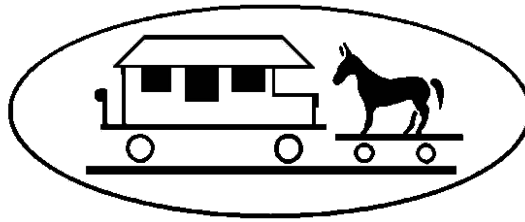


Historic Ontario



The "Model Colony"

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

AGENDA

May 10, 2023

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 April 12, 2023, approved as written.

Motion to Approve/Deny

PUBLIC HEARING ITEMS

- B. ENVIRONMENTAL ASSESSMENT AND CERTIFICATE OF APPROPRIATENESS REVIEW FOR FILE NO. PHP23-002:** A hearing to consider a Certificate of Appropriateness to facilitate the construction of a 26-foot 9-inch tall, 2-story, 1,136 square-foot detached accessory residential structure to accommodate a 2-car garage and one bedroom Accessory Dwelling Unit on 0.2-acre of land located at 734 East F Street, an Eligible historic resource, within the MDR-11 (Medium Density Residential-11.1 to 18.0 DU/Acre) zoning district. The Project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to Section 15331 (Class 31, Historical Resource Restoration/Rehabilitation) of the CEQA Guidelines.; (APN: 1048-412-08) **submitted by Gilbert Caughman.**

1. CEQA Determination

No action necessary – Not a project pursuant to CEQA Guidelines Section § 15331

2. File No. PHP23-002 (Certificate of Appropriateness)

Motion to Approve/Deny

DISCUSSION ITEMS:

1. CPF Conference

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 June 14, 2023.

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 **May 5, 2023**, 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

April 12, 2023

REGULAR MEETING: Called to order by Nancy DeDiemar, at 5:35pm

BOARD MEMBERS PRESENT

Nancy DeDiemar, Planning Commissioner
Ken Dean, Planning Commissioner

BOARD MEMBERS ABSENT

Rick Gage, Chairman

STAFF MEMBERS PRESENT

Diane Ayala, Senior Planner
Elly Antuna, Associate Planner
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 March 8, 2023, 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 FOR FILE NO. PHP22-010:** A hearing to consider a Certificate of Appropriateness to facilitate the construction of a mixed-use development consisting of 109 residential apartment units and approximately 4,000 square feet of ground floor retail on 2.38-acres of land within the LUA-1 (Euclid Avenue Entertainment) of the MU-1 (Downtown Mixed Use) zoning district located at the northeast corner of Euclid Avenue and D Street, bordered by E Street on the north and Lemon Avenue on the east. The project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to Section 15331 (Class 31, 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; (APNs: 1048-363-05, 1048-363-04, 1048-363-03 and 1048-363-02) **submitted by Ontario Place D Block LLC. Planning/Historic Preservation Commission is required.**

Diane Ayala, Senior Planner, presented the staff report for File No. PHP22-010. Ms. Ayala stated that the Historic Preservation Subcommittee would be considering a recommendation to the Historic Preservation/Planning Commission who would be the final approving body for the Certificate of Appropriateness.

Motion to recommend the Historic Preservation/Planning Commission approve **File No. PHP22-010** was approved unanimously by those present (2-0).

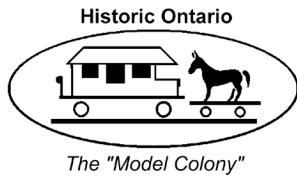
DISCUSSION ITEMS

1. **Model Colony Award.** Ms. Antuna shared the 5 nominations for the 23rd Annual Model Colony Awards. The Planning Commission will consider the nominations at the April 25, 2023 Planning Commission meeting and the award presentation by City Council is scheduled for the May 16, 2023 City Council meeting.

