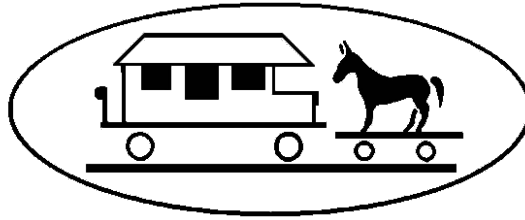


Historic Ontario



The "Model Colony"

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

AGENDA

October 13, 2022

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

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 September 8, 2022 approved as written.

Motion to Approve/Deny

PUBLIC HEARING ITEMS

- B. MILLS ACT CONTRACT REVIEW FOR FILE NO. PHP22-011:** A public hearing to consider a Mills Act Contract (Preservation Agreement) for a 4,379 square foot Prairie style single-family residence, a Contributor within the College Park Historic District, located at 119 East Princeton Street, 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: 1047-531-31) **submitted by Rafael Marquez and Jacqueline Gonzalez. 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. PHP22-011 (Mills Act Contract)

Motion to recommend Approval/Denial

- C. ENVIRONMENTAL ASSESSMENT AND CERTIFICATE OF APPROPRIATENESS REVIEW FOR FILE NO. PHP22-012:** A hearing to consider a Certificate of Appropriateness to construct a 2-story, 558-square-foot detached residential accessory structure to accommodate a private Artist’s Studio/Workshop on 0.56-acre of land located at 328 East Princeton Street, a designated Local Landmark and a Contributor to the College Park Historic District, within the LDR-5 (Low Density Residential – 2.1 to 5.0 du/ac) 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; (APN: 1047-543-09) submitted by Edward and Mary Rivas. **Planning /Historic Preservation Commission action is required.**

1. CEQA Determination

No action necessary – Exempt: CEQA Guidelines Section § 15331

2. File No. PHP22-012 (Certificate of Appropriateness)

Motion to recommend Approval/Denial

DISCUSSION ITEMS:

- 1. Upcoming Training**
- 2. 115 S Palm Update**

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, 2022.

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 7, 2022**, 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

Historic Preservation Subcommittee Special Meeting

Minutes

September 8, 2022

REGULAR MEETING: Called to order, by Rick Gage, at 5:30pm

BOARD MEMBERS PRESENT

Rick Gage, Chairman
Nancy DeDiemar, Planning Commissioner

BOARD MEMBERS ABSENT

Jim Willoughby, Planning Commissioner

STAFF MEMBERS PRESENT

Diane Ayala, Senior Planner
Elly Antuna, Associate Planner
Emilie Fernandez, Administrative Intern
Kimberly Ruddins, Sustainability Program Manager

PUBLIC COMMENTS

No one responded from the public.

MINUTES

- A. **APPROVAL OF MINUTES:** Motion to approve the minutes of the July 14, 2022, meeting of the Historic Preservation Subcommittee as written were approved unanimously by those present (2-0).

PUBLIC HEARING ITEMS

- B. **ENVIRONMENTAL ASSESSMENT AND CERTIFICATE OF APPROPRIATENESS REVIEW FOR FILE NO. PHP22-013:** A Certificate of Appropriateness to construct a 555 square foot addition to an existing 760 square foot single family residence (Eligible Historic Resource), located at 141 North Vine Avenue, within the MU-1/LUA-3 (Downtown Mixed Use/Holt Boulevard District) zoning district. The project is categorially exempt from the requirements of the California Environmental Quality Act (CEQA)

pursuant to Section 15331 (Historical Resource Restoration/Rehabilitation). (APN: 1048-592-18) **submitted by Carlos & Nathaly Moran.**

Elly Antuna, Associate Planner presented the staff report for File No. PHP22-013. Ms. Antuna discussed the proposed addition.

Carlos and Nathaly Moran, project applicants, were present and spoke in favor of the application.

File No. PHP22-013 was approved unanimously by those present (2-0).

- C. **ENVIRONMENTAL ASSESSMENT, TIER DETERMINATION AND HISTORIC LANDMARK DESIGNATION REVIEW FOR FILE NOS. PHP22-014 AND PHP21-016** : A request for a Tier Determination (File No. PHP22-014) and Local Landmark Designation (File No. PHP21-016) of a single-family residence (Eligible Historic Resource) located at 409 North San Antonio Avenue. The request is not a “Project” pursuant to Section 21065 of the CEQA Guidelines. (APN: 1048-314-11); **submitted by Mallory Jean and Robby Gibson, and Gray McMinn. Planning Commission/Historic Preservation Commission and City Council action required.**

Emilie Fernandez, Administrative Intern presented the staff reports for File Nos. PHP22-014 and PHP21-016.

Motion approving File No. **PHP21-016** and recommending approval of File No. **PHP21-016** to the Planning/Historic Preservation Commission was approved unanimously by those present (2-0).

DISCUSSION ITEMS

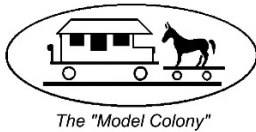
1. **Future training opportunities.**

Ms. Antuna shared with the HPSC upcoming virtual training hosted by the California Preservation Foundation. The training is a Historic Preservation Bootcamp for Local Government, with the first session beginning next Thursday, September 22. The Planning Department will be streaming all 3 sessions for any of the Historic Preservation Commissioners that are able to attend. The trainings will be held on September 22, November 3, and November 10.

