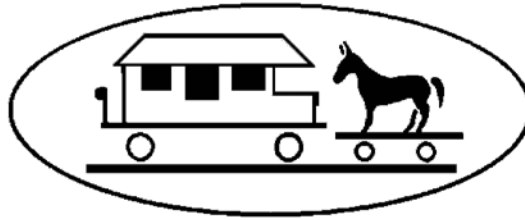


Historic Ontario



The "Model Colony"

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

AGENDA

June 13, 2019

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 March 21, 2019, approved as written.

Motion to Approve/Deny

PUBLIC HEARING ITEMS

- B. REQUEST FOR REMOVAL FROM THE ONTARIO REGISTER REVIEW FOR FILE NO. PHP19-005:** A request to remove a commercial building (Eligible Historic Resource) from the Ontario Register of Historic Resources located at 110 West E Street within the MU1 (Downtown Mixed Use) zoning district. The request is not a “Project” pursuant to Section 21065 of the CEQA Guidelines. (APN: 1048-355-10); **City Initiated.**

1. CEQA Determination

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

- 2. File No. PHP19-005** (Request for Removal from the Ontario Register)

Motion to Approve/Deny

- C. CERTIFICATE OF APPROPRIATENESS REVIEW FOR FILE NO. PHP19:006:** A request to install up to 4 monument entry signs on the Euclid Avenue median near the I-10, Merrill Avenue, and the SR-60 on/off ramps. The project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to Section 15331 (Historical Resource Restoration/Rehabilitation) and Section 153311 (Accessory Structures) 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); **City initiated. Planning Commission action is required.**

1. CEQA Determination

No action necessary – Exempt: CEQA Guidelines §153311

- 2. File No. PHP19-006** (Request for Certificate of Appropriateness)

Motion to recommend Approval/Denial

DISCUSSION ITEMS:

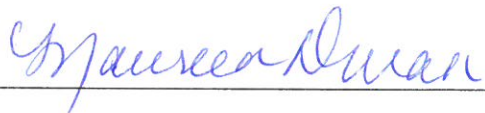
- 1. Update: Jay Littleton Ballpark Grant.**

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 **July 11, 2019**.

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 **June 10, 2019**, 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

Special Meeting March 21, 2019

REGULAR MEETING: Community Conference Room 1, 303 East B Street, Ontario, CA 91764
Called to order by Jim Willoughby, Planning Commissioner, at 4:35 PM

BOARD MEMBERS PRESENT

Robert Gregorek, Planning Commissioner
Jim Willoughby, Planning Commissioner
Vacant

BOARD MEMBERS ABSENT

None

STAFF MEMBERS PRESENT

Diane Ayala, Senior 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 January 10, 2019, meeting of the Historic Preservation Subcommittee was made by Mr. Gregorek, seconded by Mr. Willoughby; and approved unanimously by those present (2-0).

PUBLIC HEARING ITEMS

- B. **A REQUEST FOR A TIER DETERMINATION REVIEW FOR FILE NO. PHP19-001:** A request for a Tier Determination of a single family residence (Eligible Historic Resource), located at 1445 West Mission Boulevard (APN: 1011-361-15) within the HDR45 (High Density Residential) zoning district. The request is not a "Project" pursuant to Section 21065 of the CEQA Guidelines; **submitted by Mid-Cities Engineering.**

Elly Antuna, Assistant Planner, presented the staff report for File No. PHP19-001. Ms. Antuna stated that the property owner has started preliminary site design reviews to develop the site with a 23 unit apartment complex. Staff requested that the property owner hire a qualified consultant to complete an intensive level survey of the historic property. The completed DPR523A and DPR523B records are attached to the report.

As a result of the completed survey and additional staff review and research, Ms. Antuna recommended that the single-family residence be designated as a Tier III historic resource. Ms. Antuna stated that the detached accessory structures on the site are not included in the Tier III designation and are not individually eligible for historic designation.

Mr. Gregorek asked how the DPR523A and DPR523B forms were formatted.

