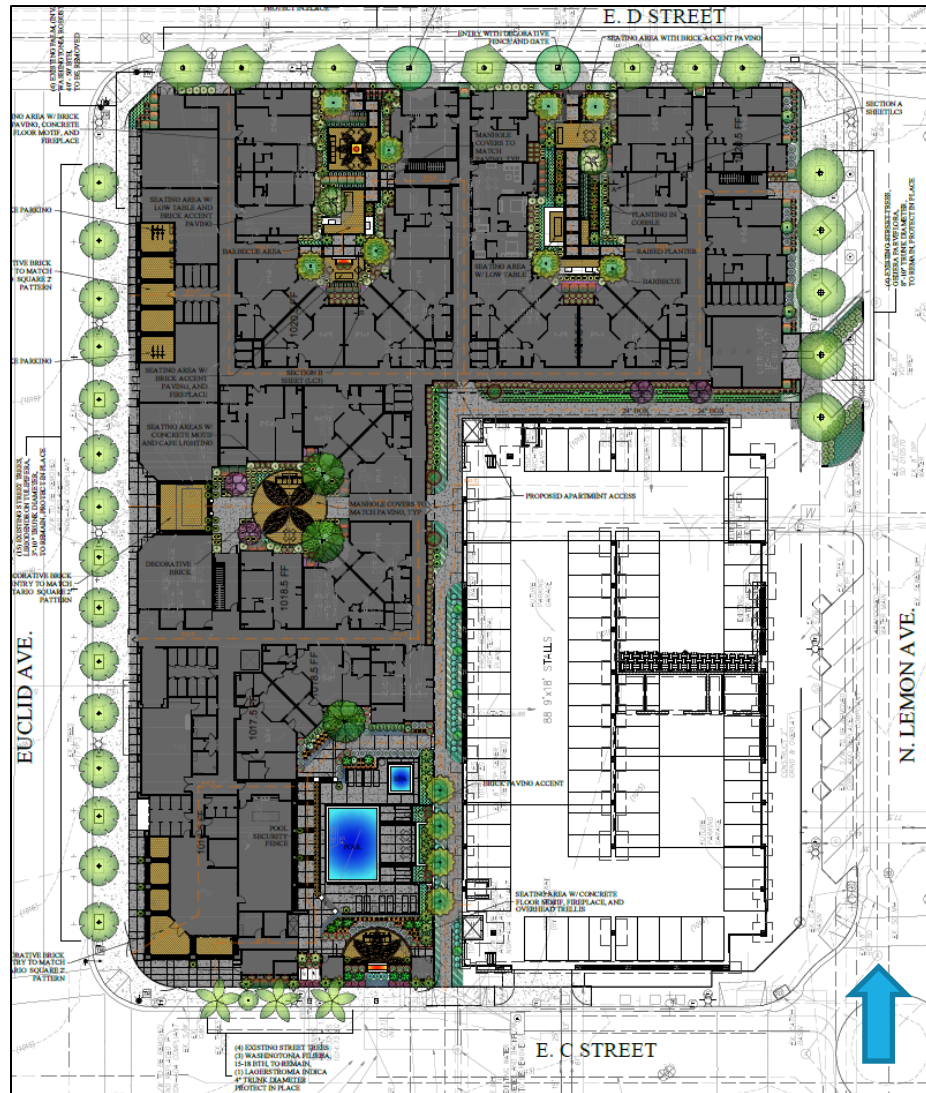


P1-0 (1 BED / 1 BATH)
 NET S.F. - 632 S.F.
 GROSS S.F. - 694 S.F.

Exhibit F: Conceptual Elevations



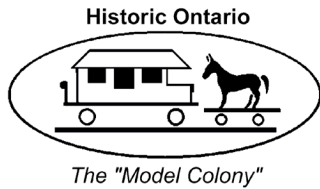
Exhibit G: Conceptual Landscape Plan



Attachment “A”

FILE NO. PHP21-014

CONDITIONS OF APPROVAL



CERTIFICATE OF APPROPRIATENESS

CONDITIONS OF APPROVAL

Date: October 14, 2021

File No.: PHP21-014

Location: C1 block of the Downtown Civic Center Planned Unit Development "DCCPUD," bound by Euclid Avenue to the west, Lemon Avenue to the east, C Street to the south and D Street to the north (APNs: 1048-551-10, 1048-551-11, and 1048-551-12)

Prepared By: Diane Ayala, Senior Planner

Description: A request for a Certificate of Appropriateness to facilitate the construction of a mixed-use development consisting of 144 residential apartment units and approximately 4,500 square feet of ground floor retail on 1.66 acres of land within the DCCPUD and MU-1 (Downtown Mixed Use) and EA (Euclid Avenue Overlay) zoning districts.

CONDITIONS OF APPROVAL

The above-described Project shall comply with the following Conditions of Approval

1. Time Limits.

1.1 The Certificate of Appropriateness shall become void twenty-four (24) months from the date of approval unless a building permit has been issued and work authorized by this approval has commenced prior to the expiration date and is diligently pursued to completion.

2. Landscaping/Wall Design.

2.1 Plazas, green courtyards, and pool area shall incorporate pavers designed in a layout to match adjacent Town Square and parking structure for maximum compatibility.

2.2 Solid walls and pilasters shall be treated with a decorative cap.

2.3 Tube steel fence along project perimeter at Green Courtyards 2 and 3 shall be placed a minimum of 1 Foot setback from the building wall face to break.