Respectfully submitted,



Elly Antuna
Associate Planner



Historic Preservation Subcommittee

October 13, 2022

DECISION NO.:

FILE NO.: PHP22-011

DESCRIPTION: A Mills Act Contract (Preservation Agreement) for a 4,379 square-foot Prairie style, single-family residence, a Contributor within the designated College Park Historic District, located at 119 East Princeton Street, within the LDR5 (Low Density Residential) zoning district. (APN: 1047-531-31); **submitted by Rafael Marquez and Jacqueline Gonzalez.**

PART I: BACKGROUND & ANALYSIS

RAFAEL MARQUEZ AND JACQUELINE GONZALEZ, (herein after referred to as "Applicant") has filed an application for the approval of a Mills Act Contract, File No. PHP22-011 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 0.89 acres of land located at 119 East Princeton Street and is depicted in *Exhibit A: Project Location Map*, attached.

(2) **Project Background:** This single-family residence was constructed in 1920 in the Prairie architectural style for Mr. and Mrs. Benton Ballou. 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.

To be eligible for a Mills Act Contract, the historic property must be 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 by the County.

(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. Exterior work includes tree maintenance and trimming, irrigation, window restoration, new roof, and repairs to front concrete steps and landing. Interior work includes new plumbing, electrical, repair to interior flooring, ceilings and doors. The improvements are valued at an estimated \$154,520. 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:	\$11,557
Mills Act Annual Taxes Projected:	\$5,110
Potential Total Annual Tax Savings:	\$6,447
Estimated Savings over 10 years:	\$64,470
Estimated Savings Percentage:	55.8%

(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:	\$1,942
Mills Act Annual City Tax Revenue Estimated:	\$859
Estimated Total Annual Cost to the City:	\$1,083
Estimated Cost to the City over 10 years:	\$10,830

(5) Evaluation: As indicated above, the estimated annual cost to the City of the Mills Act Contract would be \$1,083. In exchange for this modest decrease in property tax revenues, approximately \$154,520 will be reinvested into the historic building over a 10-year period – a ratio of \$14.27 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 13, 2022, 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 Benton Ballou House, located at 119 East Princeton Street, 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 13th day of October 2022.

Historic Preservation Subcommittee

Exhibit A: Project Location Map

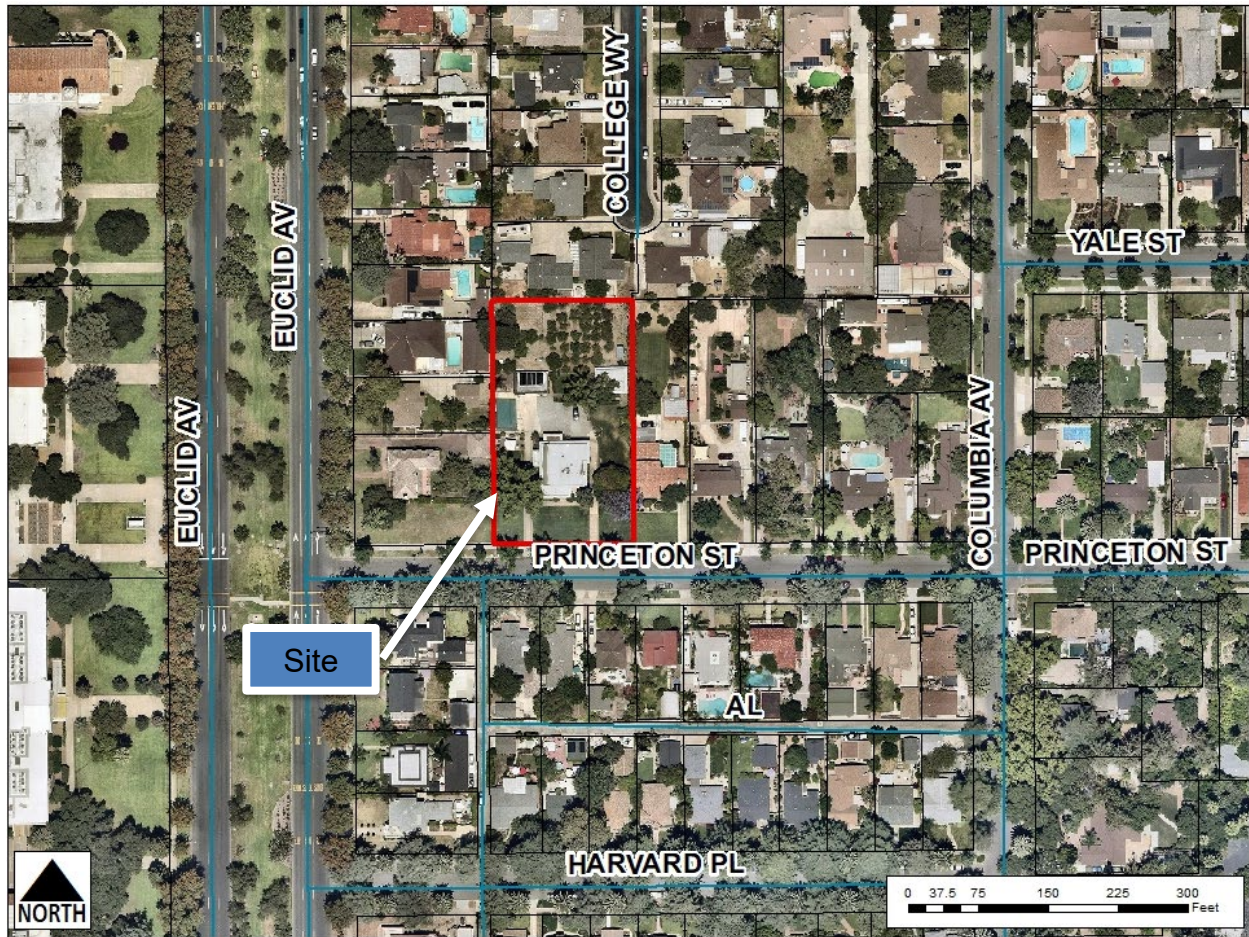
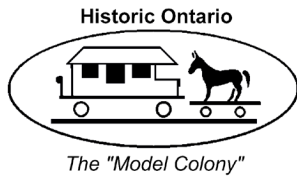