Ms. Antuna stated that the DPR 523 forms are standard forms used for recording and evaluation of resources. The forms are from the Department of Parks and Recreation. The DPR523A record is the Primary Record and the DPR523B record is the Building, Structure, and Object Record.

Ms. Ayala explained that the forms are official forms that are also submitted to a repository where they are managed and maintained.

Mr. Willoughby asked if the owner requested the Tier Determination.

Ms. Antuna stated that staff recommended the Tier Determination upon preliminary site design reviews.

Ms. Ayala stated that completing the Tier Determination clarifies the environmental pathway for future development of the site.

Mr. Sleiman Obeid, representing the applicant, asked if the Tier III status allows for demolition.

Ms. Ayala stated that there is a process in place for demolition, and knowing the Tier status helps determine what environmental pathway is needed for future projects where demolition is proposed.

Motion to approve **File No. PHP19-001** was made by Mr. Gregorek seconded by Mr. Willoughby and approved unanimously by those present (2-0).

- C. HISTORIC RESOURCE ELIGIBILITY REVIEW FOR FILE NO. PHP19-003:** A request to determine eligibility and list a single family residence located at 324 West Sixth Street (APN: 1047-251-14) within the RE4 (Residential Estate) zoning district on the Ontario Register of Historic Resources. The request is not a “Project” pursuant to Section 21065 of the CEQA Guidelines; **City initiated.**

Elly Antuna, Assistant Planner, presented the staff report for File No. PHP19-003. Ms. Antuna stated that the single-family residence was designed by well known local architects Theodore Criley, Jr. and Fred W. McDowell. Both architects made significant contributions to the modernism movement in Claremont and the surrounding cities. The Modern Ranch style home was constructed in 1960 and the exterior is entirely intact. Ms. Antuna stated that the residence meets the local landmark designation criteria as contained in the Development Code and recommended that the residence be added to the Ontario Register of Historic Resources.

Motion to approve **File No. PHP19-003** was made by Mr. Gregorek; seconded by Mr. Willoughby and approved unanimously by those present (2-0).

DISCUSSION ITEMS

- 1. 750 East Ontario Boulevard, Demolition.** The subject property is an active Code Enforcement case. The stick style single-family residence was a non-conforming structure in an IG (General Industrial) zoning district. The residence had been altered without permits several years ago, it was then abandoned and left vacant. A recent fire destroyed the residence, rebuild is not possible due to the non-conforming

status. Staff is looking into a potential Development Code amendment to address demolition of historic properties through abandonment.

2. **Nineteenth Annual Model Colony Awards, May 7 (File No. PHP19-002).** The Model Colony Awards will be held on May 7 at City Hall. The nominees will be presented at the March 26, 2019 Planning/Historic Preservation Commission meeting. This year's nominees are:
 - Award of Merit, Willard E. Baier House, 303 E. Princeton St.
 - Award of Merit, King House, 324 W. Sixth St.
 - Award of Merit, Miss Lela McClelland House, 1258 N. Euclid Ave.
 - Rehabilitation Award, Edward Smith House, 407 E. Fourth St.
 - George Chaffey Memorial Award, Richard Delman

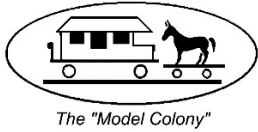
3. **CPF Annual Conference, Palm Springs, May 8-11.** Conference will be held in Palm Springs for those attending. Ticketed event requests should go through Gwen as soon as possible.

There being no further business, the meeting was adjourned at 5:15 by Mr. Willoughby.

Respectfully submitted,



Elly Antuna
Assistant Planner



Historic Preservation Subcommittee

June 13, 2019

DECISION NO.: HPSC19-

FILE NO.: PHP19-005

DESCRIPTION: A request to remove a one-story commercial building (Eligible Historic Resource) from the Ontario Register of Historic Resources located at 110 West E Street within the MU-1 Downtown Mixed Use zoning district. (APN: 1048-355-10); **City initiated.**

PART I: BACKGROUND & ANALYSIS

THE CITY OF ONTARIO, (herein after referred to as "Applicant") has filed an application requesting approval to remove a historic resource from the Ontario Register of Historic Resources, File No. PHP19-005, 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 0.23 acres of land at the northwest corner of E Street and Euclid Avenue, is developed with a commercial building, and is depicted in *Exhibit A: Aerial Photograph*, attached. The building is situated alley adjacent on the western portion of the lot and fronts West E Street. To the east is a paved surface parking lot with driveway access from Euclid Avenue. The project site is located within the proposed Downtown Historic District.