3. Architectural Treatment.

- 3.1 Construct storefronts in an extruded aluminum frame to provide a definitive cross section profile between frame or face of sash and the glass.



Example- Marvin Coastline Storefront

- 3.2 Storefronts shall have a bulkhead (base) 12 to 15 inches in height and shall be finished with a solid decorative material such as tile, stucco or veneer to match building. The bulkhead shall be topped with a bullnose to delineate the change of material to storefront. *Reference examples above and below.*



- 3.3 Storefront display windows may be composed of single pane of glass or be divided into smaller lights by glazing bars or muntins. *Reference example above.*
- 3.4 Transom windows above the display windows shall be provided. The window

Conditions of Approval

File No.: PHP21-014

October 14, 2021

Page 3

heights should range from 2 to 3 Feet depending on overall floor height.
Reference examples above.

- 3.5 Storefront entrance doors should be kept simple and be aluminum framed with clear glass and may have a kickplate. Sidelights and transom windows above doors are encouraged. Reflective or “black out” window tinting is prohibited.
- 3.6 Entrances located along Euclid Avenue shall be located every 50 Feet to a maximum separation of 100 Feet depending on ground floor use.
- 3.7 Spaces such as lobbies, common amenity spaces, leasing offices, or similar spaces shall have transparent window storefronts. These spaces should have direct access to the adjacent street, patio, or open space.
- 3.8 Windows on residential units shall avoid large and bulky frames with little to no reveal on the window profile. Aluminum or fiberglass frame windows with adequate profile reveals in a medium to dark color shall be used. White or light beige colors shall be avoided. Vinyl framed windows, which are typically bulky, have little to no reveal on window profile and give a flat appearance. At the Planning Director’s discretion, special consideration may be made for vinyl framed windows that can demonstrate characteristics of the required window profile.
- 3.9 The use of grids, grilles, or muntins on residential windows shall be sculpted and on the exterior of the glass. Simulated divided lites (between glass) shall be avoided.
- 3.10 Windows and panels with windows located on exterior building walls adjacent to Euclid Avenue, C Street, D Street, and Lemon Avenue shall be recessed a minimum of 1 to 2 feet from building wall face. All other residential windows shall have a minimum recess of 2 inches from building wall face.
- 3.11 Brick veneer, in a variety of color and texture, shall wrap the exterior building wall corners and terminate at the next wall that runs perpendicular. Veneer shall have a bull nose edge where the finished wall material changes (stucco) and around windows to provide an adequate recess and reveal.
- 3.12 Mid-panel floor should be 2 to 3 feet to delineate between the first floor commercial and the upper residential floors and provide a sign band area.

Conditions of Approval

File No.: PHP21-014

October 14, 2021

Page 4



Mid panel floor

- 3.13 Exterior light fixtures shall be compatible with the overall modern commercial architectural style. Submit a cut sheet to the Planning Department for review and approval prior to issuance of building permit.
 - 3.14 Horizontal siding shall be a Cementous material or similar. Stucco shall have a smooth finish, such as a "fine sand float," where applied on exterior walls of the residential units. Stucco applied to first floor exterior building walls and mid-panel floor along Euclid Avenue shall have a smooth finish applied with techniques which include steel trowel, Santa Barbara, Cat Faces, or California. Lace and Dash stucco finishes should be avoided.
 - 3.15 Metal awning and railing shall have a powder coated or anodized finish. Paint application on metal should be avoided.
 - 3.16 Applicant shall work with staff to ensure appropriate sizes of building cornice treatment at key locations.
 - 3.17 Color blocking shall be applied to the Project to differentiate modulation and accentuate varying building wall projection.
 - 3.18 Public art should be placed throughout the Project site that create a sense of place and visual interest. Wall art should be placed within plaza or pedestrian areas and displays are strongly encouraged within outdoor plaza areas.
4. Signs.
- 4.1 A sign program application and plans shall be submitted and approved for the site prior to the installation of any signs. Signs shall conform to Division 8.01 (Sign Regulations) of the Ontario Development Code and the Downtown Design Guidelines.
5. Any deviation from the approved plans shall require approval of the Planning Department and, if necessary, the Historic Preservation Commission.

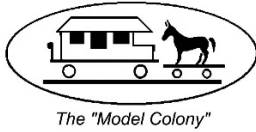
Conditions of Approval

File No.: PHP21-014

October 14, 2021

Page 5

6. Conditions of Approval shall be reproduced onto all construction plans submitted for building permits.
7. Prior to Occupancy, the Planning Department shall inspect the premises to ensure the Conditions of Approval have been met and that the Project has been constructed per the approved plans.



Historic Preservation Subcommittee

October 14, 2021

DECISION NO.:

FILE NO.: PHP21-006

DESCRIPTION: A Mills Act Contract for an 1,833 square foot Monterey Revival and Spanish Eclectic style single-family residence, a Contributor within the designated Euclid Avenue Historic District known as the Peter H. Vandenberg House, located at 1240 North Euclid Avenue, within the LDR5 (Low Density Residential) zoning district. (APN: 1047-531-07); **submitted by Bryan and Monica Sinsabaugh.**

PART I: BACKGROUND & ANALYSIS

BRYAN AND MONICA SINSABAUGH, (herein after referred to as "Applicant") has filed an application for the approval of a Mills Act Contract, File No. PHP21-006 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 0.21 acres of land located at 1240 North Euclid Avenue, and is depicted in *Exhibit A: Project Location Map*, attached.