Exhibit B: Site Photographs



Exhibit C: Schedule of Improvements

Contract Year	Description	Estimated Cost
2023:	Restore hardwood floors in 2 nd floor bedrooms, closets, and landing. New plumbing in 2 nd floor hallway bathroom.	\$14,150
2024:	Arborist to perform tree health assessment, tree trimming and removal if needed. Update electrical outlets, light switches/plates at 2 nd floor, and add ground where needed. New plumbing in 1 st floor bathroom that has exterior access.	\$15,350
2025:	New plumbing in 1 st floor bathroom. Repair water damage and cracks in ceilings at 2 nd floor and at main entrance. Replace flood watering/irrigation system to deep watering for orchard.	\$15,200
2026:	Update main sewer line that connects main line, primary dwelling and guesthouse.	\$16,000
2027:	New roof on main house, garage and guest house	\$17,000
2028:	Repair and restore closet and bathroom doors and hardware at 2 nd floor. New plumbing in 2 nd floor Jack-and-Jill bathroom.	\$14,475
2029:	Repair windows (broken glass, hardware, ropes and weight) and refinish wood as needed in 2 nd floor bathrooms, closets and 1 bedroom.	\$15,800
2030:	Repair windows (broken glass, hardware, ropes and weight) and refinish wood as needed in 4 bedrooms on 2 nd floor.	\$17,000
2031:	Restore and repair wood stairs, landing and banisters. Repair and restore bedroom doors and hardware at 2 nd floor. Replace main sewer line in basement.	\$15,475
2032:	Repair concrete exterior steps at main entrance and concrete landing. Arborist to perform tree health assessment, tree trimming and removal if needed.	\$14,070
Total		\$154,520



Historic Preservation Subcommittee

October 13, 2022

DECISION NO.:

FILE NO.: PHP22-012

DESCRIPTION: A hearing to consider a Certificate of Appropriateness to construct a 2-story, 558 square-foot detached accessory residential structure to accommodate a private Artist's Studio/Workshop on 0.56-acre of land located at 328 East Princeton Street, a designated Local Landmark and a Contributor to the College Park Historic District, within the LDR-5 (Low Density Residential – 2.1 to 5.0 du/ac) zoning district. (APN: 1047-543-09); **submitted by Edward and Mary Rivas. Planning /Historic Preservation Commission action is required.**

PART I: BACKGROUND & ANALYSIS

EDWARD AND MARY RIVAS, (herein after referred to as "Applicant") has filed an application for the approval of a Certificate of Appropriateness, File No. PHP22-012, as described in the subject of this Decision (herein after referred to as "Application" or "Project").

(1) Project Background: The Applicant is requesting a Certificate of Appropriateness to construct a 2-story, 558 square-foot detached accessory residential structure to accommodate a first-floor workout room and second-floor artist studio. Section 5.03.010 (Accessory Residential Structures) of the Ontario Development Code requires approval of a Conditional Use Permit for detached accessory residential structures that exceed 16 feet in height or 1,050 square-feet in size. Additionally, Certificate of Appropriateness approval is required for accessory residential structures that exceed 16 feet in height and are constructed on historic properties. The Conditional Use Permit is to regulate the use of the structure while the Certificate of Appropriateness is to evaluate if the proposed construction will cause adverse impacts to the historic resource. Conditional Use Permit (File No. PCUP22-017) review and final decision will be conducted by the Planning/Historic Preservation Commission in conjunction with the Certificate of Appropriateness (File No. PHP22-012) at their October 25, 2022 regular meeting.

(2) Project Setting: The project site is comprised of a 0.56-acre lot of land located at 328 East Princeton Street and is depicted in *Exhibit A: Project Location Map*. The property, known as the Avenue Boarding House, was designated by the City Council on December 20, 1994, as Local Landmark No. 9 and on July 18, 2000, as a Contributor to the College Park Historic District. The property and the College Park Historic District are within the LDR-5 (Low Density Residential – 2.1 to 5.0 du/ac) zoning district, an established single-family residential neighborhood, with a historic olive

canning business, the Graber Olive House. The Graber Olive House is located south of the project site and is the City's longest continuously operated business. In the early 1890s, brothers Clifford C. and Charles Graber purchased a 10-acre lot to support the growing olive business. Beginning in 1910, Charles Graber began to subdivide and sell tracts of this land facilitating the residential development that is now present in the area, including the College Park Tract. The College Park Tract was one of the first subdivisions in Southern California to have underground telephone, water, gas and electrical lines, ornamental street lighting, and paved and curbed streets and alleys. Homes were developed mostly during the 1920s and consist of a diverse mix of architectural styles including Colonial, Craftsman, Tudor, Mediterranean, Prairie, Ranch and Vernacular. The district also features homes with large front yard setbacks and mature street trees.

