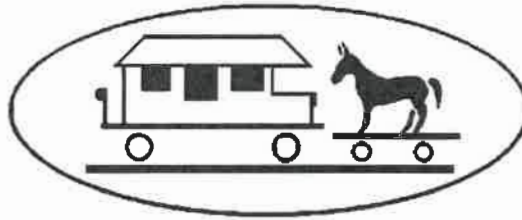


Historic Ontario



The "Model Colony"

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

AGENDA

November 08, 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 October 18, 2023, approved as written.

Motion to Approve/Deny

PUBLIC HEARING ITEMS

- B. ENVIRONMENTAL ASSESSMENT AND CERTIFICATE OF APPROPRIATENESS REVIEW FOR FILE NO. PHP23-010:** A hearing to consider a Certificate of Appropriateness to construct a 2,002 square-foot detached residential accessory structure addition to an existing 444 square-foot garage to accommodate an 8-car garage and an accessory dwelling unit (749 square feet) on 0.55-acre of land located at 303 West H Street, a Contributor to the designated Villa Historic District, within the MDR-11 (Low-Medium Density Residential – 5.1 to 11.0 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: 1048-271-10) **submitted by Pam and Jerry Marrs. Planning /Historic Preservation Commission action is required.**

1. CEQA Determination

No action necessary – Exempt from CEQA Guidelines Section § 15331

2. File No. PHP23-010 (Certificate of Appropriateness)

Motion to recommend Approval/Denial

DISCUSSION ITEMS:

1. Seeking 2024 Model Colony Award Nominations

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 December 13, 2023.

I, Angie Alvarez Cruz, 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 **November 3, 2023**, at least 72 hours prior to the meeting per Government Code Section 54954.2 at 303 East “B” Street, Ontario.



Office Specialist

CITY OF ONTARIO HISTORIC PRESERVATION COMMISSION

Historic Preservation Subcommittee Meeting

Minutes

October 18, 2023

REGULAR MEETING: Called to order by Nancy DeDiemar, at 3:05pm

BOARD MEMBERS PRESENT

Rick Gage, Chairman
Ken Dean, Planning Commissioner
Nancy DeDiemar, Planning Commissioner

BOARD MEMBERS ABSENT

None

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:** Approval of the minutes for September 13, 2023, were approved 2-0 as written. Commissioner Gage abstained from voting because he was not present at the meeting.

PUBLIC HEARING ITEMS

- B. ENVIRONMENTAL ASSESSMENT AND CERTIFICATE OF APPROPRIATENESS REVIEW FOR FILE NO. PHP23-005:** A public hearing to consider a Certificate of Appropriateness to establish a management plan for the historic rock curbs located within the public-right-of-way (Citywide) for the purpose of identifying the location, historic significance, and to make recommendations on the preservation, repair, restoration or acceptable removal of the rock curbs. 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; **City initiated. Historic Preservation Commission action is required.**

Elly Antuna, Associate Planner, presented the staff report for File No. PHP23-005.

Commissioner DeDiemar requested that alternatives to painting rock curbs be considered when needed to identify no parking areas.

Diane Ayala, Senior Planner, stated that staff would discuss with traffic engineering if there were other options, such as signage, that could be used instead of painting the curbs.

Commissioner Gage asked if it was possible to grind down layers of existing asphalt when new asphalt is being overlaid to prevent burying the rock curbs.

Ms. Ayala stated that staff would be sharing that recommendation with the Capital Improvement Project and Public Works teams to determine feasibility.

Motion to approve **File No. PHP23-005** was approved unanimously by those present (3-0).

- C. MILLS ACT CONTRACT REVIEW FOR FILE NO. PHP23-007:** A public hearing to consider a Mills Act Contract (Preservation Agreement) for a 3,414 square foot Craftsman style single-family residence, a Contributor to the Villa Historic District, located at 311 West H Street, within the MDR-11 (Medium Density Residential-5.1 to 11.0 du/ac) zoning district. The Contract is not considered a project pursuant to Section 21065 of the CEQA Guidelines. (APN: 1048-271-09) **submitted by Michael and Cynthia Kerby. Historic Preservation Commission and City Council actions are required.**

Elly Antuna, Associate Planner, presented the staff report for File No. PHP23-007.