(2) **Project Background:** This single-family residence was constructed in 1927 (est.) for Peter and Sadie Vandenberg in the Monterey Revival and Spanish Eclectic architectural style. The property was designated as Local Landmark No. 73 on September 16, 2003 and as a Contributor to the Euclid Avenue Historic District on June 4, 2013. The property is depicted in *Exhibit B: Site Photographs*, attached.

For an historic property to be eligible for a Mills Act Contract, the historic property must be either a local, state, or nationally designated property or a contributor within a locally designated historic district. The Mills Act Contract is between the City and a property owner whereby the property owner agrees to certain improvements to restore, rehabilitate or preserve a qualified historic building. In exchange, the County Tax Assessor reassesses the property's value based on an alternative formula that may result in a significant reduction in the owner's property taxes.

Pursuant to State law, a Mills Act Contract is recorded on the property and is a perpetual 10-year contract that automatically renews annually. The Mills Act Contract and all benefits and responsibilities remain with the land, even after a change of ownership. If a Contract is cancelled as a result of non-compliance with the conditions of the Contract, a cancellation fee of 12.5% of the market value (as of the time of cancellation) is assessed.

(3) Improvements: The Applicants are proposing both exterior and interior work as part of the Contract that qualifies under the guidelines and standards set by the State of California. The exterior work includes repair to wood under eaves and exposed rafter tails, window restoration, exterior stucco and paint, and new awnings, shutters and screen doors. The interior work includes new plumbing. The improvements are valued at an estimated \$64,500. The proposed schedule of improvements is attached in *Exhibit C: Schedule of Improvements*.

(4) Mills Act Impacts:

(i) Savings: The following Mills Act savings to the property owner are based on estimates calculated by the Planning Department.

Current Annual Taxes Paid:	\$5,526
Mills Act Annual Taxes Projected:	\$3,298
Potential Total Annual Tax Savings:	\$2,228
Estimated Savings over 10 years:	\$22,280
Estimated Savings Percentage:	40.3%

(ii) City Cost: According to the City budget, Ontario receives approximately 16.8% of the 1% General Tax Levy collected for property taxes. The following shows the estimated loss in City property tax revenue for this Contract based on estimates calculated by the Planning Department.

Current Annual City Tax Revenue:	\$928
Mills Act Annual City Tax Revenue Estimated:	\$554
Estimated Total Annual Cost to the City:	\$374
Estimated Cost to the City over 10 years:	\$3,740

(5) Evaluation: As indicated above, the estimated annual cost to the City of the Mills Act Contract would be \$374. In exchange for this modest decrease in property tax revenues, approximately \$64,500 will be reinvested into the historic building over a 10-year period – a ratio of \$17.24 in private funds spent for every dollar the City foregoes in property tax revenue.

PART II: RECITALS

WHEREAS, the Application is not a project pursuant to the California Environmental Quality Act ("CEQA") Guidelines Section 21065; 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 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 Project; and

WHEREAS, the Community Development and the Aesthetic, Cultural, Open Space and Recreational Resources elements of The Ontario Plan (“TOP”) sets forth Goals and Policies to conserve and preserve Ontario’s historic buildings and sites; and

WHEREAS, on October 14, 2021, 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 recommending 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 Application is not a project pursuant to Section 21065 of the CEQA Guidelines. The Mills Act Contract will not result in a direct physical change in the environment, or a reasonably foreseeable indirect physical change in the environment.

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) California Government Code Section 50280, et seq., authorizes cities to enter into Contracts with the owners of a qualified historical property to provide for the use, maintenance and restoration of such historical property so as to retain its characteristics as a property of historical significance; and

(2) The Peter H. Vandenberg House, located at 1240 North Euclid Avenue, was designated as Local Landmark No. 73 on September 16, 2003 and as a Contributor to the Euclid Avenue Historic District on June 4, 2013 and is therefore a qualified historical property; and

(3) The Applicant has set forth a work program for this specific property to ensure the preservation of this historic resource that qualifies under the guidelines and standards set by the State of California.

SECTION 3: Based upon the findings and conclusions set forth in Sections 1 and 2 above, the HPSC recommends the Historic Preservation Commission recommend the City Council approve the request for a Mills Act Contract.

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.

APPROVED AND ADOPTED this 14th day of October 2021.

Historic Preservation Subcommittee

Exhibit A: Project Location Map

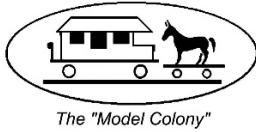


Exhibit B: Site Photographs



Exhibit C: Schedule of Improvements

Contract Year	Description	Estimated Cost
2022:	Replace aluminum windows with wood windows to match original in Master bedroom	\$2,750
2023:	Replace aluminum windows with wood windows to match original in Living room, Dining room and Office	\$4,425
2024:	Replace aluminum windows with wood windows to match original in Bathroom and Bedrooms	\$2,825
2025:	Replace awnings	\$3,500
2026:	Replace wood flooring at balcony with new wood flooring	\$3,000
2027:	New plumbing, entire house.	\$15,000
2028:	Install new wood screen doors at exterior doors.	\$6,000
2029:	Stucco and paint exterior	\$20,000
2030:	Repair original shutters and replace if shutter is damaged beyond repair	\$5,000
2031:	Repair wood under eaves and exposed rafter tails	\$2,000
Total		\$64,500



Historic Preservation Subcommittee

October 14, 2021

DECISION NO.:

FILE NO.: PHP21-010

DESCRIPTION: A Mills Act Contract for a 1,246 square foot Craftsman Bungalow style single-family residence, a Contributor within the designated College Park Historic District known as the Laura Russell House, located at 1130 North Columbia Avenue, within the LDR5 (Low Density Residential) zoning district. (APN: 1047-543-03); **submitted by Jonathan and Kelly Rushing.**

PART I: BACKGROUND & ANALYSIS

JONATHAN AND KELLY RUSHING, (herein after referred to as "Applicant") has filed an application for the approval of a Mills Act Contract, File No. PHP21-010 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 0.17 acres of land located at 1130 North Columbia Avenue, and is depicted in *Exhibit A: Project Location Map*, attached.