Respectfully submitted,



Eily Antuna
Associate Planner



Historic Preservation Subcommittee

May 10, 2023

DECISION NO.:

FILE NO.: PHP23-002

DESCRIPTION: A hearing to consider a Certificate of Appropriateness to facilitate the construction of a 26-foot 9-inch tall, 2-story, 1,136 square-foot detached accessory residential structure to accommodate a 2-car garage and one bedroom Accessory Dwelling Unit on 0.2-acre of land located at 734 East F Street, an Eligible historic resource, within the MDR-11 (Medium Density Residential-11.1 to 18.0 DU/Acre) zoning district. (APN: 1048-412-08); **submitted by Gilbert Caughman.**

PART I: BACKGROUND & ANALYSIS

GILBERT CAUGHMAN, (herein after referred to as "Applicant") has filed an application for the approval of a Certificate of Appropriateness, File No. PHP23-002, 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 26-foot 9-inch tall, 2-story, 1,136 square-foot detached accessory residential structure to accommodate a 2-car garage and a second story, one bedroom Accessory Dwelling Unit (ADU). 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. Certificate of Appropriateness approval is contingent upon Conditional Use Permit (File No. PCUP23-003) review and approval by the Zoning Administrator, scheduled for the May 15, 2023, Zoning Administrator meeting.

(2) Project Setting: The project site is comprised of a 0.2-acre lot of land located at 734 East F Street and is depicted in *Exhibit A: Project Location Map*. The property has been identified as an "Eligible" historic resource and is listed on the Ontario Register of Historic Resources. The property is located within an established residential neighborhood comprised of single and multiple-family dwellings, and a hospital to the west. The area developed primarily during the 1920s and is not located within a designated, proposed or potential historic district. Residences are constructed in a variety of architectural styles including Early Post-War Tract, Mediterranean, Craftsman Bungalow, Colonial Revival and French Eclectic. Many of the residences have been altered with new siding material and window replacements. During the 1980s, 2-story multiple-family residential buildings were constructed as infill development lots where the single-family residences existed. Parkways are landscaped with a variety of trees including mature oak and palm trees, and young crape myrtles.

The project site is developed with a one-story, single-family residence constructed in 1926 in the Craftsman Bungalow architectural style and is depicted in *Exhibit B: Project Site*. A detached, 366

square-foot one-car garage is located to the rear of the residence and is accessed via a driveway from F Street. The rear half of the lot contains a small storage shed and is accessible via a public alley located south of the property.

(3) Architectural Description: The one-story single-family residence depicted in *Exhibit C: Site Photographs* was constructed in 1926, by G. G. Wheatley in the Craftsman Bungalow architectural style. The residence was originally rectangular in plan, with a cross-gable roof covered in shingles, is clad in horizontal wood siding, features hung and fixed multiple-paned wood windows, a gable roof front porch supported by tapered wood columns with a brick base, and exposed rafter tails. The primary façade features are asymmetrically located with the entrance flanked by 2 sets of triple windows in a hung-fixed-hung pattern. The wood framed windows have patterned upper panes with blank lower panes and are surrounded by wide wood trim and sills. The gable ends feature square attic vents with horizontal slats. The remainder of the residence continues the elements of the primary façade including hung windows surrounded by wood trim and horizontal wood siding. A 273 square-foot addition was constructed at the rear of the residence in 1986, creating an L-shaped plan. The addition was constructed with matching materials and finishes, including horizontal wood siding and roof shingles. The detached garage was constructed in the same style as the residence, and in 1965, a 40 square-foot addition to the detached garage was constructed.

