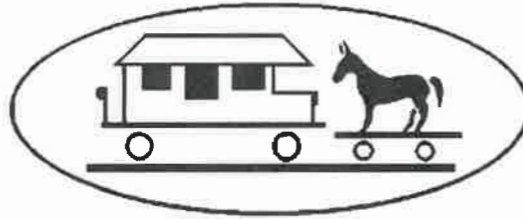


Historic Ontario



The "Model Colony"

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

AGENDA

August 14, 2024

**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 10, 2024, approved as written.

Motion to Approve/Deny

PUBLIC HEARING ITEMS

- B. ENVIRONMENTAL ASSESSMENT AND CERTIFICATE OF APPROPRIATENESS REVIEW FOR FILE NO. PHP23-003:** A Certificate of Appropriateness to facilitate the construction of a 3,515 square foot commercial building for a fast-food restaurant (McDonald's) with a drive-thru facility on 1 acre of land located at the northwest corner of Francis Street and Euclid Avenue within the CN (Neighborhood Commercial) and EA (Euclid Avenue Overlay) zoning districts. 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; (APNs: 1050-281-03, 1050-281-02, & 1050-281-01) **submitted by Bickel Group Architecture. Planning /Historic Preservation Commission action is required.**
- C. ENVIRONMENTAL ASSESSMENT AND CERTIFICATE OF APPROPRIATENESS REVIEW FOR FILE NO. PHP24-004:** A Certificate of Appropriateness to construct alterations for the adaptive reuse of the rear portion of a historic eligible commercial/warehouse building to accommodate a restaurant and 2 retail units at 115 South Palm Avenue, within the LUA-2N (Arts District - North) of the MU-1 (Downtown Mixed-Use) 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: 1049-055-09) **submitted by WCPS Holdings, Inc.**

DISCUSSION ITEMS:

1. **Downtown Historic Resource Survey.**
2. **Model Colony Dairy Historic Context Update and Ontario Ranch Historic Resource Survey.**
3. **Historic Structure Reports- Various downtown locations.**

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 September 11, 2024.

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 **August 09, 2024**, 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

April 10, 2024

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

BOARD MEMBERS PRESENT

Rick Gage, Chairman
Nancy DeDiemar, Planning Commissioner

BOARD MEMBERS ABSENT

Ken Dean, Planning Commissioner

STAFF MEMBERS PRESENT

Diane Ayala, Senior Planner
Elly Antuna, Associate Planner

PUBLIC COMMENTS

No one responded from the public.

MINUTES

- A. **APPROVAL OF MINUTES:** Approval of the Historic Preservation Subcommittee minutes for January 10, 2024, were approved as written.

PUBLIC HEARING ITEMS

NONE

DISCUSSION ITEMS

1. Downtown Hub Update

Elly Antuna, Associate Planner, shared with the Historic Preservation Subcommittee (HPSC) the plans for the new building at 122 S. Vine Avenue to replace the historic Fallis House that was destroyed by a fire. Ms. Antuna shared the floor plan, elevations and site plan for the new Downtown Hub and informed the HPSC that the Development Plan would be considered by the Development Advisory Board at an upcoming hearing.

2. West Valley Connector HABS

Ms. Antuna shared with the HPSC the HABS documentation that was prepared as part of the mitigation for the demolition of 5 historic buildings on Holt Boulevard to facilitate the construction of the West Valley Connector.

3. 24th Annual Model Colony Awards

Ms. Antuna shared with the HPSC the 2024 nominations:

- Award of Merit, Philip Weeks House
- Award of Merit, Albert S. Leo House
- Award of Merit, Masonic Hall
- Award of Merit, United State Post Office

4. Adaptive Reuse Ordinance

Diane Ayala, Senior Planner shared with the HPSC the Adaptive Reuse Ordinance that would be going to the Planning Commission for consideration.

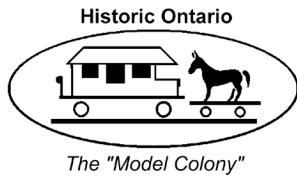
5. California Preservation Foundation Conference May 29 – June 1, Los Angeles

Ms. Antuna asked the HPSC if they were interested in attending the upcoming annual CPF conference, to let Planning staff know so that arrangements could be made for their attendance.

Respectfully submitted,



Elly Antuna
Associate Planner



Historic Preservation Subcommittee

August 14, 2024

DECISION NO.:

FILE NO.: PHP23-003

DESCRIPTION: A request for a Certificate of Appropriateness to facilitate the construction of a 3,515 square foot commercial building for a fast-food restaurant with a drive-thru facility on 1 acre of land located at the northwest corner of Francis Street and Euclid Avenue within the CN (Neighborhood Commercial) and EA (Euclid Avenue Overlay) zoning districts. (APNs: 1050-281-03, 1050-281-02, & 1050-281-01); **submitted by Bickel Group Architecture. Planning /Historic Preservation Commission action is required.**

PART I: BACKGROUND & ANALYSIS

BICKEL GROUP ARCHITECTURE, (herein after referred to as "Applicant") has filed an application for the approval of a Certificate of Appropriateness, File No. PHP23-003, 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 3 contiguous parcels totaling 1 acre of land located at the northwest corner of Francis Street and Euclid Avenue as depicted in Exhibit A: Project Location Map. The Project site is developed with 2 multi-tenant commercial buildings with tenants that include a barber shop, beauty salon, insurance services, and a restaurant. The existing buildings are centrally located on the site and have a zero setback along the front property line (Euclid Avenue) and are approximately 70 feet from the north property line (Maple Street), 88 feet from the south property line (Francis Street), and approximately 80 feet from the west interior property line. The remainder of the site consists of paved parking and is void of landscape. The existing single-story buildings were built in the late 1940s and incorporate streamline moderne architectural influences that have been altered throughout the years. Development surrounding the project site are primarily single-story commercial buildings with large storefront windows constructed post 1960 and to the west and east are single and multiple residential properties that are one and two stories in height.

The existing parkway on Euclid Avenue contains 4 historic Silk Oak trees and variegated yucca shrubs located near the south corner. The parkway located in front of the existing buildings was removed and replaced with concrete most likely at the time of construction. The parkway on Maple Street has 2 newly planted street trees. There is a drive apron that runs the entire length of the property along Francis Street.

(2) Background: The Applicant is requesting a Certificate of Appropriateness for the construction of a 3,515 square foot commercial building for a fast-food restaurant with a drive-thru facility. The subject property is located on Euclid Avenue which is listed on the National Register of Historic Places and is a designated local historic landmark. An intensive level survey of the buildings was completed in 2017 to determine historic significance. Although the buildings were constructed more than 50 years ago, the buildings were found to be ineligible for listing on the national, state and local registers due to inappropriate alterations and lack of setting and

context. Final approval of the Project is contingent upon Planning/Historic Preservation Commission approval of the subject application, Development Plan (File No. PDEV23-010) and Variance (File No. PVAR23-002).

(3) Historic Context: The Chaffey brothers planned Ontario with a 200-foot-wide boulevard, Euclid Avenue, running through the center from its southern boundary to the foothills to the north. Seven miles long, Euclid Avenue with twin roadways and a central median was the stately backbone of the colony; its long, easy incline from the Southern Pacific tracks on the south to the tableland at the mouth of San Antonio Canyon on the north was ideal for gravity irrigation.

The public right-of-way of Euclid Avenue from Philadelphia Street to the I-10 was designated as Local Landmark No. 67 on January 16, 2001. On August 10, 2005, the public right-of-way of Euclid Avenue from Philadelphia Street in Ontario to 24th Street in Upland was listed on the National Register of Historic Places as a historic district being a historically significant cultural landscape. The public right-of way includes north and south bound streets, sidewalks, parkways, median, trees, and stone and scored concrete curbs and gutters. Contributing character-defining features along the Project's frontage include the 60-foot-wide landscaped median, scored curb and sidewalks, and the Silk Oaks trees planted in the parkway.