(2) **Project Background:** This single-family residence was constructed in 1916 in the Craftsman Bungalow architectural style. The property was designated as a Contributor to the College Park Historic District on July 18, 2000. The property is depicted in *Exhibit B: Site Photographs*, attached.

For an historic property to be eligible for a Mills Act Contract, the historic property must be either a local, state, or nationally designated property or a contributor within a locally designated historic district. The Mills Act Contract is between the City and a property owner whereby the property owner agrees to certain improvements to restore, rehabilitate or preserve a qualified historic building. In exchange, the County Tax Assessor reassesses the property's value based on an alternative formula that may result in a significant reduction in the owner's property taxes.

Pursuant to State law, a Mills Act Contract is recorded on the property and is a perpetual 10-year contract that automatically renews annually. The Mills Act Contract and all benefits and responsibilities remain with the land, even after a change of ownership. If a Contract is cancelled as a result of non-compliance with the conditions of the Contract, a cancellation fee of 12.5% of the market value (as of the time of cancellation) is assessed.

(3) Improvements: The Applicants are proposing exterior work as part of the Contract that qualifies under the guidelines and standards set by the State of California. The work includes driveway and fence replacement, landscaping, irrigation, garage roof repairs and exterior paint. The improvements are valued at an estimated \$30,500. The proposed schedule of improvements is attached in *Exhibit C: Schedule of Improvements*.

(4) Mills Act Impacts:

(i) Savings: The following Mills Act savings to the property owner are based on estimates calculated by the Planning Department.

Current Annual Taxes Paid:	\$3,874
Mills Act Annual Taxes Projected:	\$2,641
Potential Total Annual Tax Savings:	\$1,233
Estimated Savings over 10 years:	\$12,330
Estimated Savings Percentage:	31.8%

(ii) City Cost: According to the City budget, Ontario receives approximately 16.8% of the 1% General Tax Levy collected for property taxes. The following shows the estimated loss in City property tax revenue for this Contract based on estimates calculated by the Planning Department.

Current Annual City Tax Revenue:	\$651
Mills Act Annual City Tax Revenue Estimated:	\$444
Estimated Total Annual Cost to the City:	\$207
Estimated Cost to the City over 10 years:	\$2,070

(5) Evaluation: As indicated above, the estimated annual cost to the City of the Mills Act Contract would be \$207. In exchange for this modest decrease in property tax revenues, approximately \$30,500 will be reinvested into the historic building over a 10-year period – a ratio of \$14.73 in private funds spent for every dollar the City foregoes in property tax revenue.

PART II: RECITALS

WHEREAS, the Application is not a project pursuant to the California Environmental Quality Act ("CEQA") Guidelines Section 21065; 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 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 Project; and

WHEREAS, the Community Development and the Aesthetic, Cultural, Open Space and Recreational Resources elements of The Ontario Plan (“TOP”) sets forth Goals and Policies to conserve and preserve Ontario’s historic buildings and sites; and

WHEREAS, on October 14, 2021, 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 recommending 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 Application is not a project pursuant to Section 21065 of the CEQA Guidelines. The Mills Act Contract will not result in a direct physical change in the environment, or a reasonably foreseeable indirect physical change in the environment.

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) California Government Code Section 50280, et seq., authorizes cities to enter into Contracts with the owners of a qualified historical property to provide for the use, maintenance and restoration of such historical property so as to retain its characteristics as a property of historical significance; and

(2) The Laura Russell House, located at 1130 North Columbia Avenue, was designated as a Contributor to the College Park Historic District on July 18, 2000 and is therefore a qualified historical property; and

(3) The Applicant has set forth a work program for this specific property to ensure the preservation of this historic resource that qualifies under the guidelines and standards set by the State of California.

SECTION 3: Based upon the findings and conclusions set forth in Sections 1 and 2 above, the HPSC recommends the Historic Preservation Commission recommend the City Council approve the request for a Mills Act Contract.

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.

APPROVED AND ADOPTED this 14th day of October 2021.