(2) Background: The Ontario Development Code allows for the removal of Eligible or Nominated historic resources from the Ontario Register upon reevaluation by the Historic Preservation Subcommittee (HPSC) if the most recently prepared Historic Resource Survey evaluating the resource is more than 5 years old. The HPSC evaluates the historic resource utilizing the designation criteria set forth in Paragraph 4.02.040.B.2 (Local Landmark Designation) of the Ontario Development Code. As a Certified Local Government, the City is required to maintain a system for the survey and inventory of historic properties. Individual historic resources and districts are continuously identified, documented and evaluated pursuant to the Ontario Development Code. The commercial building was last surveyed as part of a Citywide Historical Resources Survey effort in 1983 that established the Historic Resources Inventory. The City's Historical Resources Survey was undertaken in 1983-84 with the assistance of a grant from the California Office of Historic Preservation. A block-by-block field survey was undertaken and research was done on those resources which appeared to warrant investigation due to their architectural character or their known association with important community trends, events, or persons. Additional research was not completed with the 1983-84 survey, but is now being completed for the subject property.

(3) Architectural Description: The 1,800 square foot wood frame building is irregular in plan, has a hipped composition shingle roof and is clad in stucco. The centrally located entryway is covered with a flat awning supported by decorative posts. The building corners on the south elevation are wrapped with multi pane windows. There are two sets of multi pane windows on the west and east elevations. The building is depicted in *Exhibit B: Site Photographs*. Historic aerials and building permit records indicate that the eastern portion of the lot fronting Euclid Avenue was developed with a service station in 1940 that was later demolished in 1975.

(4) Evaluation: Several permits are on file, including signage, electrical and plumbing permits. The multi-tenant commercial building was constructed as a medical office in 1940 by H. Tegel and has been occupied by numerous businesses. Previous uses include a maid service, dental office, general contractor's office and a TV repair shop. The building is currently occupied by a variety of office uses. The building is simple in design and does not possess any distinguishing architectural features to be associated with any particular style. There is no evidence to suggest that the site is associated with a business, company, or individual that has made any significant contributions to the City, State or Nation. Therefore, it does not meet the minimum designation criteria for landmark designation as contained in the Development Code.

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 Planning/Historic Preservation Commission, on the subject Application; and

WHEREAS, the Community Design element of The Ontario Plan ("TOP") sets forth Goals and Policies to conserve and preserve Ontario's historic buildings and sites; and

WHEREAS, on June 13, 2019, 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 decision-making 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 removal from the Ontario Register of Historic Resources will not result in a direct physical change in the environment, or a reasonably foreseeable indirect physical change in the environment; and

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 site is not associated with a business, company, or individual that has made significant cultural, social, or scientific contributions to the City, State or Nation. Furthermore, the lack of distinguishable architectural features and elements have resulted in a simple vernacular building that is void of any architectural style. As a result, the commercial building does not meet the minimum requirements to be determined eligible for landmark designation pursuant to the designation criteria as contained in section 4.02.040 of the Ontario Development Code.

SECTION 3: Based upon the findings and conclusions set forth in Sections 1 and 2 above, the HPSC hereby approves the Application.

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 13th day of June, 2019.