(4) Project Description: The Applicant is requesting a Certificate of Appropriateness to demolish the existing buildings and allow for the construction of a 3,515 square foot commercial building at the northwest corner of Francis Street and Euclid Avenue. The rectangular shaped, one-story building is oriented in an east-west configuration with the main entrance located north of Francis Street and a secondary entrance facing Euclid Avenue. Walkways will be provided along the north, east, and south portions of the building providing pedestrian connection from the parking lot and public sidewalk to the building. The proposed building is setback approximately 21 feet from the eastern (front) property line on Euclid Avenue, 151 feet from the north property line (Maple Street), 50 feet from the south property line (Francis Street), and 85 feet from the western (interior) property line and is depicted in Exhibit C: Site Plan. Parking for employees and customers is located directly west of the building. Vehicular access to the Project site will be provided from Maple Avenue and Francis Street. The proposed dual drive-thru will be located towards the northeast quadrant of the Project site and the drive-thru window is located directly west of the building. A total of 37 off-street parking spaces have been provided and the drive-thru lane accommodates the stacking of 12 vehicles, meeting the minimum parking requirements. A Variance is also being requested to reduce the rear setback from 10 feet to 8 and 6 feet to improve on-site circulation and to provide adequate parking on-site and to reduce the required 20 feet setback from Euclid Avenue to 15 feet where the menu board is proposed.

The proposed building design is influenced by the Mid-century Modern architectural style incorporating a plaster and stucco finish with cementitious wood siding, aluminum batten, aluminum composite alpolc panels, aluminum cladding, and aluminum storefront windows as depicted in Exhibit D: Conceptual Elevations and Exhibit E: Project Rendering. The building incorporates additional architectural treatment and features on portions that are visible from the public right-of-way, including historic Euclid Avenue such as large storefront windows, decorative awnings, decorative metal columns to screen the utility doors, and cementitious wood siding at building corners. The utility doors that are located on the north elevation will be painted to match the exterior of the building and screened from the public right-of-way via dense landscaping. The drive-thru lane will be screened from Euclid Avenue with a decorative low garden wall and a combination of trees, shrubs, and accent plants.

Public right-of-way improvements include replacement of damaged curb or gutter and sidewalk panels, new curb, gutter, and sidewalk where insufficient and new drive aprons along Francis and Maple Streets, as depicted in Exhibit F: Conceptual Landscape Plan. New or replaced curbs and sidewalks along Euclid Avenue will have a score pattern consistent with the existing curb located within the Euclid Avenue cultural landscape historic district. The existing Silk Oak trees that front the subject property on Euclid Avenue will be protected in place and additional Silk Oak trees will be planted on the parkway to replace those that were previously removed along the project frontage. The existing variegated yucca shrubs will be removed from the parkway and grass will be planted between the new and existing street trees. A new landscaped parkway will be constructed along Francis Street.

(5) Project Analysis: Section 6.01.035 (Overlay Zoning Districts) of the Ontario Development Code, requires Certificate of Appropriateness approval for any project within the Euclid Avenue Overlay zoning district which requires Development Plan approval. The Euclid Avenue Overlay is intended to recognize, protect, and enhance the visual character and quality of Euclid Avenue as a major scenic and historic resource of the City and to identify and safeguard Euclid Avenue's position on the National Register of Historic Places. The intent of the Overlay is not to create a false sense of history with any new development along the Euclid Avenue Corridor, but rather to ensure that new development does not cause an adverse effect to character-defining features of Euclid Avenue, such as the 60-foot-wide landscaped median, rock curbs, and King's Standard lampposts. Additionally, all new construction should be compatible with the surrounding developments in site design, massing and scale.

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

Euclid Avenue is defined by various periods of development that have occurred since the boulevard's construction. The segment of Euclid Avenue between G and State Streets is the historic core of the City and features commercial buildings built directly on property lines with no setback from Euclid Avenue. The shift to commercial buildings and uses between G and I Streets that occurred during the 1950s makes up a "transition area" from downtown commercial to residential to the north. The segment of Euclid Avenue south of State Street to Mission Boulevard developed with residential where another "transition area" to commercial begins to the south. Euclid Avenue south of Mission Boulevard originally contained agricultural uses but has been developed with commercial uses over the past 70 years.

The Project site does not contain any historic resources; however, it is located adjacent to the Euclid Avenue cultural landscape historic district. The Project takes into consideration the surrounding development, context, and setting by proposing a compatible site design, building architecture, landscape and parkway improvements. The one-story massing, scale and design of the building is compatible with the surrounding area. The Euclid Avenue right-of-way will be preserved, and restoration of the parkway will be achieved by removing inappropriate shrubs, preserving the historic Silk Oak trees in place, and planting new Silk Oak trees and grass where missing. The Project is in compliance with the Secretary of Interior's Standards for the Treatment

of Historic Resources and the Development Code. Furthermore, it exercises best practices for infill development, thereby maintaining the historic integrity and character of Euclid Avenue and avoiding adverse effects on the historic resource.

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 August 14, 2024, the Historic Preservation Subcommittee of the City of Ontario conducted a hearing on the Application and concluded said hearing on that date; and

WHEREAS, approval of the Project is contingent upon approval of File No. PDEV23-010, Development Plan, and a Variance, File No. PVAR23-002, by the Approving Authorities; 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 Project is required to preserve the existing Silk Oak trees and restore the parkway by removing inappropriate shrubs, preserving the historic Silks Oak trees in place, and planting new Silk Oak trees and grass where missing, thereby not detrimentally changing, destroying or adversely affecting of any significant architectural or contributing feature of the resource; and

b. *Will not detrimentally change, destroy, or adversely affect the historic character or value of the resource.* The Project takes into consideration the surrounding development, context, and setting by proposing a compatible site design, building architecture, landscape and parkway improvements. The one-story massing, scale and design of the building is compatible with the surrounding area. The Euclid Avenue right-of-way will be preserved, and restoration of the parkway will be achieved by removing inappropriate shrubs, preserving the historic Silks Oak trees in place, and planting new Silk Oak trees and grass where missing. The Project with conditions of approval will not change, destroy, or adversely affect the character or value of the historic Euclid Avenue; and

c. *Will be compatible with the exterior character-defining features of the historic resource.* The Project takes into consideration the surrounding development, context, and setting by proposing a compatible site design, building architecture, landscape and parkway improvements. The one-story massing, scale and design of the building is compatible with the surrounding area. The Euclid Avenue right-of-way will be preserved, and restoration of the parkway will be achieved by removing inappropriate shrubs, preserving the historic Silks Oak trees in place, and planting new Silk Oak trees and grass where missing. The Project with conditions of approval will not detract from the character defining features of Euclid Avenue; and

d. *Will not adversely affect or detract from the character of the historic district.* Through context sensitive site and building design, building massing and scale, and public right-of-way improvements, character defining features of the historic Euclid Avenue will not be adversely affected.

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 14th day of August 2024.