Historic Preservation Subcommittee

Exhibit A: Project Location Map

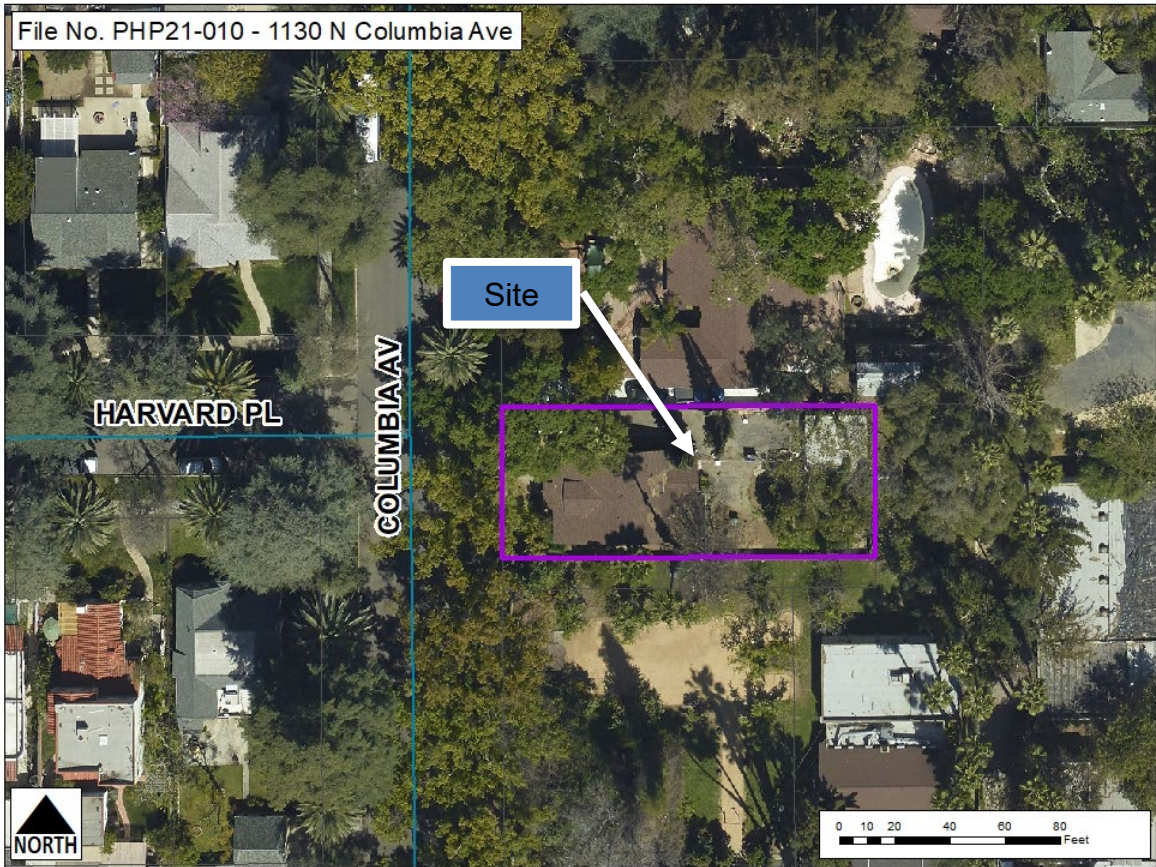
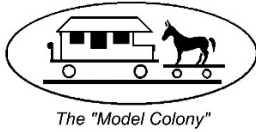


Exhibit B: Site Photographs



Exhibit C: Schedule of Improvements

Contract Year	Description	Estimated Cost
2022:	Remove asphalt driveway	\$1,200
2023:	Install new concrete driveway	\$7,000
2024:	Install new gate at driveway	\$900
2025:	Landscape front yard	\$2,500
2026:	Install new water main	\$1,000
2027:	Remove tree that is growing under block wall.	\$2,500
2028:	New irrigation system for front and rear yard	\$1,400
2029:	Remove tree growing under foundation of house	\$2,500
2030:	Repair roof on garage	\$3,000
2031:	Paint exterior of house	\$8,500
Total		\$30,500



Historic Preservation Subcommittee

October 14, 2021

DECISION NO.:

FILE NO.: PHP21-011

DESCRIPTION: A Mills Act Contract for a 3,824 square foot Italianate style single-family residence, a Contributor within the designated Euclid Avenue Historic District known as the Harold Latimer House, located at 1112 North Euclid Avenue, within the LDR5 (Low Density Residential) zoning district (APN: 1047-542-04); **submitted by Zhenwei and Wei Xu.**

PART I: BACKGROUND & ANALYSIS

ZHENWEI AND WEI XU, (herein after referred to as "Applicant") has filed an application for the approval of a Mills Act Contract, File No. PHP21-011 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 0.21 acres of land located at 1112 North Euclid Avenue, and is depicted in *Exhibit A: Project Location Map*, attached.

(2) **Project Background:** This single-family residence was constructed in 1919 (est). in the Italianate architectural style. The property was designated as a Contributor to the Euclid Avenue Historic District on June 4, 2013. The property is depicted in *Exhibit B: Site Photographs*, attached.

For an historic property to be eligible for a Mills Act Contract, the historic property must be either a local, state, or nationally designated property or a contributor within a locally designated historic district. The Mills Act Contract is between the City and a property owner whereby the property owner agrees to certain improvements to restore, rehabilitate or preserve a qualified historic building. In exchange, the County Tax Assessor reassesses the property's value based on an alternative formula that may result in a significant reduction in the owner's property taxes.

Pursuant to State law, a Mills Act Contract is recorded on the property and is a perpetual 10-year contract that automatically renews annually. The Mills Act Contract and all benefits and responsibilities remain with the land, even after a change of ownership. If a Contract is cancelled as a result of non-compliance with the conditions of the Contract, a cancellation fee of 12.5% of the market value (as of the time of cancellation) is assessed.

(3) **Improvements:** The Applicants are proposing both exterior and interior work as part of the Contract that qualifies under the guidelines and standards set by the

State of California. The exterior work includes repair of stucco, paint, and window repairs. The interior work includes new plumbing, water heater, electrical and gas lines, repair to interior plaster and repair to wood framing in the detached garage. The improvements are valued at an estimated \$81,120. The proposed schedule of improvements is attached in *Exhibit C: Schedule of Improvements*.