(4) Project Description: The 1,136 square-foot, 2-story detached accessory residential structure will be constructed at the southwest corner of the site and will be setback 50 feet from the principal dwelling to the north, 28 feet and 2 inches from the detached garage to the north, 5 feet from the western (interior) property line, 20 feet from the southern (rear/alley) property line, and 17 feet 6 inches from the eastern (interior) property line (*Exhibit D: Site Plan*). As depicted in *Exhibit F: Floor Plan*, the first floor of the building contains a 637 square-foot 2-car garage. The 499 square-foot second story ADU contains one bedroom, one bathroom, a kitchen and living area and is accessed via an exterior staircase on the east side of the structure. A deck, supported by simple wood posts, leads to the entrance of the ADU. The new building is 26 feet and 9 inches in height, square in plan with a multi-gable asphalt shingle roof and horizontal wood siding (*Exhibit E: Conceptual Elevations*). The south elevation will feature 2 garage bays on the first floor. 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 Ontario 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 to avoid adverse impacts to the resource. 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 to meet new use requirements.

The proposed detached accessory residential structure will be setback 133 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 existing residence.

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 May 10, 2023, 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 133 feet from the front property line, screened by 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 hung 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 50 feet from the existing residence and will not result in any alteration to the orientation and the spatial relationship from the building to the street, therefore the Project will not change, destroy or adversely affect the character or value of the existing residence; and

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

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

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 10th day of May 2023.