Historic Preservation Subcommittee

Exhibit A: Project Location Map



Exhibit B: Site Photographs



View from Euclid Avenue



View from Francis Street



View from Maple Street

Exhibit C: Site Plan

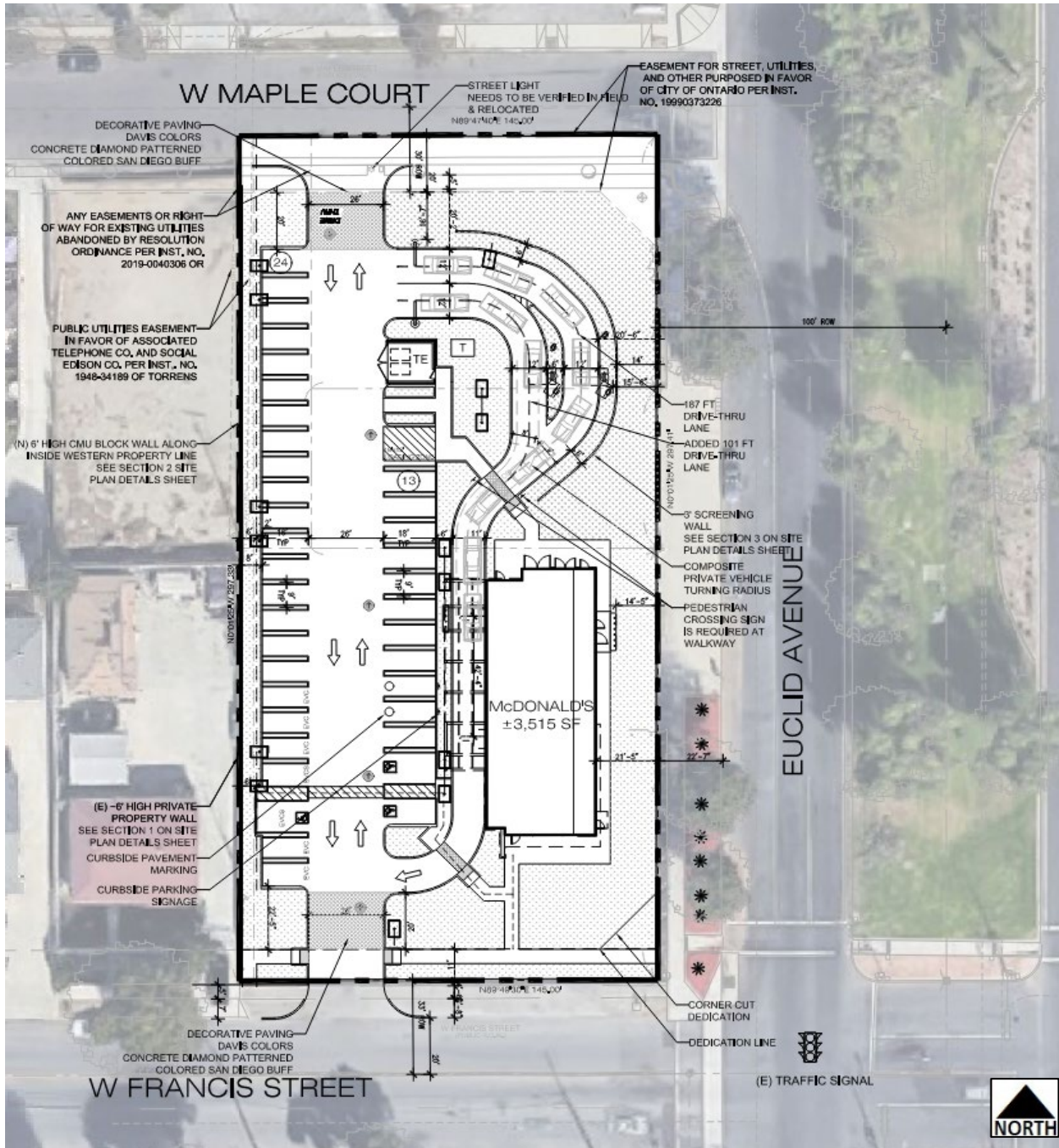


Exhibit D: Conceptual Elevations



NORTH ELEVATION



EAST ELEVATION



WEST ELEVATION



SOUTH ELEVATION

Exhibit E: Project Rendering



View at the southeast corner of Euclid Avenue



View at the northeast corner of Euclid Avenue

Exhibit E: Project Rendering Cont'd



View from Francis Street

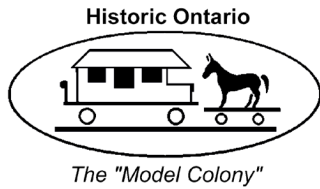
Exhibit F: Conceptual Landscape Plan



Attachment “A”

FILE NO. PHP23-003

CONDITIONS OF APPROVAL



CERTIFICATE OF APPROPRIATENESS

CONDITIONS OF APPROVAL

| | |
|---------------------|---|
| Date: | August 14, 2024 |
| File No.: | PHP23-003 |
| Location: | Northwest Corner of Francis Street and Euclid Avenue (APNs: 1050-281-03, 1050-281-02, & 1050-281-01) |
| Prepared By: | Jocelyn Torres, Associate Planner |
| Description: | A Certificate of Appropriateness to construct a 3,515 square foot commercial building for a fast-food restaurant with a drive-thru facility on 1 acre of land located at the northwest corner of Francis Street and Euclid Avenue within the CN (Neighborhood Commercial) and EA (Euclid Avenue Overlay) 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 Design.

2.1. Building shall be constructed along the front (eastern) property line with a 21'-5" setback.

2.2. The drive-thru shall be located at the northeast quadrant of the Project site.

2.3. Drive-thru shall be screened from Euclid Avenue with a low masonry wall and landscaping.

3. Architectural Treatment.

3.1. The proposed trellis and canopy shall have a maximum height of 12-FT.

3.2. The proposed decorative red sticks located on the east and west elevations shall have a maximum height of 15'-6".

3.3. Exterior light fixtures shall require review and approval by the Planning Department prior to issuance of a building permit.

3.4. Paint color shall be "Waynesboro" and "Fairview Taupe" for the plaster/stucco, "Dark Bronze Aluminum" for the storefront, "Motion Red" for the aluminum

Conditions of Approval

File No.: PHP23-003

August 14, 2024

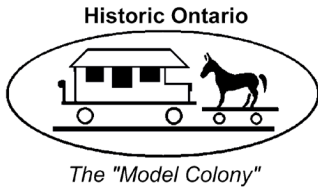
Page 2

cladding, “Pantone 123” for the proposed signage logo, and “White” for the awnings.

4. Signs.

4.1. Sign plans shall be submitted and approved for the site prior to the installation of any signs. Signs shall conform to Division 8.01 (Sign Regulations) of the Ontario Development Code.

5. The existing Silk Oak trees planted on the parkway on Euclid Avenue shall remain in place.
6. The Applicant shall plant 4 additional Silk Oak trees on the proposed parkway in coordination with the Landscaping Planning Division.
7. The existing variegated yucca shrubs shall be removed from the parkway and grass shall be planted between new and existing street trees on Euclid Avenue in coordination with the Landscaping Planning Division.
8. The Applicant is required to replace damaged curb and gutter along Euclid Avenue. Curb shall include scoring consistent with the existing curb that fronts the Project site.
9. The Applicant is required to replace broken sidewalk panels on Euclid Avenue with square scoring pattern consistent with the existing sidewalk along Euclid Avenue.
10. The Applicant shall obtain a building permit prior to any demolition or construction.
11. Any deviation from the approved plans shall require review and approval of the Planning Department and, if necessary, the Historic Preservation Commission.
12. Conditions of Approval shall be reproduced onto the plans submitted for permits.
13. Prior to Occupancy, the Planning Department shall inspect the premises to ensure the Conditions of Approval have been met and that the project has been constructed per the approved plans.



Historic Preservation Subcommittee

August 14, 2024

DECISION NO:

FILE NO: PHP24-004

DESCRIPTION: A Certificate of Appropriateness to construct alterations for the adaptive reuse of the rear portion of a 12,824 square foot historic eligible commercial/warehouse building to accommodate a 3,725 square foot restaurant and 2 retail units at 115 South Palm Avenue, within the LUA-2N (Arts District - North) of the MU-1 (Downtown Mixed-Use) zoning district; (APN: 1049-055-09); **submitted by WCPS Holdings, Inc.**

PART I: BACKGROUND & ANALYSIS

WCPS HOLDINGS, INC., (herein after referred to as "Applicant") has filed an application for the approval of a Certificate of Appropriateness, File No. PHP24-004, as described in the subject of this Decision (herein after referred to as "Application" or "Project").