(4) Mills Act Impacts:

(i) Savings: The following Mills Act savings to the property owner are based on estimates calculated by the Planning Department.

Current Annual Taxes Paid:	\$7,779
Mills Act Annual Taxes Projected:	\$4,193
Potential Total Annual Tax Savings:	\$3,586
Estimated Savings over 10 years:	\$35,860
Estimated Savings Percentage:	46.1%

(ii) City Cost: According to the City budget, Ontario receives approximately 16.8% of the 1% General Tax Levy collected for property taxes. The following shows the estimated loss in City property tax revenue for this Contract based on estimates calculated by the Planning Department.

Current Annual City Tax Revenue:	\$1,307
Mills Act Annual City Tax Revenue Estimated:	\$704
Estimated Total Annual Cost to the City:	\$603
Estimated Cost to the City over 10 years:	\$6,030

(5) Evaluation: As indicated above, the estimated annual cost to the City of the Mills Act Contract would be \$603. In exchange for this modest decrease in property tax revenues, approximately \$81,120 will be reinvested into the historic building over a 10-year period – a ratio of \$13.45 in private funds spent for every dollar the City foregoes in property tax revenue.

PART II: RECITALS

WHEREAS, the Application is not a project pursuant to the California Environmental Quality Act ("CEQA") Guidelines Section 21065; 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 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 Project; and

WHEREAS, the Community Development and the Aesthetic, Cultural, Open Space and Recreational Resources elements of The Ontario Plan (“TOP”) sets forth Goals and Policies to conserve and preserve Ontario’s historic buildings and sites; and

WHEREAS, on October 14, 2021, 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 recommending 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 Application is not a project pursuant to Section 21065 of the CEQA Guidelines. The Mills Act Contract will not result in a direct physical change in the environment, or a reasonably foreseeable indirect physical change in the environment.

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) California Government Code Section 50280, et seq., authorizes cities to enter into Contracts with the owners of a qualified historical property to provide for the use, maintenance and restoration of such historical property so as to retain its characteristics as a property of historical significance; and

(2) The Harold Latimer House, located at 1112 North Euclid Avenue, was designated as a Contributor to the Euclid Avenue Historic District on June 4, 2013 and is therefore a qualified historical property; and

(3) The Applicant has set forth a work program for this specific property to ensure the preservation of this historic resource that qualifies under the guidelines and standards set by the State of California.

SECTION 3: Based upon the findings and conclusions set forth in Sections 1 and 2 above, the HPSC recommends the Historic Preservation Commission recommend the City Council approve the request for a Mills Act Contract.

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.

APPROVED AND ADOPTED this 14th day of October 2021.

Historic Preservation Subcommittee

Exhibit A: Project Location Map

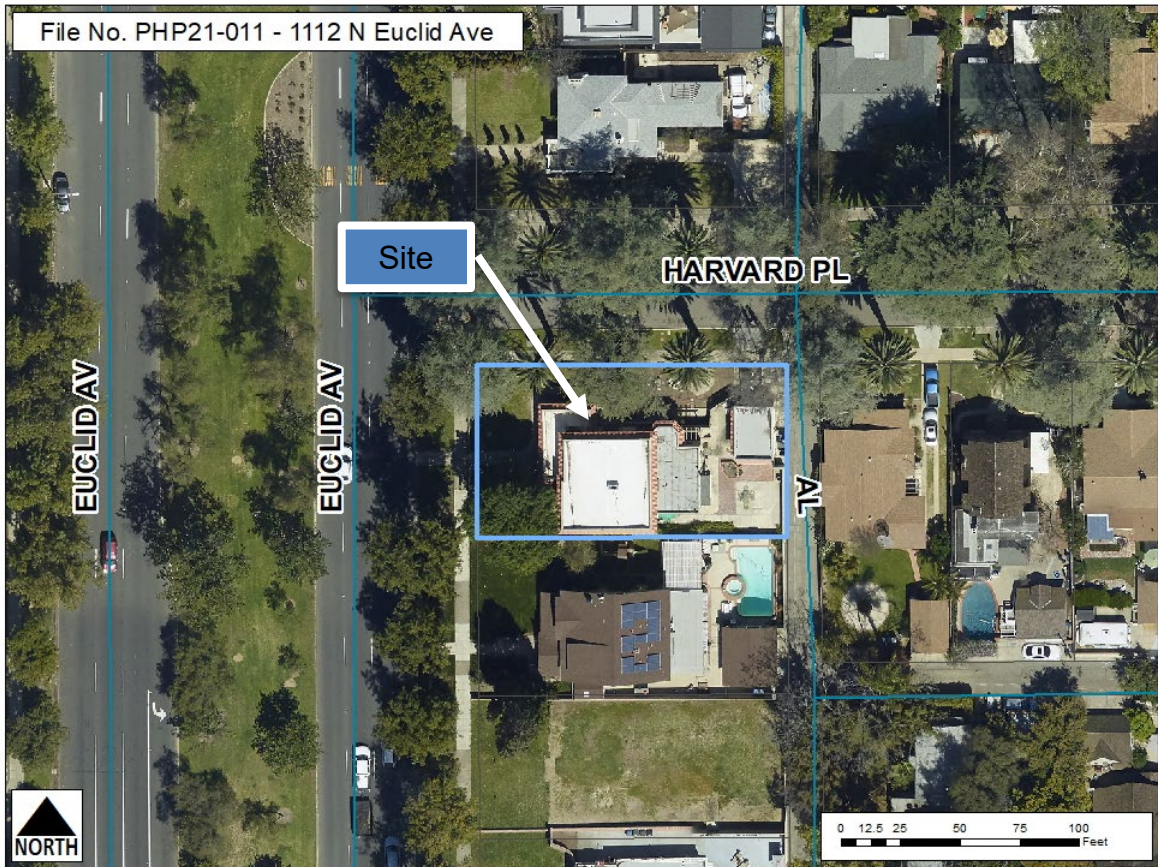
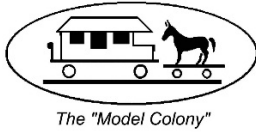