Historic Preservation Subcommittee

Exhibit A: Project Location Map



Exhibit B: Project Site

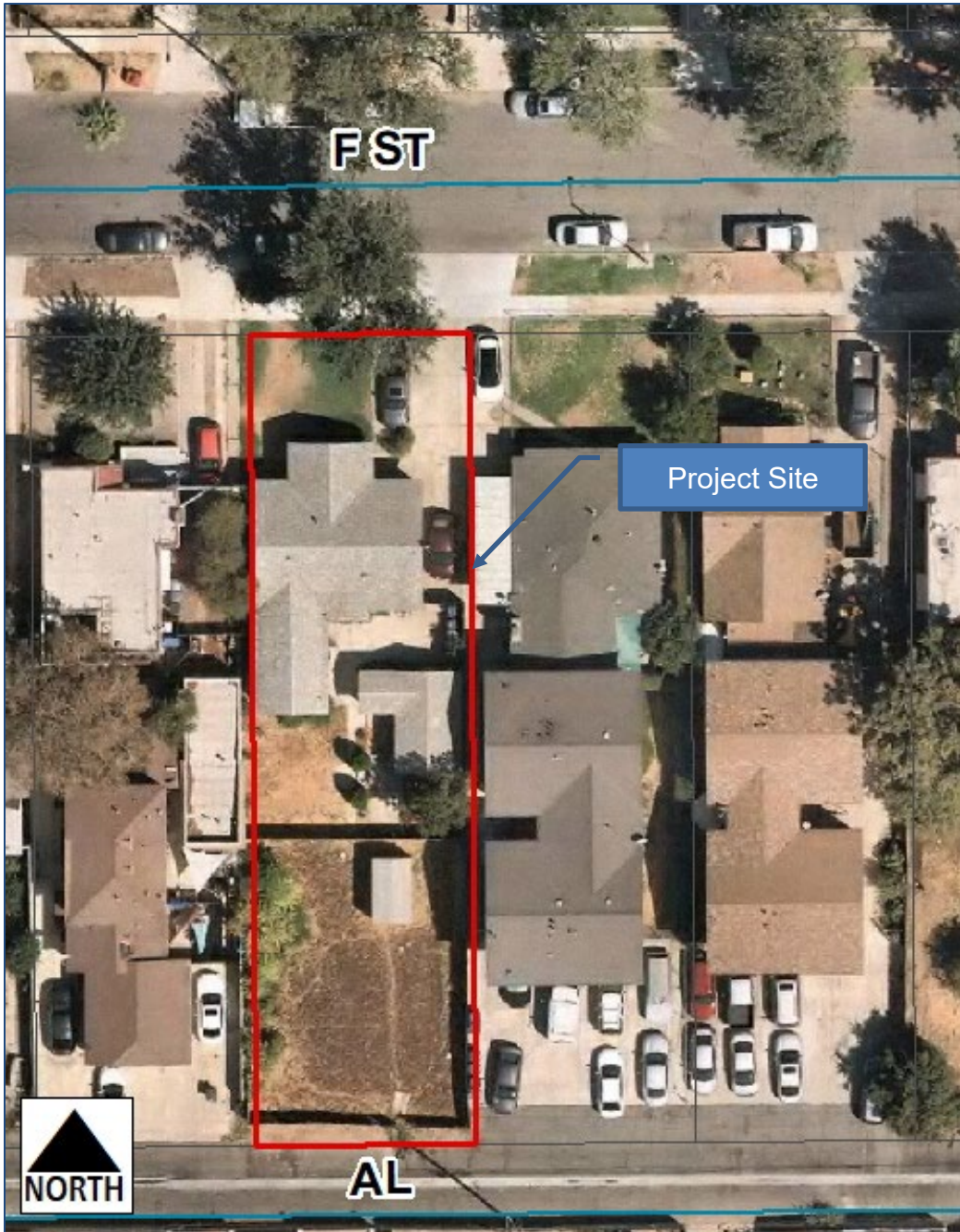


Exhibit C: Site Photographs



734 East F Street - View looking southeast



734 East F Street - View looking southwest

Exhibit C: Site Photographs Cont'd



Multiple-family residential East of Project Site – View from alley (looking northwest)