(1) Project Setting: The 12,824 square foot, one-story vernacular commercial building located at the northeast corner of Palm Avenue and Transit Street (*Exhibit A: Project Location Map*) appears to have been constructed after 1912 and before 1928 and is depicted in *Exhibit B: Site Photographs*. The building was home to Citrus Motors for several years, other occupants of the building include Woodfin Motors, Todd-Booth and Raven Brothers Auto Painting. The building had been vacant for several years until the current owners acquired the property in 2021. The front (western) portion of the building was converted to a retail store and offices. A 4,320 square foot paved lot on a separate parcel is located east of the commercial building and is developed with a utility shed and is enclosed with a combination of iron and chain link fencing and a gate. Surrounding the project site are several historic buildings, including the United States Post Office (Local Landmark No. 39) located on Holt Boulevard, the Old Post Office (Local Landmark No. 38) located on Transit Street, and the Pacific Electric Bus Depot (Local Landmark No. 37) located on Laurel Avenue. Other development in the area includes a mix of light industrial, office, commercial, residential, live/work lofts, civic buildings constructed in varying architectural styles and construction dates, and a newly paved surface parking lot with 60 parking spaces south of the project site.

In 2020, the LUA-2N (Arts District - North) of the MU-1 (Downtown Mixed-Use) zoning district was established to accommodate a variety of land uses including residential, work/live lofts, artisan co-ops, restaurants, galleries, breweries, residential and other commercial land uses intended to strengthen the economic base of the Downtown. The project site is located within the Arts District land use area as visible in *Exhibit C: MU-1 (Downtown Mixed-Use) Zoning District Land Use Areas Map*. This area is envisioned to be a dynamic destination for locals and tourists, while creating a fulfilling urban experience energized by artistic, educational, and commercial participants.

(2) Historic Context: This building is located in the original commercial core area of the city and the use had remained auto related since its original construction. By 1928, auto services, sales, repair, and tire shops could be found all over the downtown area. Between 1928 and 1950, new businesses continued to densely pack the main thoroughfares of downtown including new parking lots, garages, and gas and oil yards. The presence of automotive related businesses can still be seen today, especially along Holt Boulevard (former transcontinental Ocean to Ocean Highway). The 2003 Downtown intensive level survey suggests that the commercial building at 115 South Palm Avenue appeared to be eligible as a Contributor to the Proposed Downtown Historic District stating that “building reflects the growth of the commerce in the city.”

(3) Background: On July 14, 2022, the Historic Preservation Subcommittee approved File No. PHP24-009, a Certificate of Appropriateness, to allow for exterior rehabilitation and restoration of the building with minor alterations. Work included installation of a new anodized aluminum storefront window system and a mural at the southwest corner of the building. Additional work included modifications to the floor plan of the building to expand the retail and office space, system upgrades (HVAC, electrical and plumbing), the addition of a mezzanine, and improvements to the adjacent public right-of-way.

On July 1, 2024, the Applicant submitted a Certificate of Appropriateness application to allow for alterations for the adaptive reuse of the rear portion of the commercial/warehouse building to accommodate a 2,280 square foot restaurant and 2 retail units that are 815 and 630 square feet. The Applicant has also submitted a request for a Lot Line Adjustment (File No. LLA24-004) to merge the existing parcel with the adjacent parcel to the east to accommodate outdoor dining for the proposed restaurant, create access to the entries to the new retail units, and provide a new area for utilities.

(4) Architectural Description: The existing one-story commercial building is rectangular plan with a flat roof and a plaster finish over concrete with a brick veneer along the base of the northwest corner façade as depicted in *Exhibit D: Existing Elevations*. The building occupies approximately a quarter of the block, and there is a parking lot east of the building. The front (west) façade has 3 storefront windows, one storefront entry door, a set of double doors, and one garage bay with a roll up door. The south façade has 2 storefront windows, one garage bay opening retrofitted with a secondary entrance, 7 multi-pane steel windows, and a garage bay with a roll up door. The east façade has five multi-pane windows. The southwest corner of the building is occupied by 1,679 square feet of retail space and approximately 2,500 square feet of office space, meeting and break rooms and restrooms as depicted in *Exhibit E: Existing Floor Plan*. The remaining 8,629 square feet of the building is unused warehouse space.

(5) Project Description: The Applicant is requesting a Certificate of Appropriateness to construct alterations for the adaptive reuse of 3,725 square feet (rear warehouse portion) of the historic eligible commercial/warehouse building to accommodate a 2,280 square foot restaurant and 2 retail units that are 815 and 630 square feet, as depicted in *Exhibit F: Proposed Elevations* and *Exhibit G: Proposed Floor Plan*. The restaurant will occupy the southeast corner of the building and will be oriented to Transit Street and will have secondary access from the proposed outdoor dining area to the east. The 2 retail units will have separate entryways on the east elevation through a landscaped area. To prepare for the new use, the Project proposes to seismically retrofit and structurally strengthen the building by constructing a steel moment frame on the interior. The proposed exterior alterations include:

- Removal of 3 windows and garage bay opening on the south elevation and replace with 2 multi-pane aluminum storefront systems,
- Removal all 5 windows on east elevation and replace with multi-pane single leaf aluminum doors,
- Installation of new aluminum awnings over entries,
- Construction of an attached trellis along the southern portion of the east elevation over the outdoor dining area, and
- All new steel replica window systems will match the existing storefront.

The 4 centrally located existing steel windows on the south elevation are to remain. The remaining 3 steel windows and garage bay opening on the south elevation will be replaced with 2 aluminum steel-replica storefront window systems, one containing the main entrance to the restaurant. The new aluminum doors and windows will replicate the historic steel window look by utilizing ultra-narrow grids that are externally mounted. The 5 multi-pane steel windows on the east elevation will be removed and the openings will be enlarged to allow for the installation of a single-leaf multi-pane aluminum door at each opening. Two of the doors will provide access to the restaurant, 2 will access the retail units, and one door will be a secondary exit for the warehouse.

The paved lot east of the commercial building will be improved with an area for outdoor dining, a landscape area, planter boxes, a trash enclosure to support the proposed restaurant and retail units and a new transformer. The existing steel gate along the south property line will be replaced with a metal gate with decorative metal screens and is depicted in *Exhibit H: Conceptual Elevations and Finishes*.

(6) Project Analysis: Section 4.02.050: Historic Preservation-Certificate of Appropriateness and Demolition of Historic Resources, of the Ontario Development Code, requires Certificate of Appropriateness approval for any exterior alterations of an historic resource with a designated, eligible or nominated status. Certificate of Appropriateness approval shall be required even if the City requires no other permits and is in place to ensure that that the project will not cause adverse effects to character-defining features of the historic resource. The Secretary of the Interior Standards for the Treatment of Historic Properties, also referred to as “the Standards,” provide a critical part of the framework of the national preservation program and are widely used at the federal, state and local levels to guide work on historic resources and have been adopted and incorporated into the Ontario Development Code.

The preservation treatment proposed for the Project is the Standard for Rehabilitation. Rehabilitation is the process of returning a property to a state of utility, through repair or alteration, which makes possible a contemporary use while preserving those portions and features of the property which are significant to its historic, architectural, and cultural values. The Standards state that alterations will not destroy or alter historic features that characterize the historic resource, and that new work will be differentiated from the old and will be compatible with historic materials, features, size, scale, proportion, and massing to protect the integrity of the resource.