Motion to approve **File No. PHP23-007** was approved unanimously by those present (3-0).

DISCUSSION ITEMS

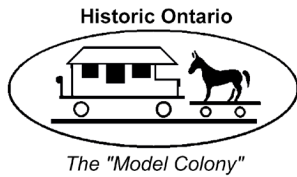
1. Recent project submittals located within the Downtown area

Ms. Ayala provided updates for several projects located within the Downtown area.

Respectfully submitted,



Elly Antuna
Associate Planner



Historic Preservation Subcommittee

November 8, 2023

DECISION NO.:

FILE NO.: PHP23-010

DESCRIPTION: A hearing to consider a Certificate of Appropriateness to construct a 2,002 square-foot detached residential accessory structure addition to an existing 444 square foot garage to accommodate an 8-car garage and an accessory dwelling unit (749 square feet) on 0.55-acre of land located at 303 West H Street, a Contributor to the designated Villa Historic District, within the MDR-11 (Low-Medium Density Residential – 5.1 to 11.0 du/ac) zoning district. (APN: 1048-271-10); **submitted by Pam and Jerry Marrs. Planning /Historic Preservation Commission action is required.**

PART I: BACKGROUND & ANALYSIS

PAM AND JERRY MARRS, (herein after referred to as “Applicant”) has filed an application for the approval of a Certificate of Appropriateness, File No. PHP23-010, 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 2,002 square-foot detached residential accessory structure addition to an existing 444 square-foot garage to accommodate an 8-car garage and an accessory dwelling unit. Section 5.03.010 (Accessory Residential Structures) of the Ontario Development Code requires approval of a Conditional Use Permit (“CUP”) 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 CUP 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. The Applicant has filed a request for approval of Conditional Use Permit (File No. PCUP23-015) concurrently with this subject Certificate of Appropriateness. Final approval of the Certificate of Appropriateness is contingent upon Planning Commission approval of the CUP.

(2) Project Setting: The project site is comprised of a 0.55-acre lot of land located at 303 West H Street and is depicted in *Exhibit A: Project Location Map*. The property, known as the Charlotte Reed House, was designated by the City Council on September 20, 2005, as a Contributor to the Villa Historic District. The property is within the MDR-11 (Low-Medium Density Residential – 5.1 to 11.0 du/ac) zoning district, an established residential neighborhood, with a mix of single and multiple-family residences. The Villa Historic District subdivision was recorded in 1888 as part of the original Chaffey Subdivision of the Ontario Irrigation Colony. The Villa Historic District Lots were comprised of 2.5-acre parcels of land located approximately between G and Fourth Streets and Euclid and Vine Avenues. West H Street is the first subdivision built within the Villa Historic District Lots.

The Villa Historic District represents two eras of development. The first was during the turn of the century (Victorian era), which established large lots for “Gentleman Farmers.” Agriculture was a

hobby to many wealthy colonists, the Villa Historic District's close proximity to downtown allowed these gentlemen farmers to easily tend to business in town as well as oversee the daily operation of their homestead groves. The second era occurred between WWI and WWII which subdivided the 2.5 acre lots to build Craftsman Bungalows and Period Revival homes to meet the increasing demand for housing. Early residents of the district include citrus ranchers, teachers, business owners, Reverends, a former City Manager and a Judge. The Villa Historic District includes several excellent examples of Victorian and Craftsman period residences, most of which are the finest examples of the style in Ontario. The streetscape includes stone curbs, a mature street tree canopy and estate-type building setbacks.