The project site is pictured in *Exhibit B: Project Site* and is developed with a 2-story, single-family residence (Avenue Boarding House), constructed in 1884 in the American Foursquare architectural style. A 649 square-foot guest house was constructed in 2007 and is located in the rear yard at the southwest corner of the site. The property is densely landscaped with a mix of mature trees, shrubs and groundcovers.

(3) Architectural Description:

The Avenue Boarding House, depicted in *Exhibit C: Site Photographs*, was originally located at the northwest corner of C Street and Euclid Avenue. In 1923, Fred Clapp a swim instructor at Chaffey High School, bought and moved the house to its Princeton location, making way for the construction of a new theater and store building (Emmon's Building / Granada Theater). The 2-story building was originally rectangular in plan, with a hipped roof covered in asphalt shingles topped with decorative carved wood posts and cresting along the roof ridge, horizontal shiplap wood siding, hung and casement multiple-paned wood windows, and a shed style roof front porch with decorative Eastlake brackets and posts (*Figure 1: Avenue Boarding House*). The front porch and the decorative carved wood post and cresting were removed prior to moving the building to the Princeton location and some of the multiple-paned windows were replaced with clear glass. The building has had several additions, including a 2-story addition at the rear of the building, a 3-car garage with a second story attached at the southeast corner, and a one-story addition attached to the rear of the garage, creating an irregular plan. The additions were constructed with matching materials and finishes, including horizontal wood siding, asphalt roof shingles and wood framed hung and casement windows. A hipped roof front porch was also added, and a side porch was enclosed. The former



Figure 1: Avenue Boarding House, circa 1886

boarding house is now used as a private residence. In 2007, a 649 square-foot guesthouse was constructed at the southwest corner of the site. The guesthouse is L-shaped in plan, clad in horizontal wood siding and features hung windows with grid patterns.

(4) Project Description: The 558 square-foot, 2-story detached accessory residential structure will be constructed at the southeast corner of the site and will be setback 42 feet from the principal dwelling to the north, 7 feet from the eastern (interior) property line, 14 feet from the southern (rear) property line, and 56 feet from the existing guesthouse to the west (*Exhibit D: Site Plan*). The new structure will be approximately 17 feet south of a mature and healthy coast live oak tree that will be protected in place. As depicted in *Exhibit F: Floor Plan*, the first floor of the building contains a 234 square-foot “workout room” with a full bathroom. The 324 square-foot second story contains a sink and workstation for an “artist studio” and is accessed from the interior via a spiral staircase and from the exterior via an exterior staircase on the east side of the structure. A deck, supported by simple wood posts, wraps around the north, west and south sides of the second story. The new building is 20 feet and 9 inches in height, square in plan with a hipped asphalt shingle roof and horizontal wood siding (*Exhibit E: Conceptual Elevations*). The west elevation will feature metal French doors on the first and second stories. The exterior light fixtures and window style, material and trim details on the detached accessory residential structure shall match the primary dwelling.

(5) Project Analysis: Pursuant to Section 4.02.050 (Infill Development Guidelines) of the Development Code, new structures on historic properties shall be compatible with the architectural features of the historic building. The new building shall incorporate design features, details and materials similar to the historic building. Additionally, the Standards for Rehabilitation are utilized when evaluating the appropriateness of proposed additions and alterations to historic resources, including new structures proposed on historic properties. The Secretary of the Interior’s Standards for the Treatment of Historic Properties was developed by the Federal Government and overseen by the National Park Service to help protect cultural resources by promoting responsible preservation practices. They are a series of concepts about maintaining, repairing and replacing historic materials, as well as designing new additions or making alterations. Rehabilitation, like Preservation, acknowledges a historic resource’s change over time. The goal of Rehabilitation is to respectfully add to or alter a historic resource in order to meet new use requirements.

The proposed detached accessory residential structure will be setback 162 feet from the front property line and will not be visible from the public right of way. The accessory residential structure will be constructed of materials compatible with the existing historic residence and will not detract or negatively impact the historic character of the Avenue Boarding House or the College Park Historic District.

PART II: RECITALS

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

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

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

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

WHEREAS, on October 13, 2022, the Historic Preservation Subcommittee 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 Project is categorically exempt from environmental review pursuant to Section 15331 Historical Resource Restoration/Rehabilitation (Class 31) of the CEQA Guidelines; The Project is consistent with the Secretary of the Interior Standards for the Treatment of Historic Resources Guidelines. The Guidelines were utilized in the development of the project design and, as a result, do not pose any adverse impacts to the historic resource; and

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

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

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

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

a. Will not detrimentally change, destroy or adversely affect any significant architectural feature of the resource. The accessory residential structure will be constructed 162 feet from the front property line, screened by mature landscaping and the existing residence and will not be visible from the street. The accessory residential structure will be constructed of materials compatible with the existing residence, such as an asphalt shingle roof, horizontal wood siding and grid pattern windows hung and awning windows; and

b. Will not detrimentally change, destroy or adversely affect the historic character or value of the resource. The proposed accessory residential structure will be 42 feet from the existing residence and will not result in any alteration to the orientation and the spatial relationship from the building to the College Park Historic District, therefore the Project will not change, destroy or adversely affect the character or value of the College Park Historic District or the Avenue Boarding House; and

c. Will be compatible with the exterior character-defining features of the historic resource. Through enhanced architectural elements, such as an asphalt shingle hipped roof, horizontal wood siding and grid pattern hung and awning windows, the Project will be compatible with the exterior features of the Avenue Boarding House; and

d. Will not adversely affect or detract from the character of the historic district. Through placement at the southeast corner of the site and enhanced architectural elements, the Project does not detract from the character of the Avenue Boarding House.