The proposed exterior finishes and fixtures are compatible with the vernacular commercial building. The Project proposes new doors and windows that are period appropriate and compatible with the architectural style of the building for maximum compatibility. The replacement of the windows on the east elevation with doors retains the existing fenestration pattern, while allowing for the necessary access to accommodate the new uses at the east side of the building. The proposed trellis and aluminum awnings are simple in design and do not detract from the

simple design of the historic building. The adaptive reuse of the commercial/warehouse building to a restaurant and retail units is consistent with the vision for the Arts District to create a dynamic destination for locals and tourists, while creating a fulfilling urban experience energized by artistic, educational, and commercial participants.

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 authority to review and approve the subject Application; and

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

WHEREAS, on August 14, 2024, 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 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 Project is categorically exempt from environmental review pursuant to Section 15331 (Class 31, Historical Resource Restoration/Rehabilitation) of the CEQA Guidelines, the Project is consistent with the Secretary of the Interior’s Standards for the Treatment of Historic Properties; 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 building has a high level of architectural integrity because it has had minimal alterations since its construction and the alterations that it has had, including the 2021 storefront restoration project, were completed in a design that meets the Secretary of the Interior Standards. The Project proposes alterations to the secondary and rear elevations and are a period appropriate design compatible with the vernacular architectural style of the commercial building; and

b. *Will not detrimentally change, destroy or adversely affect the historic character or value of the resource.* The proposed exterior finishes, fixtures, and alterations to window and door openings on secondary elevations are compatible with the vernacular commercial building and do not alter the existing building footprint. Furthermore, the replacement of the windows on the east elevation with doors do not alter the existing fenestration; and

c. *Will be compatible with the exterior character-defining features of the historic resource.* The proposed trellis and aluminum awnings are simple in design and do not detract from the simple design of the historic building and are easily reversible. On the south elevation, an existing roll-up loading door and small windows will be replaced with a new steel replica storefront that complements the existing storefront. No alteration to the building existing footprint is proposed, thereby ensuring compatibility with the character defining features of the building; and

d. *Will not adversely affect or detract from the character of the historic district.* The building will continue to convey its association with the auto-related businesses that were prevalent in this area of the city and will not adversely affect or detract from the character of the Proposed Downtown Historic District.

SECTION 3: Based upon the findings and conclusions set forth in Sections 1 and 2 above, the HPSC hereby approves the Application 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 14th day of August 2024.