Exhibit B: Site Photographs



Exhibit C: Schedule of Improvements

Contract Year	Description	Estimated Cost
2022:	Install new gas line and redo concrete.	\$9,000
2023:	Repair rotted and damaged wood framing in garage.	\$5,000
2024:	Install new water line and redo concrete.	\$5,000
2025:	Upgrade electrical panel and wiring.	\$8,000
2026:	Repair damaged plaster in basement and paint	\$5,000
2027:	Install new water heater	\$1,600
2028:	Paint exterior	\$19,000
2029:	Repair 28 wood windows on 1 st floor (replace ropes as needed, repair wood, add weatherstripping)	\$15,000
2030:	Repair cracks in exterior stucco/plaster	\$1,520
2031:	Repair 22 wood windows on 2 nd floor (replace ropes as needed, repair wood, add weatherstripping)	\$12,000
	Total	\$81,120



Historic Preservation Subcommittee

October 14, 2021

DECISION NO.:

FILE NO.: PHP21-012

DESCRIPTION: A Mills Act Contract for a 3,032 square foot Craftsman style single-family residence, a Contributor within the designated Euclid Avenue Historic District known as the Homer Berger House, located at 1108 North Euclid Avenue, within the LDR5 (Low Density Residential) zoning district. (APN: 1047-542-03); **submitted by Luke and Jessica Bideaux.**

PART I: BACKGROUND & ANALYSIS

LUKE AND JESSICA BIDEAUX, (herein after referred to as "Applicant") has filed an application for the approval of a Mills Act Contract, File No. PHP21-012 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 0.21 acres of land located at 1108 North Euclid Avenue, and is depicted in *Exhibit A: Project Location Map*, attached.

(2) **Project Background:** This single-family residence was constructed in 1915 for Homer Berger in the Craftsman architectural style. The property was designated as a Contributor to the Euclid Avenue Historic District on June 4, 2013. The property is depicted in *Exhibit B: Site Photographs*, attached.

For an historic property to be eligible for a Mills Act Contract, the historic property must be either a local, state, or nationally designated property or a contributor within a locally designated historic district. The Mills Act Contract is between the City and a property owner whereby the property owner agrees to certain improvements to restore, rehabilitate or preserve a qualified historic building. In exchange, the County Tax Assessor reassesses the property's value based on an alternative formula that may result in a significant reduction in the owner's property taxes.

Pursuant to State law, a Mills Act Contract is recorded on the property and is a perpetual 10-year contract that automatically renews annually. The Mills Act Contract and all benefits and responsibilities remain with the land, even after a change of ownership. If a Contract is cancelled as a result of non-compliance with the conditions of the Contract, a cancellation fee of 12.5% of the market value (as of the time of cancellation) is assessed.

(3) **Improvements:** The Applicants are proposing both exterior and interior work as part of the Contract that qualifies under the guidelines and standards set by the

State of California. The exterior work includes repair of wood shingle siding and windows, and targeted restoration of spalling brick at the front patio. Other exterior work includes a new roof on the front of the residence, and repairs to the flat roof at the rear of the residence. The interior work includes a new HVAC system, paint, and electrical upgrades. The improvements are valued at an estimated \$91,025. The proposed schedule of improvements is attached in *Exhibit C: Schedule of Improvements*.

(4) Mills Act Impacts:

(i) Savings: The following Mills Act savings to the property owner are based on estimates calculated by the Planning Department.

Current Annual Taxes Paid:	\$7,834
Mills Act Annual Taxes Projected:	\$3,966
Potential Total Annual Tax Savings:	\$3,868
Estimated Savings over 10 years:	\$38,680
Estimated Savings Percentage:	49.3%

(ii) City Cost: According to the City budget, Ontario receives approximately 16.8% of the 1% General Tax Levy collected for property taxes. The following shows the estimated loss in City property tax revenue for this Contract based on estimates calculated by the Planning Department.

Current Annual City Tax Revenue:	\$1,316
Mills Act Annual City Tax Revenue Estimated:	\$666
Estimated Total Annual Cost to the City:	\$650
Estimated Cost to the City over 10 years:	\$6,500

(5) Evaluation: As indicated above, the estimated annual cost to the City of the Mills Act Contract would be \$650. In exchange for this modest decrease in property tax revenues, approximately \$91,025 will be reinvested into the historic building over a 10-year period – a ratio of \$14.00 in private funds spent for every dollar the City foregoes in property tax revenue.

PART II: RECITALS

WHEREAS, the Application is not a project pursuant to the California Environmental Quality Act ("CEQA") Guidelines Section 21065; 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 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 Project; and

WHEREAS, the Community Development and the Aesthetic, Cultural, Open Space and Recreational Resources elements of The Ontario Plan (“TOP”) sets forth Goals and Policies to conserve and preserve Ontario’s historic buildings and sites; and

WHEREAS, on October 14, 2021, 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 recommending 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 Application is not a project pursuant to Section 21065 of the CEQA Guidelines. The Mills Act Contract will not result in a direct physical change in the environment, or a reasonably foreseeable indirect physical change in the environment.

