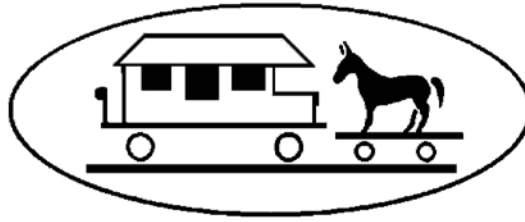


Historic Ontario



The "Model Colony"

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

AGENDA

April 13, 2017

All documents for public review are on file in the Planning Department located in City Hall at 303 East "B" St., Ontario, CA 91764.

**MEETINGS WILL BE HELD AT 5:30 PM IN COMMUNITY CONFERENCE ROOMS
1 & 2 LOCATED AT 303 East "B" St.**

PUBLIC COMMENTS

Citizens wishing to address the Historic Preservation Subcommittee on any matter that is not on the agenda may do so at this time. Please state your name and address clearly for the record and limit your remarks to five minutes.

Please note that while the Historic Preservation Subcommittee values your comments, the members cannot respond nor take action until such time as the matter may appear on the forthcoming agenda.

AGENDA ITEMS

For each of the items listed below the public will be provided an opportunity to speak. After a staff report is provided, the chairperson will open the public hearing. At that time the applicant will be allowed five (5) minutes to make a presentation on the case. Members of the public will then be allowed five (5) minutes each to speak. The Historic Preservation Subcommittee may ask the speakers questions relative to the case and the testimony provided. The question period will not count against your time limit. After all persons have spoken, the applicant will be allowed three minutes to summarize or rebut any public testimony. The chairperson will then close the public hearing portion of the hearing and deliberate the matter.

CONSENT CALENDAR ITEMS

A. MINUTES APPROVAL

Historic Preservation Subcommittee Minutes of March 9, 2017, approved as written.

Motion to Approve/Deny

PUBLIC HEARING ITEMS

- B. ENVIRONMENTAL ASSESSMENT AND CERTIFICATE OF APPROPRIATENESS REVIEW FOR FILE NO. PHP17-017:** A request for Certificate of Appropriateness to allow for the construction of a 75-unit, 3-story apartment complex on approximately 2.95 acres of land bordered by Holt Boulevard on the north, Fern Avenue on the east, Emporia Street on the south, and Vine Avenue on the west, within the MU-1 (Mixed-Use Downtown) 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). The proposed project is located within the Airport Influence Area of Ontario International Airport (ONT), and was evaluated and found to be consistent with the policies and criteria of the ONT Airport Land Use Compatibility Plan (ALUCP). (APN: 1049-051-01); **submitted by Related California. Related File No. PHP07-012. Planning/Historic Preservation Commission action is required.**

1. CEQA Determination

No action necessary – Exempt: CEQA Guidelines Section § 15331

2. File No. PHP17-017 (Certificate of Appropriateness)

Motion to recommend Approval/Denial

DISCUSSION ITEMS:

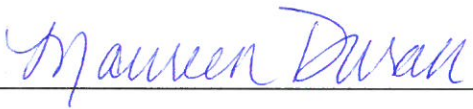
1. Ontario Showcase and Heritage Celebration; May 17, 2017, 5 PM – 8 PM
2. California Preservation Foundation Conference; May 10-13, 2017
3. Model Colony Awards Program; May 2, 2017

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 May 11, 2017.

I, Maureen Duran, Office Specialist of the City of Ontario, or my designee, hereby certify that a true, accurate copy of the foregoing agenda was posted on or before **April 10, 2017**, at least 72 hours prior to the meeting per Government Code Section 54954.2 at 303 East "B" Street, Ontario.





CITY OF ONTARIO

MEMORANDUM

TO: Historic Preservation Subcommittee

FROM: Elly Antuna, Assistant Planner

DATE: April 13, 2017

SUBJECT: Minutes of the March 9, 2017 Historic Preservation Subcommittee Meeting

The Minutes of the March 9, 2017 Historic Preservation Subcommittee Meeting are not included in the Agenda Packet for the April 13, 2017 meeting. They should be completed and presented at the time of the meeting.