Historic Preservation Subcommittee

Exhibit A: Project Location Map

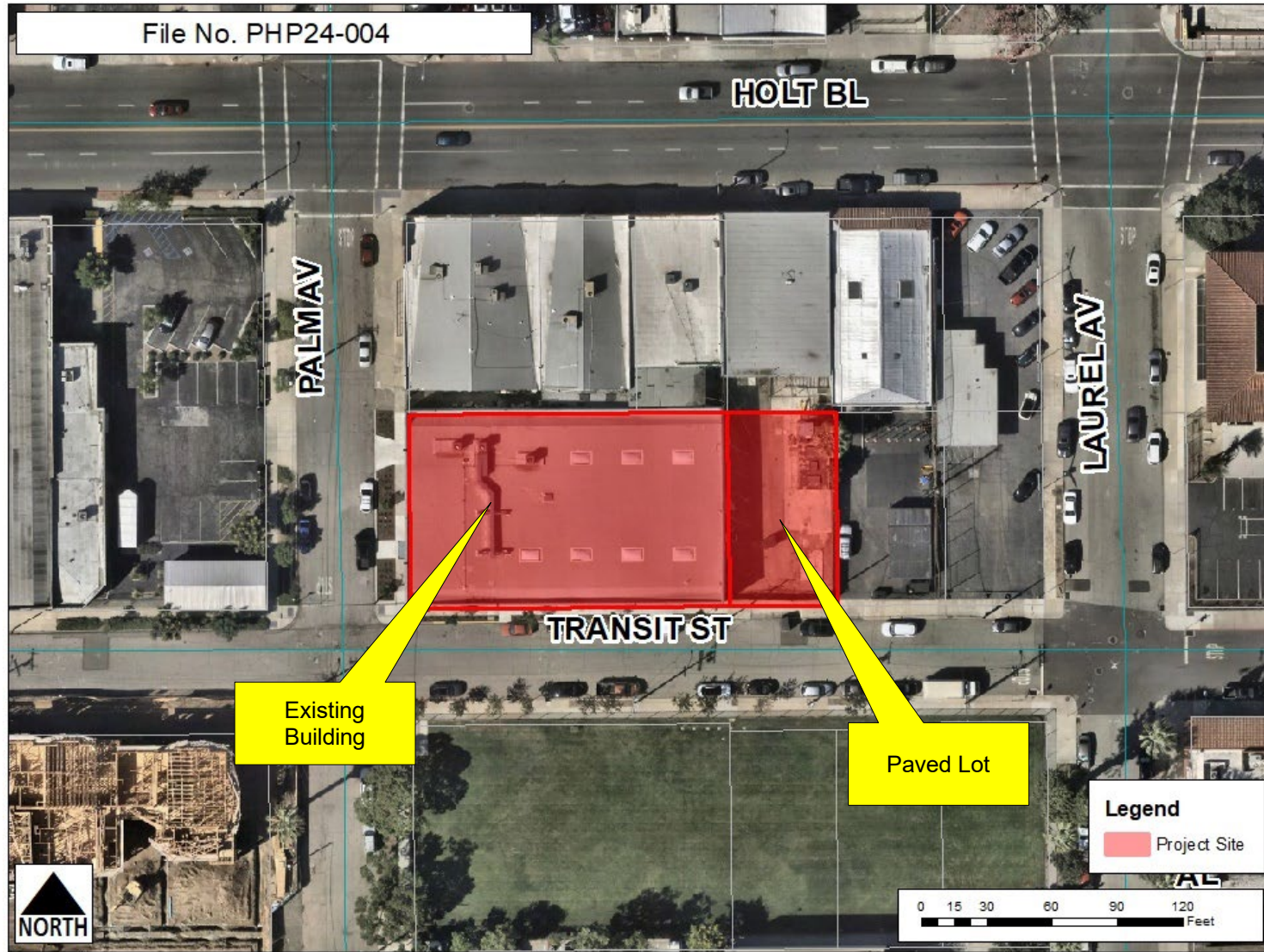


Exhibit B: Site Photographs



View looking northeast - Current



View looking northeast - 1983



South elevation view looking northeast



East elevation view looking northwest

Exhibit C: MU-1 (Downtown Mixed-Use) Zoning District Land Use Areas Map

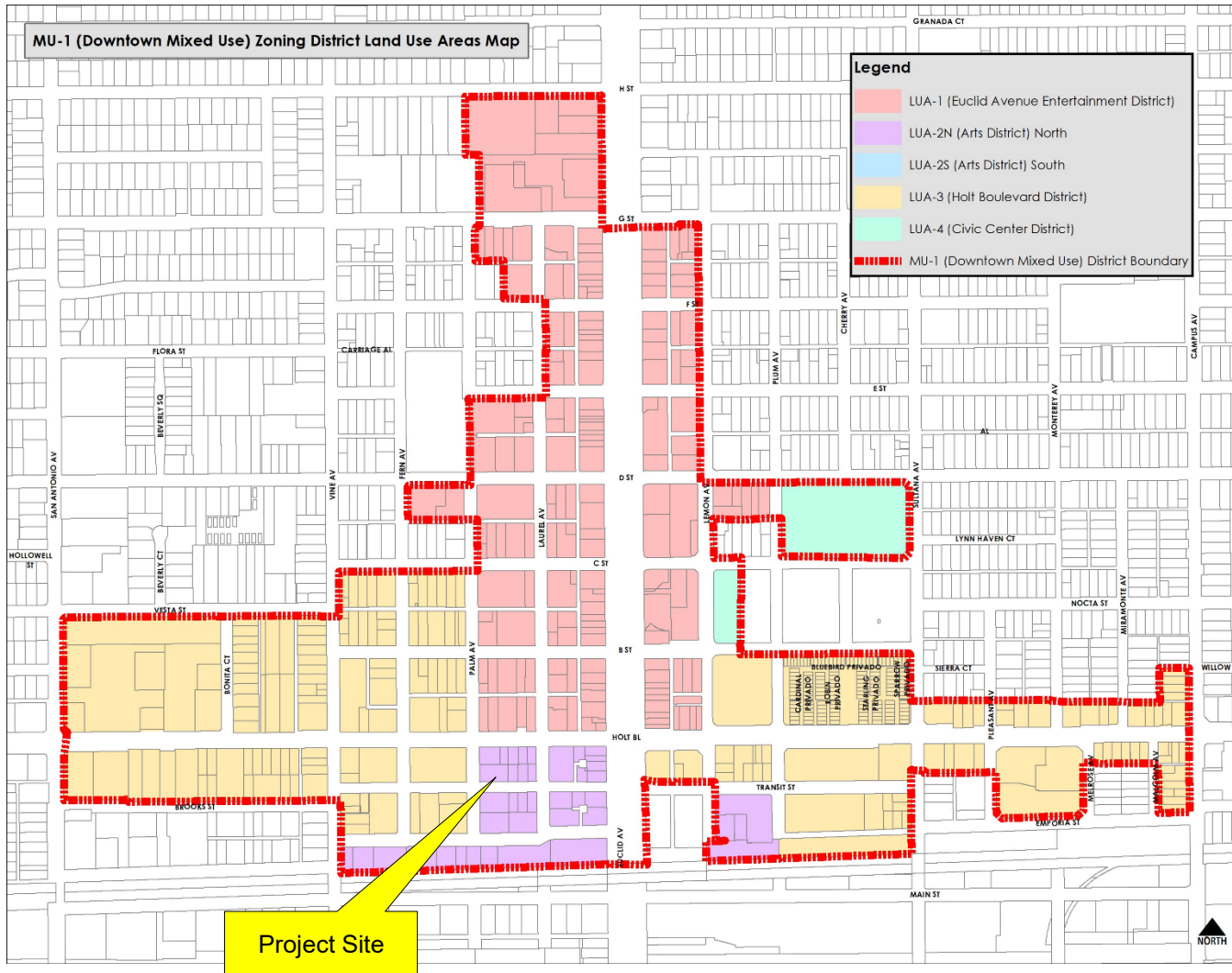


Exhibit D: Existing Elevations

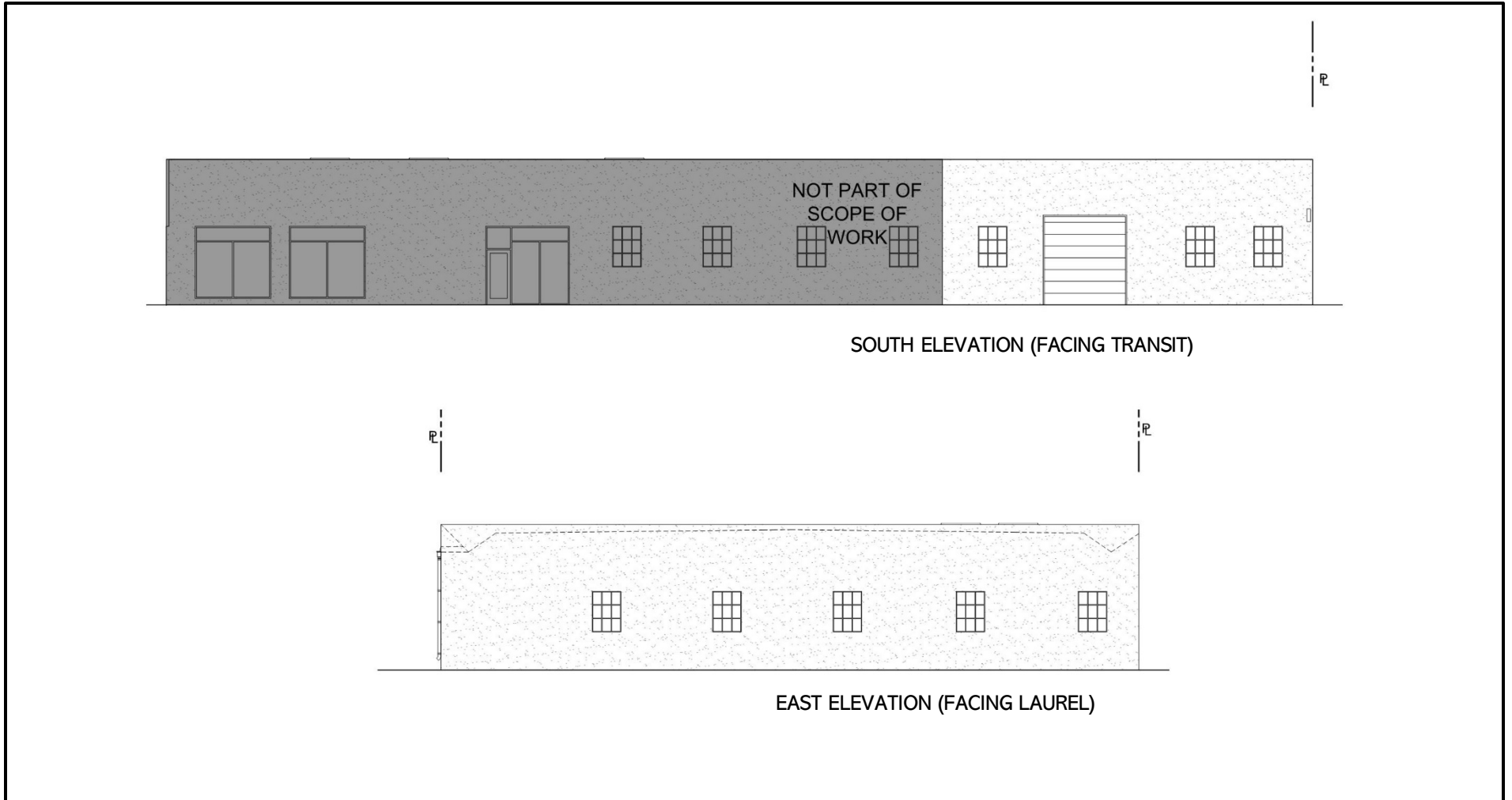


Exhibit E: Existing Floor Plan

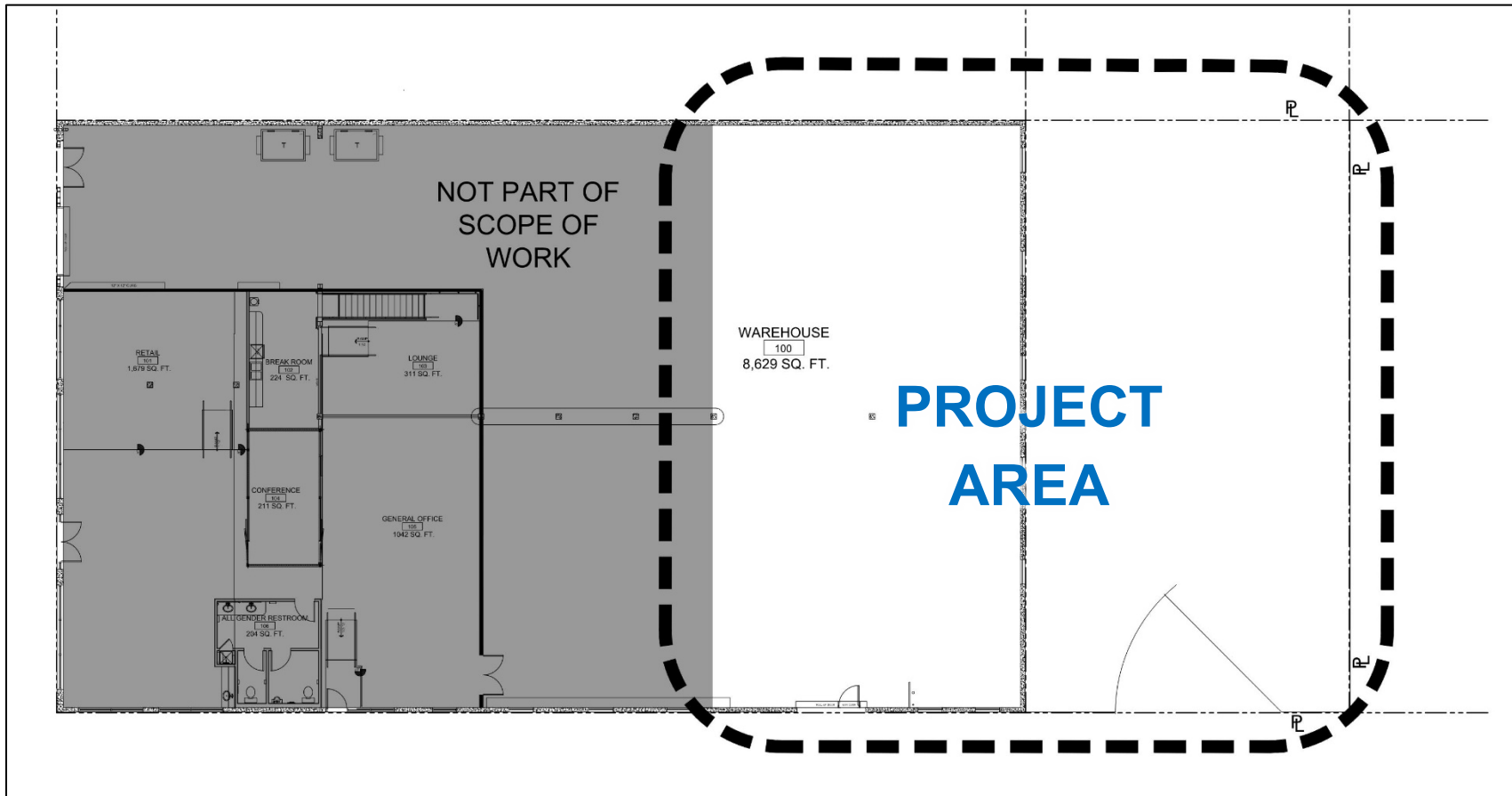


Exhibit F: Proposed Elevations

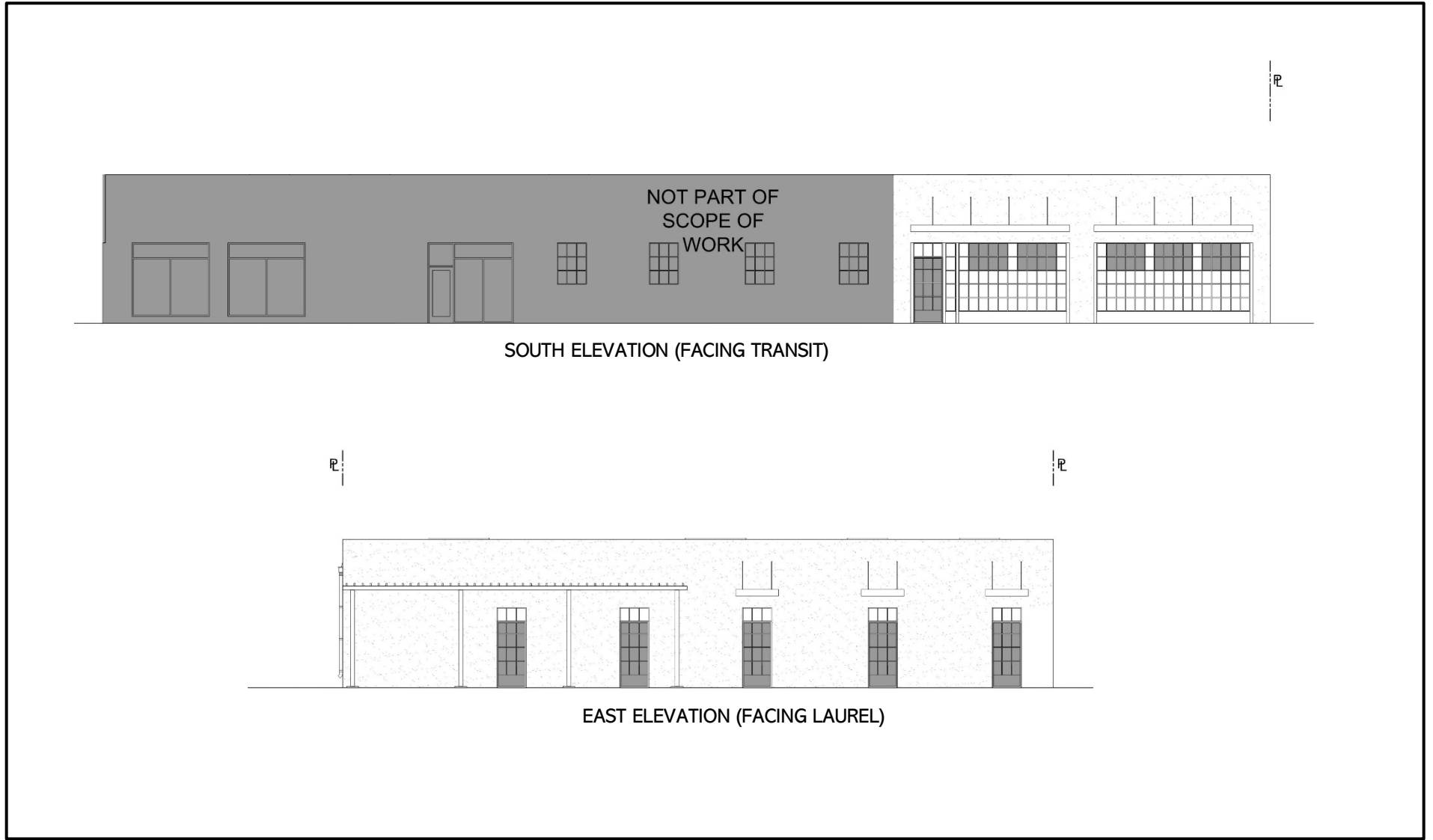


Exhibit G: Proposed Floor Plan

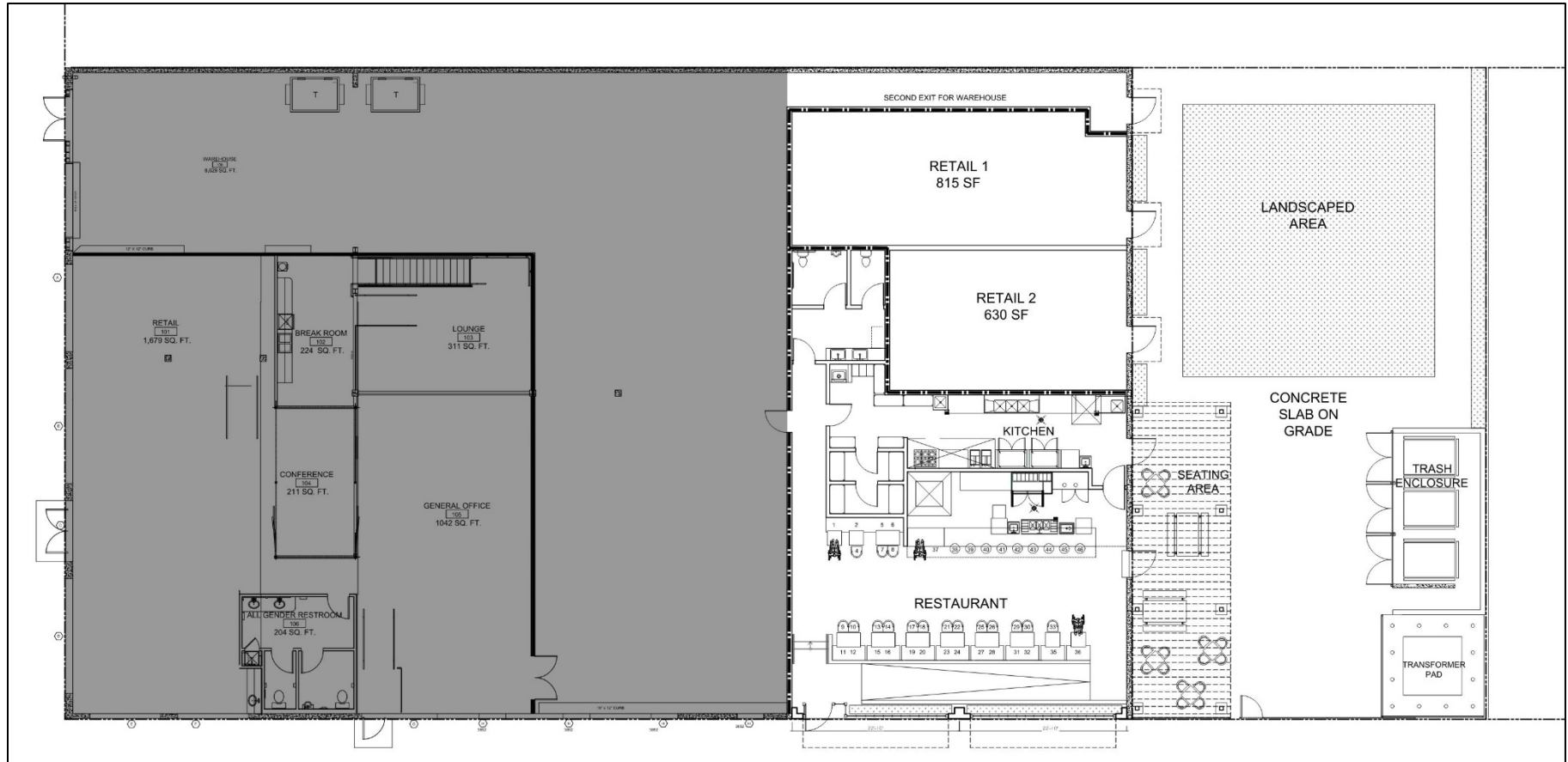
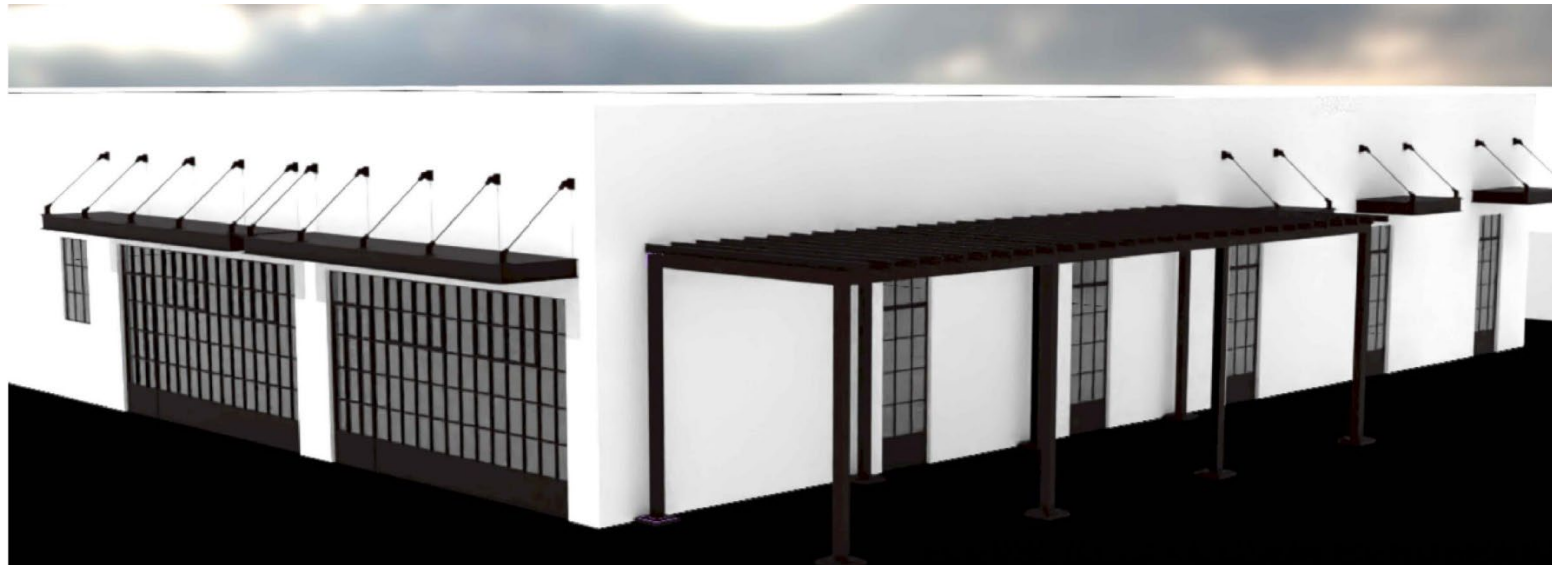


Exhibit H: Conceptual Elevations and Finishes



Steel Replica Windows



Decorative Metal Screen Panels