SECTION 3: Based upon the findings and conclusions set forth in Sections 1 and 2 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 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 October 2022.

Historic Preservation Subcommittee

Exhibit A: Project Location Map



Exhibit B: Project Site

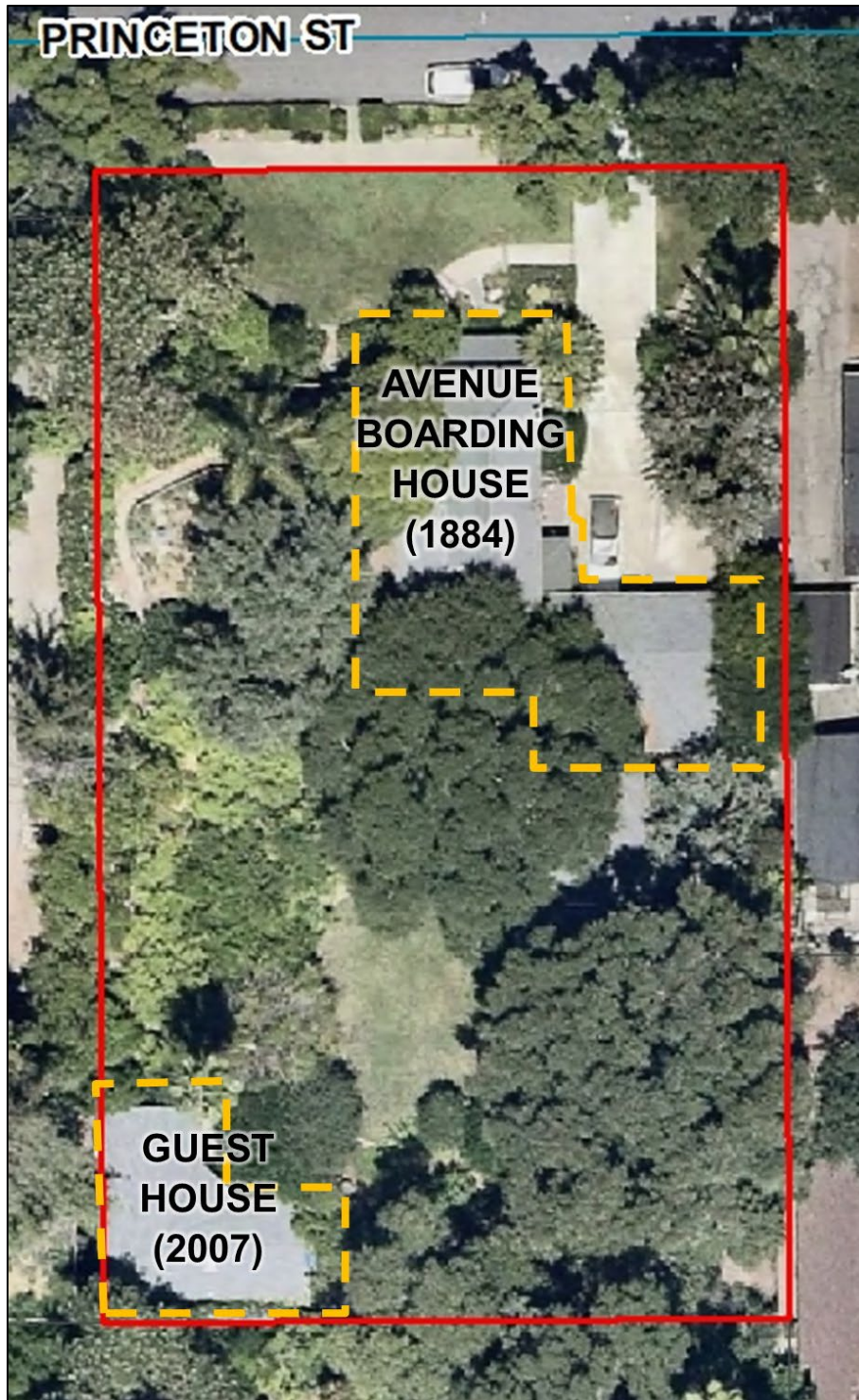


Exhibit C: Site Photographs



Avenue Boarding House - View looking south



Avenue Boarding House - View looking northeast

Exhibit C: Site Photographs Cont'd



Existing Guesthouse