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) California Government Code Section 50280, et seq., authorizes cities to enter into Contracts with the owners of a qualified historical property to provide for the use, maintenance and restoration of such historical property so as to retain its characteristics as a property of historical significance; and

(2) The Homer Berger House, located at 1108 North Euclid Avenue, was designated as a Contributor to the Euclid Avenue Historic District on June 4, 2013 and is therefore a qualified historical property; and

(3) The Applicant has set forth a work program for this specific property to ensure the preservation of this historic resource that qualifies under the guidelines and standards set by the State of California.

SECTION 3: Based upon the findings and conclusions set forth in Sections 1 and 2 above, the HPSC recommends the Historic Preservation Commission recommend the City Council approve the request for a Mills Act Contract.

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.

APPROVED AND ADOPTED this 14th day of October 2021.

Historic Preservation Subcommittee

Exhibit A: Project Location Map

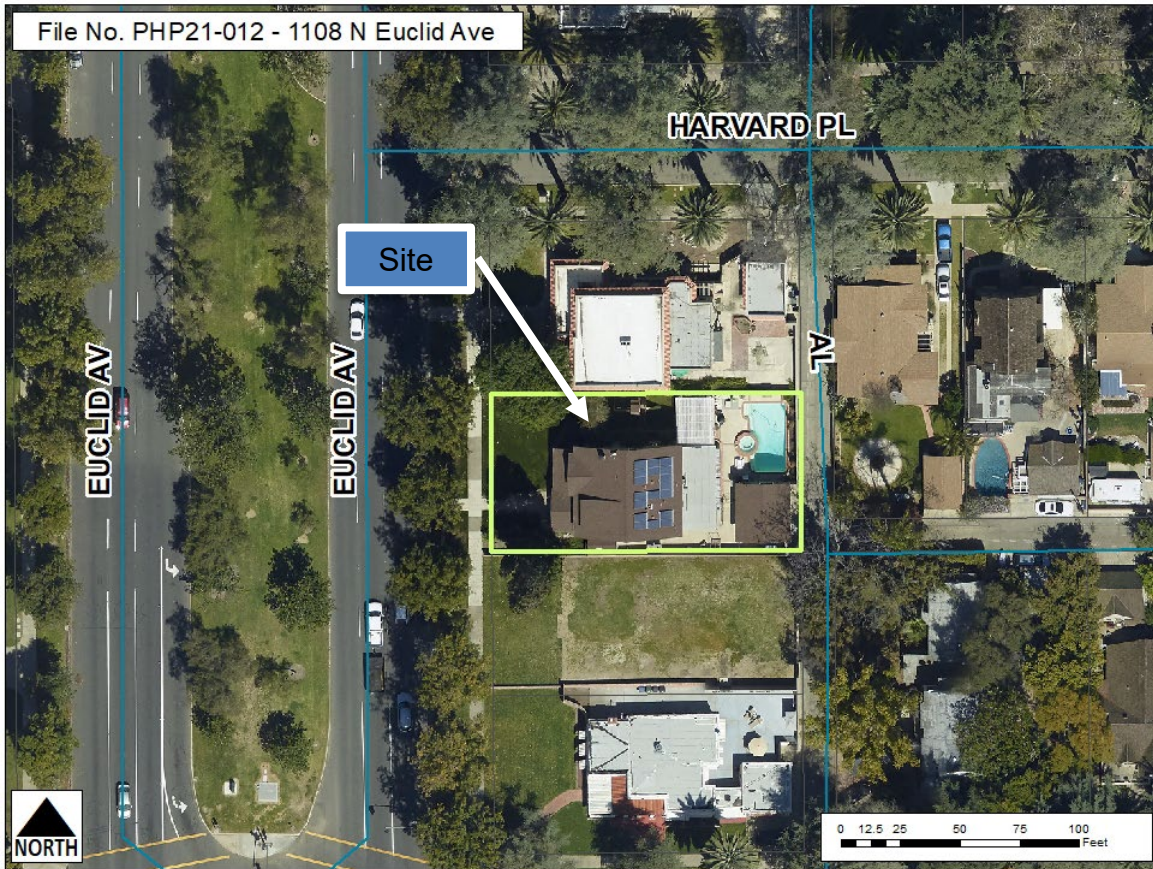


Exhibit B: Site Photographs



Exhibit C: Schedule of Improvements

Contract Year	Description	Estimated Cost
2022:	Replace rotted and damaged wood shingle siding at exterior.	\$8,000
2023:	Install new smoke detectors and update electrical outlets.	\$1,100
2024:	Sand, prep and paint interior of windows.	\$8,250
2025:	None	\$0
2026:	Interior paint, repairs to sprinklers, porch and attic fan.	\$12,805
2027:	New first floor HVAC unit remove old ductwork and furnace.	\$12,500
2028:	Remove tile and refinish original wood flooring at entryway. Repair 5 windows at rear of house, seal around windows.	\$13,870
2029:	Restore damaged bricks on front porch pony wall.	\$5,500
2030:	Repair flat roof at rear of house and other roof repairs.	\$7,000
2031:	Replace composition shingles at front of house	\$22,000
Total		\$91,025