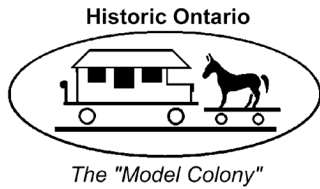


Planter Boxes

Attachment "A"

FILE NO. PHP24-004

CONDITIONS OF APPROVAL



CERTIFICATE OF APPROPRIATENESS

CONDITIONS OF APPROVAL

Date: August 14, 2024

File No.: PHP24-004

Location: 115 S Palm Avenue
(APN: 1049-055-09)

Prepared By: Elly Antuna, Associate Planner

Description: A Certificate of Appropriateness to construct alterations for the adaptive reuse of the rear portion of a historic eligible commercial/warehouse building to accommodate a restaurant and 2 retail units at 115 South Palm Avenue, within the LUA-2N (Arts District - North) of the MU-1 (Downtown Mixed-Use) zoning district; (APN: 1049-055-09)

CONDITIONS OF APPROVAL

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

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. Panes on multi-pane doors and windows shall be approximately 1 foot 4 inches wide and 1 foot 9 inches tall.
3. Single leaf doors shall feature a 3 by 4 multi-pane design with a 3-pane transom window.
4. New doors at the east elevation shall be installed at the same locations of the existing windows.
5. Roof mounted HVAC equipment shall be placed to avoid visibility from the public street. Screening shall be verified at final occupancy.
6. Storefront window and door systems shall be aluminum "steel replica" systems by Diamond Windows & Doors Mfg. or similar. Grids shall be "ultra-narrow" and externally mounted.
7. New plaster coat shall be painted white.
8. Landscape plans shall be submitted to the Landscape Division.
9. Any deviation from the approved plans shall require approval of the Planning Department and, if necessary, the Historic Preservation Subcommittee.