Location of proposed accessory residential structure

Exhibit D: Site Plan

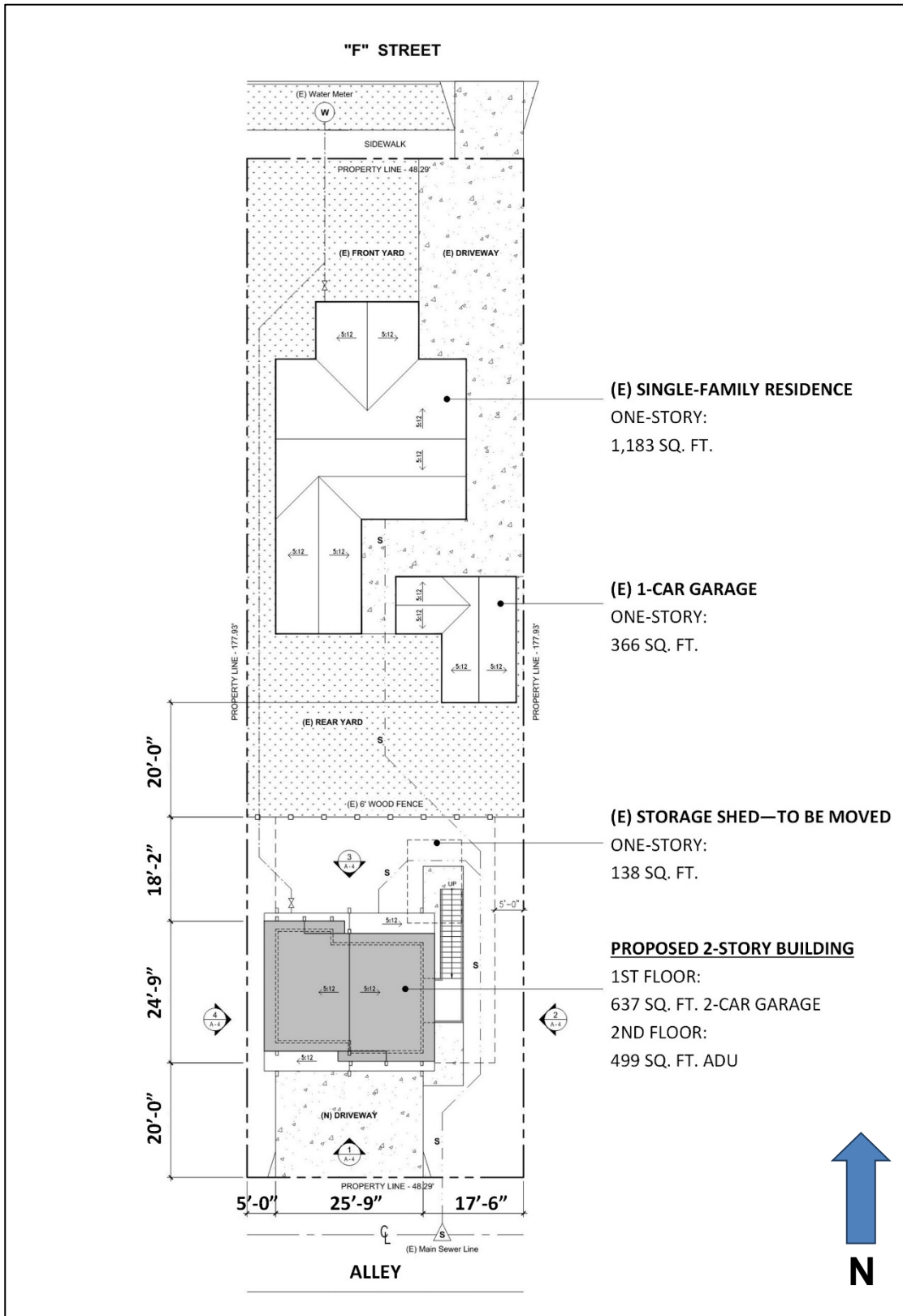


Exhibit E: Floor Plan