The project site is pictured in *Exhibit B: Project Site* and is developed with a one and a half story, single-family residence, constructed in 1900 in the Craftsman architectural style. A 444 square-foot detached garage was constructed in 1976 and is located southeast of the residence. The detached garage is not part of the historic designation of the property. The property is densely landscaped with a mix of mature trees, shrubs and groundcovers.

(3) Architectural Description: The Charlotte Reed House, depicted in *Exhibit C: Site Photographs*, is a one and a half story Craftsman style house, is square in plan with a steeply pitched side facing gable roof covered in asphalt shingles with wide overhanging exposed eaves and shed roof dormers on the front and rear façades. The house is clad in horizontal wood siding and features wood frame fixed and casement windows with wide wood trim, and a stone chimney. (*Figure 1: Charlotte Reed House*). The full width front porch is supported by two large stone piers with carved exposed beams, has two small piers flanking the steps, an arched beam across the porch, and lattice railing.



Figure 1: Charlotte Reed House, circa 1984

(4) Project Description: The 2,002 square-foot, detached accessory residential structure will be constructed at the rear of the site and will be setback 184 feet from the northern (front) property line, 55 feet from the principal dwelling to the north, 15 feet from the eastern (interior) property line, 33 feet and 8 inches from the southern (rear) property line, and 24 feet and 4 inches from the western (interior) property line (*Exhibit D: Site Plan*). As depicted in *Exhibit F: Floor Plan*, the project construction will modify an existing 444 square-foot two-car detached garage and construct a 2,002 square foot addition to the existing garage to accommodate a 1,253 square foot eight-car garage and 749 square foot accessory dwelling unit. The existing garage will be modified to include new window openings, new horizontal plank siding and a new carriage style garage door. The new garage contains a sink and half bathroom. The accessory dwelling unit will be constructed at the rear of the building and will have 2 bedrooms, a bathroom, laundry area, kitchen, and family room. The new building is 18 feet in height, irregular in plan with a cross-gable asphalt shingle roof and horizontal plank siding (*Exhibit E: Conceptual Elevations*). The two garage doors will face north and will be accessed via a 15-foot-wide driveway from H Street. The main entrance for the accessory dwelling unit will be on the east elevation, with a secondary entrance on the south elevation. The south elevation will feature a partial porch covering the secondary entrance, supported by 2 tapered columns on stone posts. The exterior light fixtures

and window style, material and trim details on the detached accessory residential structure will 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 184 feet from the front property line behind mature landscaping 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 Charlotte Reed House or the Villa 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 November 8, 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 184 feet from the front property line, screened by mature landscaping and the existing residence 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 plank siding and 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 55 feet from the existing residence and will not result in any alteration to the orientation and the spatial relationship from the building to the Villa Historic District, therefore the Project will not change, destroy, or adversely affect the character or value of the Villa Historic District or the Charlotte Reed 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 gable roof, horizontal plank siding and hung windows, the Project will be compatible with the exterior features of the Charlotte Reed House; and

d. Will not adversely affect or detract from the character of the historic district. Through placement at the rear of the site and enhanced architectural elements, the Project does not detract from the character of the Charlotte Reed 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 8th day of November 2023.