Location of proposed accessory residential structure

Exhibit D: Site Plan

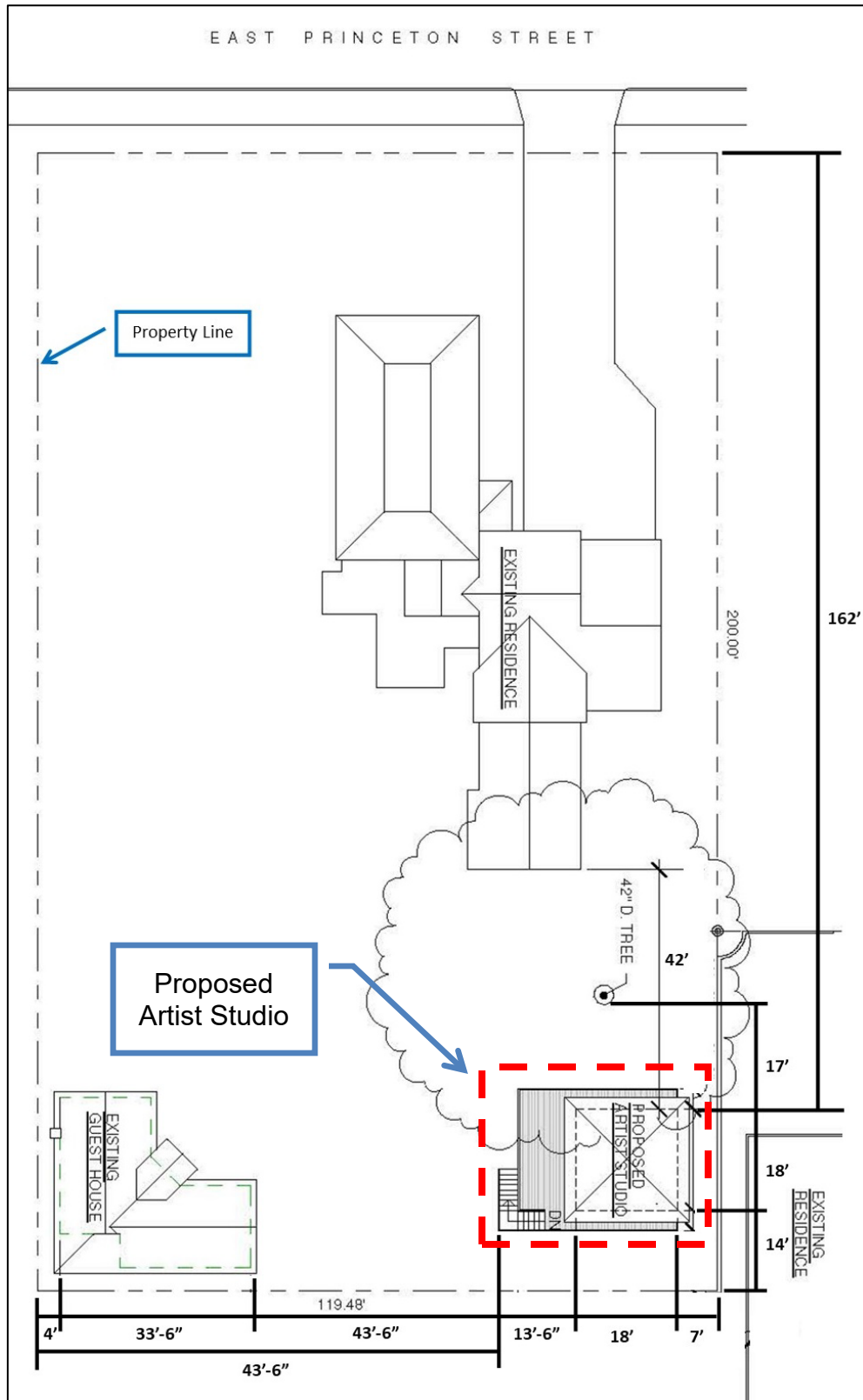


Exhibit E: Floor Plan

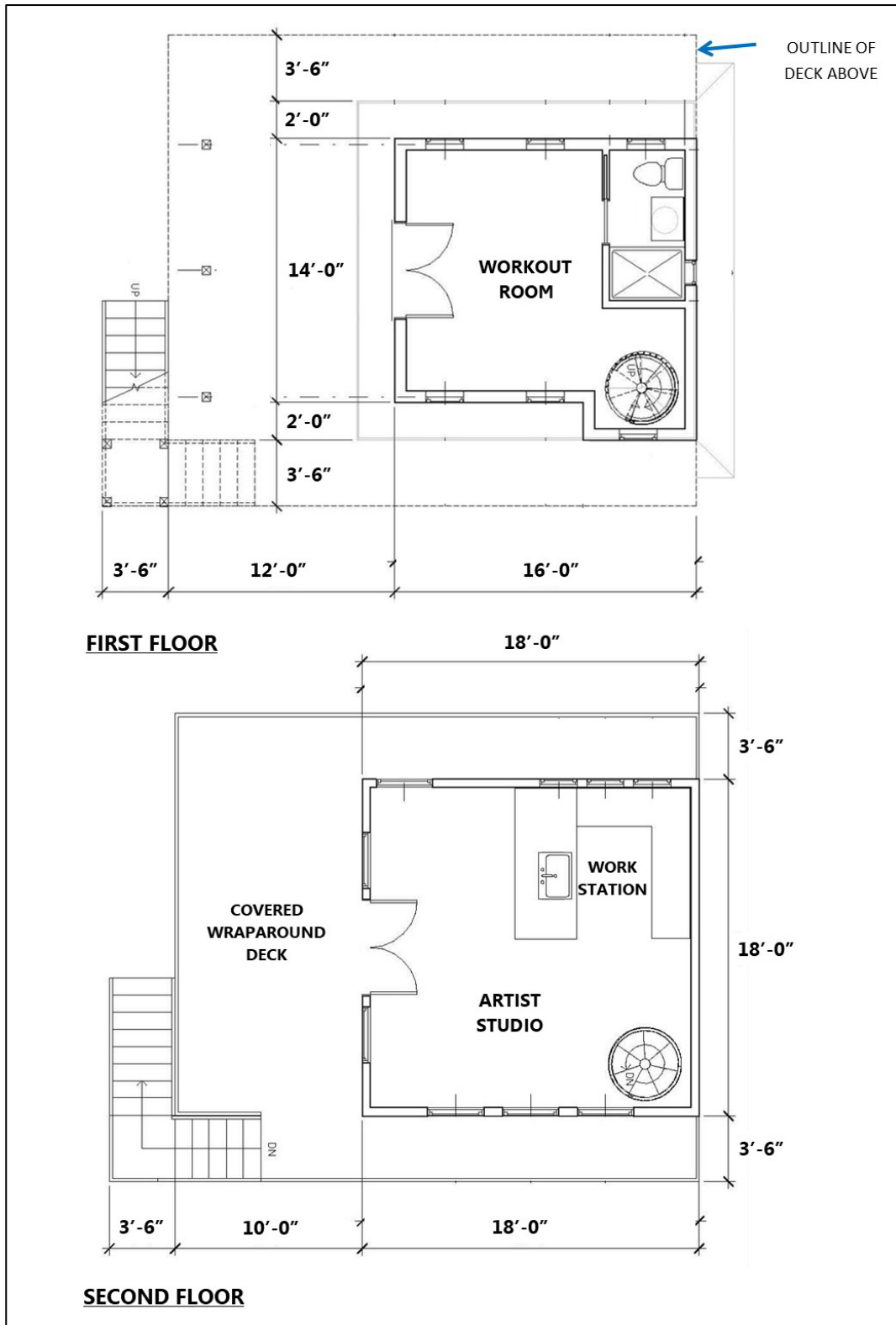


Exhibit F: Conceptual Elevations

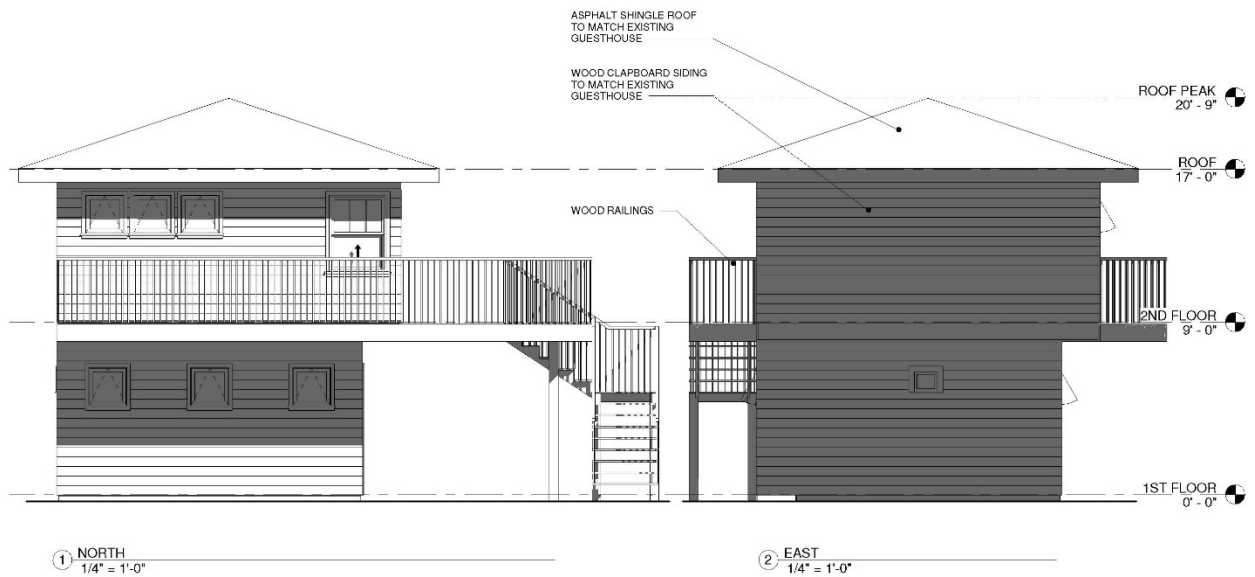
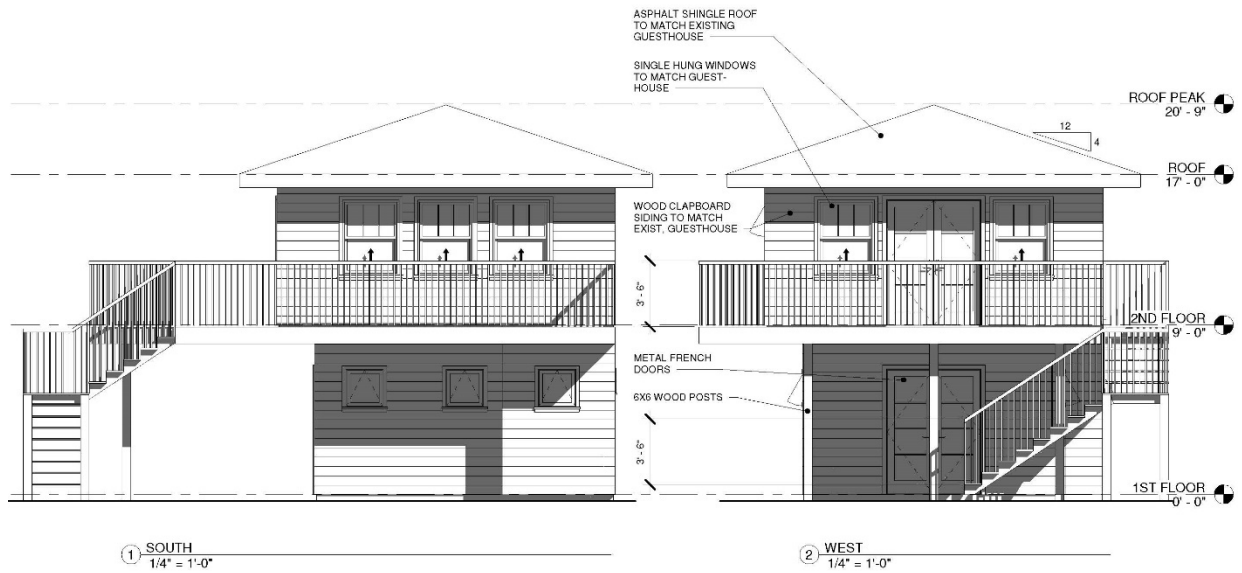