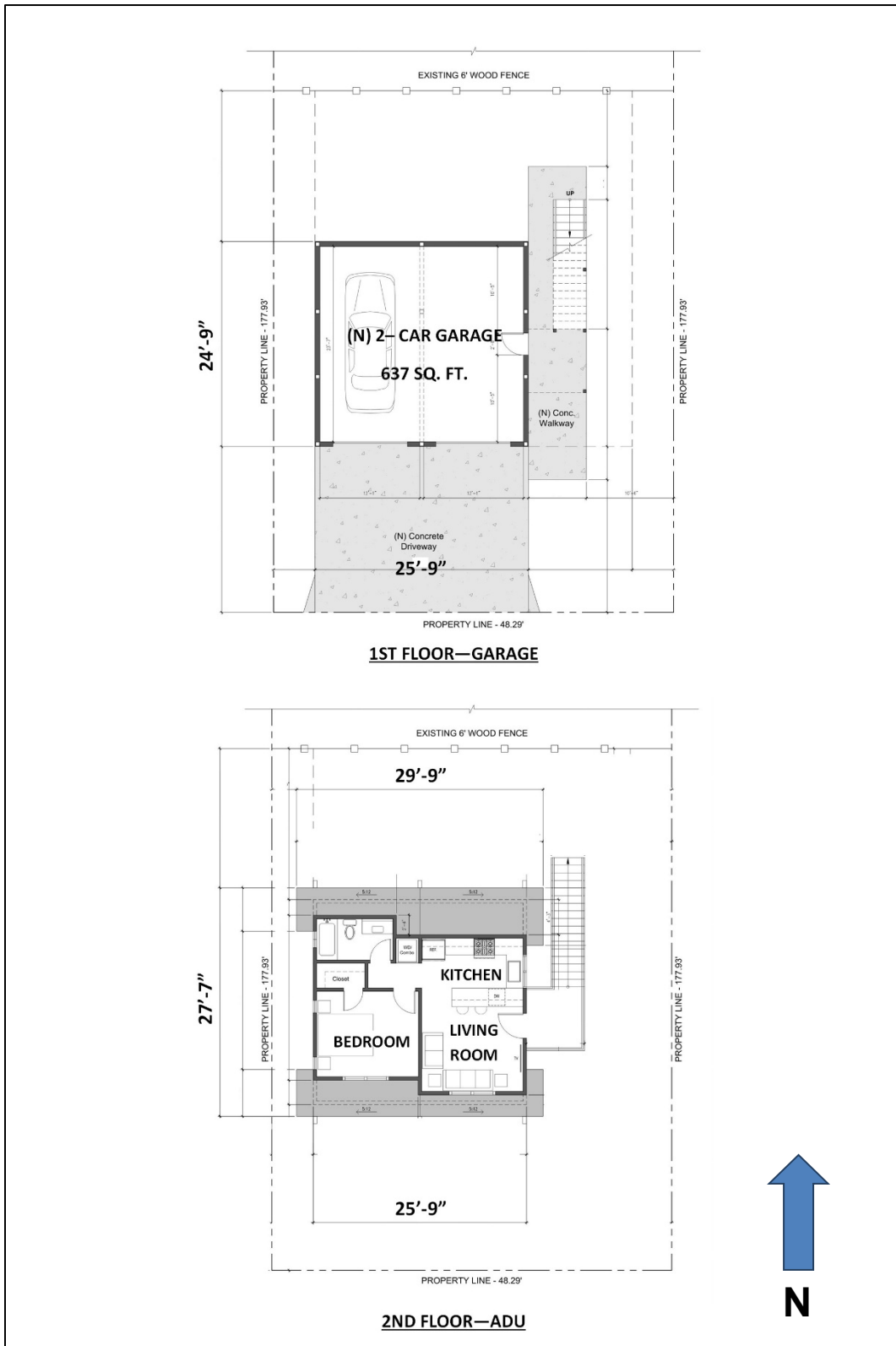


Exhibit F: Conceptual Elevations

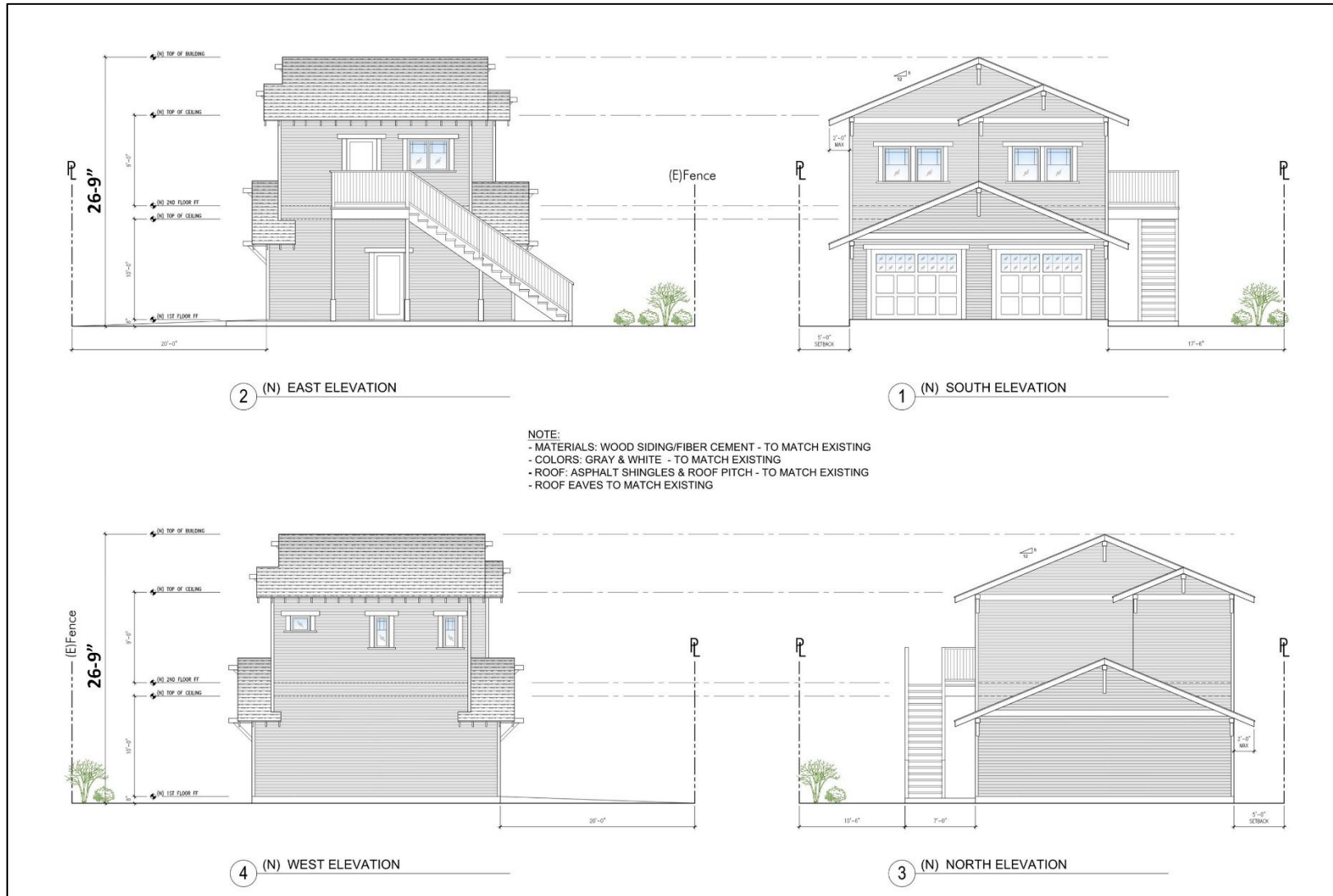
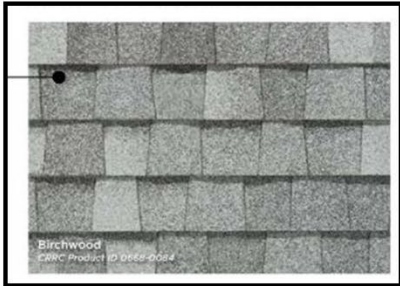