Historic Preservation Subcommittee

Exhibit A: Project Location Map

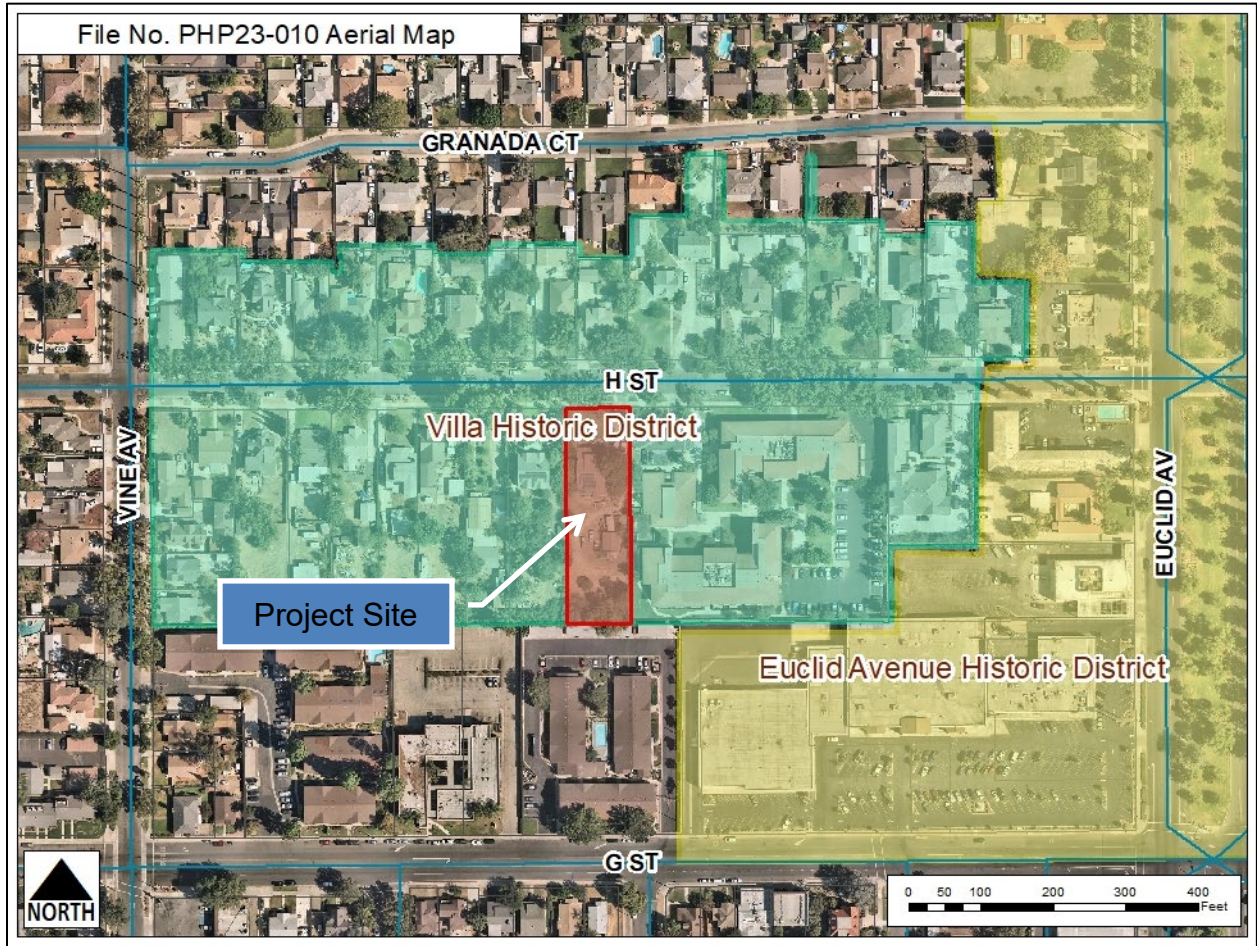


Exhibit B: Project Site