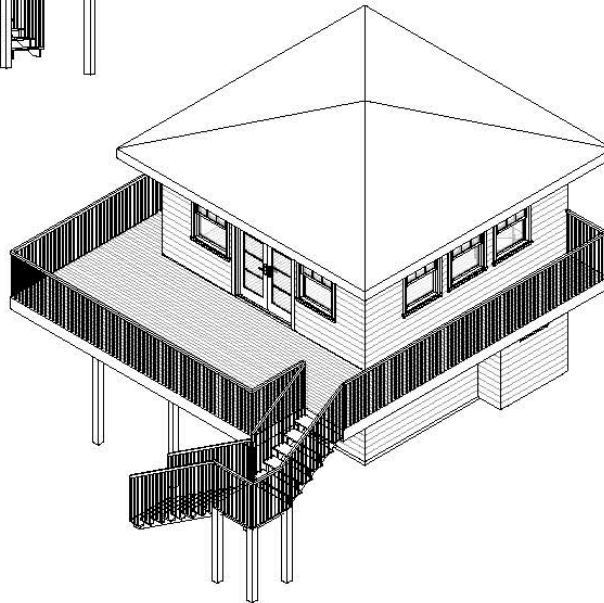
Exhibit F: Conceptual Elevations Continued



② View from Northeast



③ View from Southwest

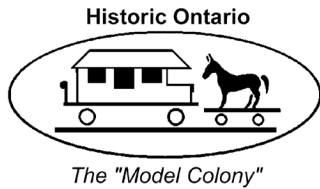


① 3D Birdseye

Attachment “A”

FILE NO. PHP22-012

CONDITIONS OF APPROVAL



CERTIFICATE OF APPROPRIATENESS

CONDITIONS OF APPROVAL

Date:	October 13, 2022
File No.:	PHP22-012
Location:	328 East Princeton Street (APN: 1047-543-09)
Prepared By:	Elly Antuna, Associate Planner
Description:	A Certificate of Appropriateness to construct a 2-story, 558 square-foot detached accessory residential structure to accommodate a private Artist's Studio/Workshop on 0.56-acre of land located at 328 East Princeton Street, a designated Local Landmark and a Contributor to the College Park Historic District, within the LDR-5 (Low Density Residential – 2.1 to 5.0 du/ac) zoning district.

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. Site Plan. Detached accessory residential structure shall maintain the following minimum setbacks and distance between structures and objects:

2.1.1. Front/North property line – 162'

2.1.2. Distance to Principal Dwelling – 42'

2.1.3. East property line – 7'

2.1.4. South property line – 14'

2.1.5. West property line – 93'

2.1.6. Distance to Coast Live Oak Tree – 17'

3. Architectural Treatment.

3.1. Exterior light fixtures shall be period appropriate. Submit a cut sheet to Planning Department for review and approval prior to issuance of building permit.

3.2. All of the exterior siding on the building shall be a horizontal wood siding to match the principal dwelling.

Conditions of Approval

File No.: PHP22-012

October 13, 2022

Page 2

- 3.3. Roof shall be a hipped roof with an asphalt tile shingle (Owens Corning Mystic Gray or similar) to match the principal dwelling. Submit a cut sheet to Planning Department for review and approval prior to issuance of building permit.
- 3.4. Eave overhang shall be between 18"–24".
- 3.5. The style (i.e. frame thickness, opening direction, grid pattern etc.) of the new windows shall match the principal dwelling. Windows shall be Milgard Tuscan Series v400 or similar.
 - 3.5.1. Windows shall be fixed, hung or awning style.
 - 3.5.2. Hung windows shall have a tri-lite pattern on upper panes.
 - 3.5.3. All windows and exterior doors shall have a minimum recessed opening of 2".
 - 3.5.4. Window and exterior doors shall have trim and sills to match windows on principal dwelling.
 - 3.5.5. French doors shall be metal with a grid pattern.
4. Paint color shall be selected from a period appropriate palette and shall require approval of the Planning Department prior to commencement of work.
5. Coast Live Oak tree located north of the proposed structure shall be protected in place.
6. The applicant shall obtain a building permit prior to any demolition or construction.
7. Any deviation from the approved plans, stamped red-lined plans are the official set, shall require approval of the Planning Department and, if necessary, the Historic Preservation Commission.
8. Conditions of Approval shall be reproduced onto the plans submitted for permits.
9. 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.