Exhibit G: Finished Materials



Landmark Solaris
Birchwood



Hampton Bay
LED Wall Lantern



Milgard Vinyl Windows



Classic Steel Garage Door

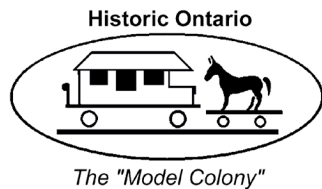


Craftsman Style Door

Attachment “A”

FILE NO. PHP23-002

CONDITIONS OF APPROVAL



CERTIFICATE OF APPROPRIATENESS

CONDITIONS OF APPROVAL

Date:	May 10, 2023
File No.:	PHP23-002
Location:	734 East F Street (APN: 1048-412-08)
Prepared By:	Elly Antuna, Associate Planner
Description:	A Certificate of Appropriateness to facilitate the construction of a 26-foot 9-inch tall, 2-story, 1,136 square-foot detached accessory residential structure to accommodate a 2-car garage and one bedroom Accessory Dwelling Unit on 0.2-acre of land located at 734 East F Street, an Eligible historic resource, within the MDR-11 (Medium Density Residential-11.1 to 18.0 DU/Acre) 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 – 133'

2.1.2. Distance to Principal Dwelling – 50'

2.1.3. Distance to Detached Garage – 28'-2"

2.1.4. East property line – 17'-6"

2.1.5. South property line – 20'

2.1.6. West property line – 5'

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 siding to match the principal dwelling.

Conditions of Approval

File No.: PHP23-002

May 10, 2023

Page 2

- 3.3. Roof shall be a gable roof with an asphalt tile shingle (Landmark Birchwood 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 Style Line Series v250 or similar.
 - 3.5.1. Windows shall be fixed, hung or awning style.
 - 3.5.2. Hung windows shall have a "perimeter corner" 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. Garage doors shall have windows on upper panels.
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. The applicant shall obtain a building permit prior to any demolition or construction.
6. 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.
7. Conditions of Approval shall be reproduced onto the plans submitted for permits.
8. 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.