Exhibit C: Site Photographs



Charlotte Reed House - View looking southwest



Existing Detached Garage

Exhibit D: Site Plan

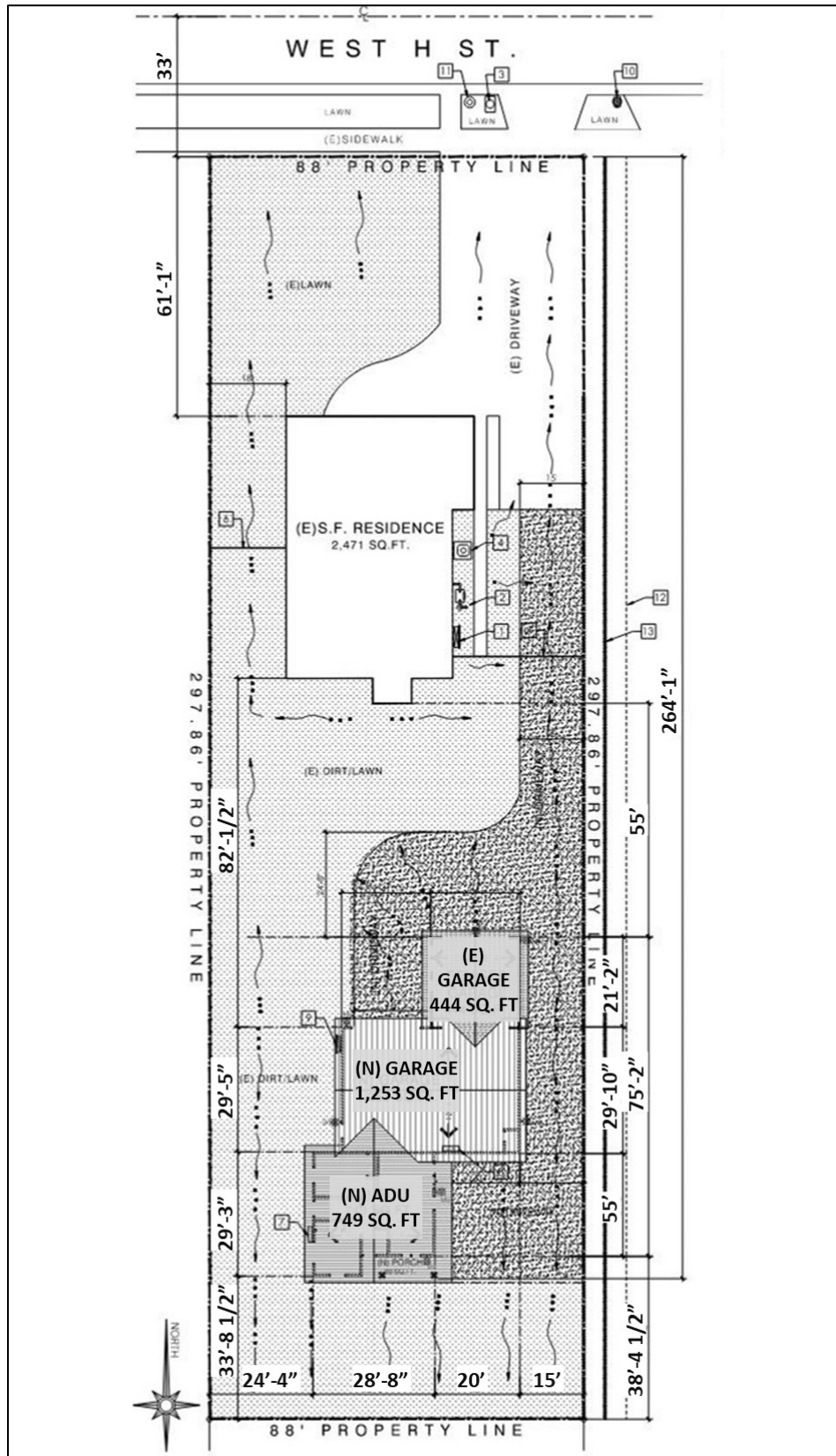


Exhibit E: Floor Plan

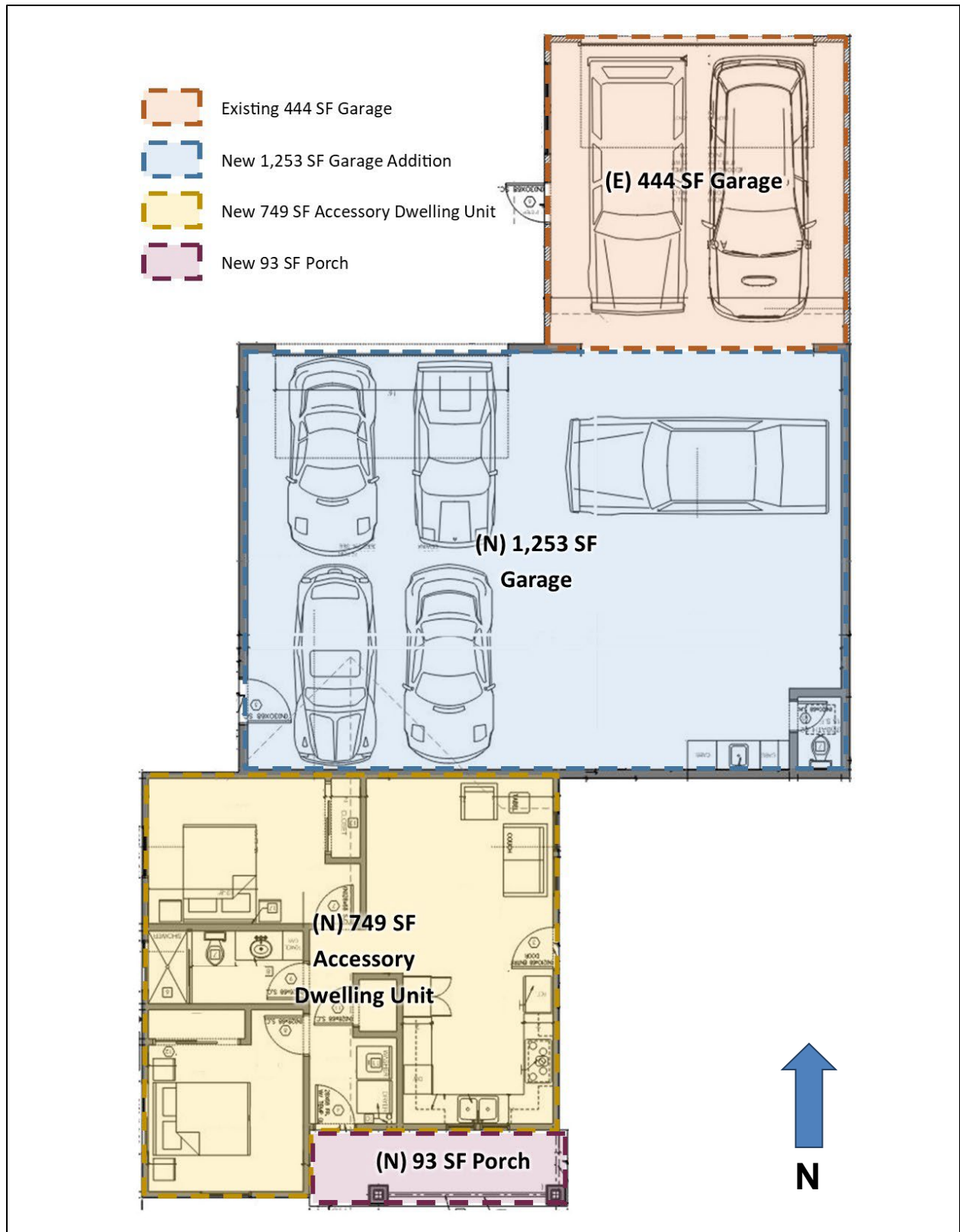
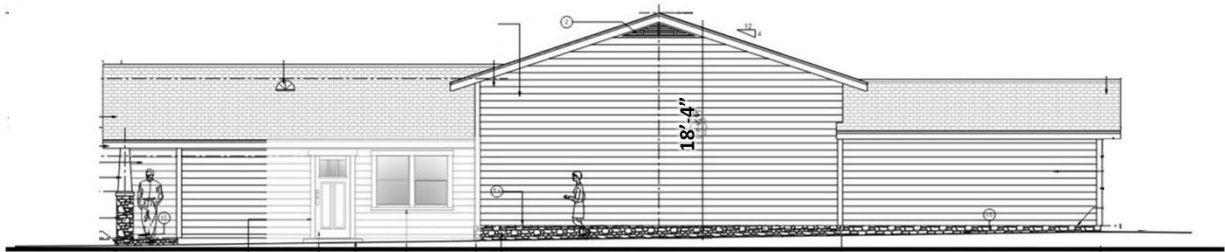