Historic Preservation Subcommittee

Exhibit A: Aerial Photograph

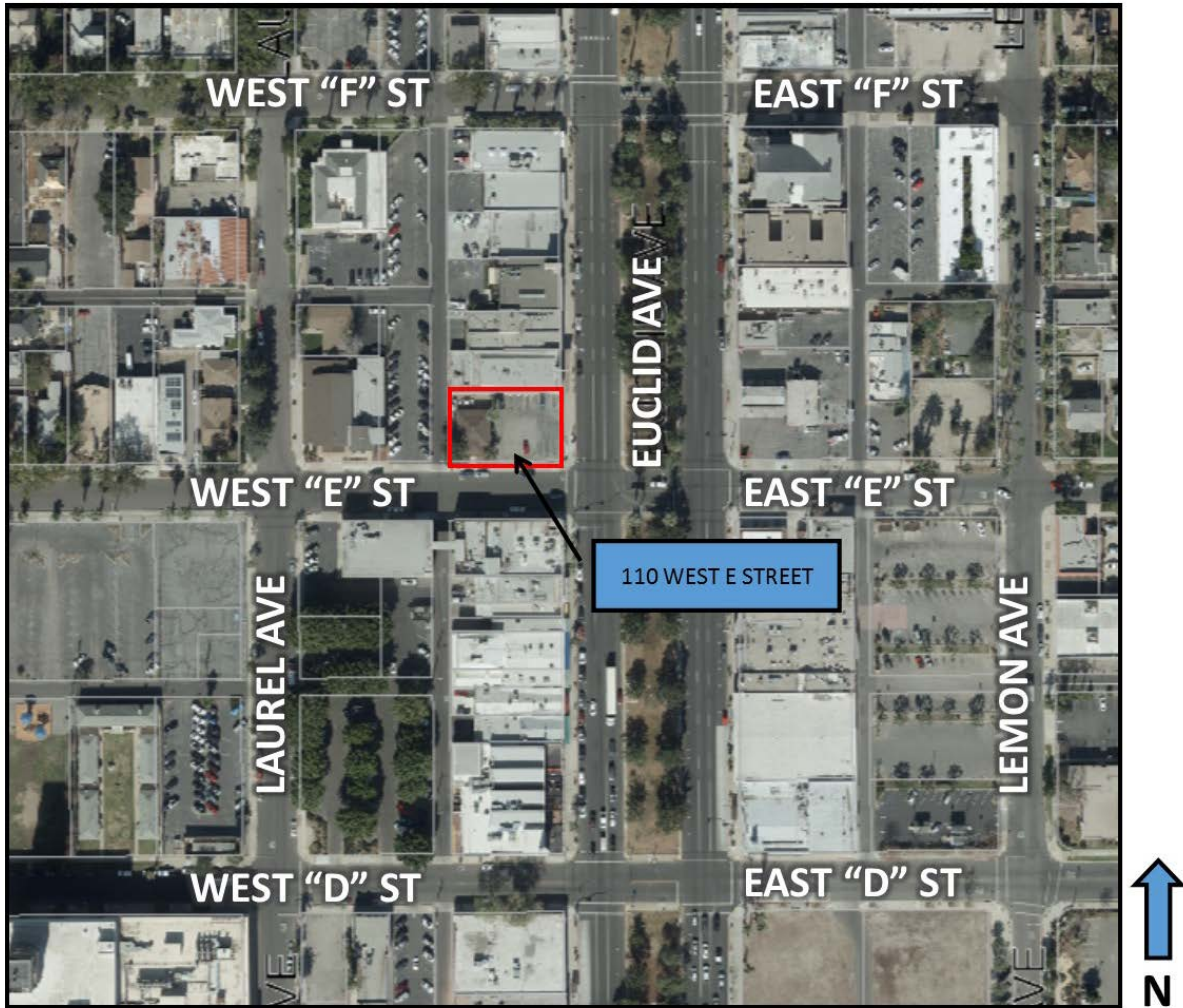


Exhibit B: Site Photographs



1983 Survey Photograph



View looking north

Exhibit B: Site Photographs Continued



View looking northwest



View looking northeast



CITY OF ONTARIO

MEMORANDUM

TO: Historic Preservation Commissioners

FROM: Diane Ayala, Senior Planner *cc'd for DA*

DATE: June 13, 2019

SUBJECT: File No. PHP19-006

The staff reports for File No. PHP19-006 will be made available at the time of the meeting.