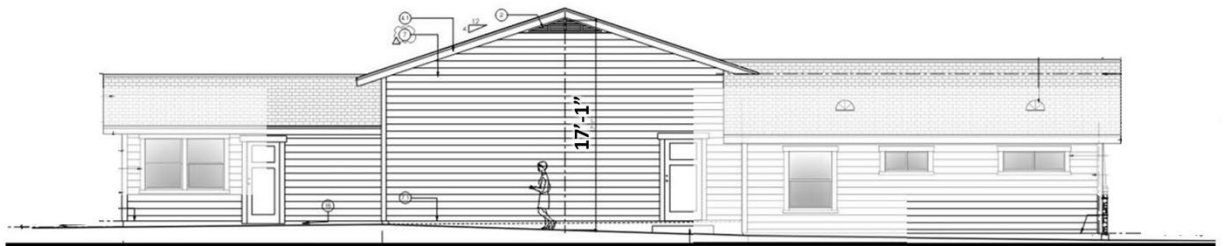
Exhibit F: Conceptual Elevations



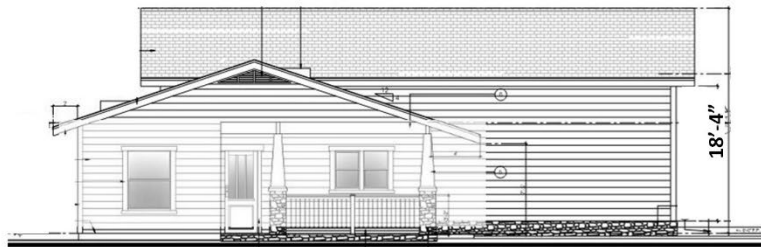
North Elevation (Facing H Street)



East Elevation (Facing Interior P/L)



West Elevation (Facing Interior P/L)

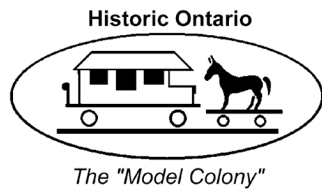


South Elevation (Facing Rear P/L)

Attachment “A”

FILE NO. PHP23-010

CONDITIONS OF APPROVAL



CERTIFICATE OF APPROPRIATENESS

CONDITIONS OF APPROVAL

Date:	November 8, 2023
File No.:	PHP23-010
Location:	303 West H Street (APN: 1048-271-10)
Prepared By:	Elly Antuna, Associate Planner
Description:	A Certificate of Appropriateness to construct a 2,446 square-foot detached residential accessory structure that is approximately 18 feet in height to accommodate an 8-car garage and an accessory dwelling unit (749 square feet) on 0.55-acre of land located at 303 West H Street, a Contributor to the designated Villa Historic District, within the MDR-11 (Low-Medium Density Residential – 5.1 to 11.0 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 – 182'
 - 2.1.2. Distance to Principal Dwelling – 55'
 - 2.1.3. East property line – 15'
 - 2.1.4. South property line – 33'-8"
 - 2.1.5. West property line – 24'-4"
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 plank siding to match the principal dwelling.

Conditions of Approval

File No.: PHP23-010

November 8, 2023

Page 2

- 3.3. Roof shall have an asphalt tile shingle (GAF Grand Sequoia shingles “Mesa Brown” 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.
 - 3.5.1. Windows shall be fixed, hung or awning style.
 - 3.5.2. All windows and exterior doors shall have a minimum recessed opening of 2”.
 - 3.5.3. Window and exterior doors shall have trim and sills to match windows on principal dwelling.
4. Paint color shall be “Rustic Road” and “Dried Eucalyptus” or similar.
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.