Historic Preservation Subcommittee

April 13, 2017

DECISION NO:

FILE NO: **PHP17-017**

DESCRIPTION: A request for Certificate of Appropriateness to allow for the construction of a 75-unit, 3-story apartment complex on approximately 2.95 acres of land bordered by Holt Boulevard on the north, Fern Avenue on the east, Emporia Street on the south, and Vine Avenue on the west, within the MU-1 (Mixed-Use Downtown) zoning district. APN: 1049-051-01; **submitted by Related California.**

PART I: BACKGROUND & ANALYSIS

RELATED CALIFORNIA, (herein after referred to as "Applicant") has filed an application for the approval of a Certificate of Appropriateness, File No. PHP17-017, 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 2.95 acres of vacant land bordered by Holt Boulevard on the north, Fern Avenue on the east, Emporia Street on the south, and Vine Avenue on the west, and is depicted in *Exhibit A: Project Location Map*, attached. The project area was once the home to the Casa Blanca Hotel and Developer's Row. During Ontario's early settlement period, several grand Victorian style homes were constructed for prominent city pioneers along Emporia Street facing the railroad tracks in a marketing strategy to attract town settlers. This stretch of development was referred to as "Developer's Row." All of the homes from this development have been demolished with the exception of the Ford-Collins House. The Ford-Collins House was moved to its current location at 227 West Main Street sometime after 1915 for the construction of the Casa Blanca Hotel, which was previously located on South Fern Avenue between Transit Street and Emporia Street. In 1998, the Ontario City Council certified an Environmental Impact Report and approved the demolition of the Casa Blanca Hotel. Surrounding the project site are several historic buildings, including the Fallis House located on South Vine Avenue and the American Legion Building located on Emporia Street, mature street trees, and rock curbs which are depicted in *Exhibit B: Historic Resource Map*, attached.

(2) Project Description: On September 25, 2007, the Planning/Historic Preservation Commission approved demolition of 2 single-family residences that were determined to be Tier III Historic Resources and were located within the project site boundary at 205 and 205 ½ South Vine Avenue. Additionally, a request to defer the Certificate of Appropriateness, File No. PHP07-012, for the required replacement structure and adoption of a Mitigation Monitoring Report was approved. Since then,

demolition of the 2 single-family residences and the mitigation measures, including documentation, salvaging, and payment of fees, have been completed.

The Applicant is requesting approval of a Certificate of Appropriateness, File No. PHP17-017, to allow for the construction of a 75-unit, 3-story apartment complex “replacement structure.”

(3) Architectural Character: The project area is located within Ontario’s historic downtown area, and the bounds of the Downtown Ontario Design Guidelines. The Downtown Ontario Design Guidelines were adopted in 1998 to guide the physical revitalization of Ontario’s historic downtown. The Guidelines provide architectural and design principals, as well as design concepts for downtown districts. The project area is located within the Educational District, a mixed-use area with an educational theme. The Guidelines do not provide specific architectural or design guidance within the Educational District, but do require that development be context sensitive.

The architectural design leans toward a current interpretation of the Craftsman style, and is depicted in *Exhibit D: Conceptual Elevations*, attached. The design will make use of open ended beams, gabled roofs and trellis construction throughout the site. Large areas of masonry and wood siding with plaster accents will be provided to help enhance this overall architectural theme. Buildings along Holt Boulevard will have a linear design with enhanced areas of design and color to differentiate units along this street. Street fronting podium parking will be shielded from view by intensified landscaping and podium walls with screened openings running alongside the north boundary of the site. Buildings along Emporia Street will be built with a cottage-style feel.

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, or 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 proposed; and

WHEREAS, on April 13, 2017, 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; 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. Identified historic resources within the project site have been demolished with the exception of the rock curbs. As a condition of approval, the rock curbs will be salvaged and reused into the project and an on-site interpretive signs, plaques, and graphics will be installed; and

b. Will not detrimentally change, destroy or adversely affect the historic character or value of the resource. Identified historic resources within the project site have been demolished with the exception of the rock curbs. Rock curb will be removed and will be salvaged and reused into the project site within pedestrian corridors, at the entrance, or within the open space; and

c. Will be compatible with the exterior character-defining features of the historic resource. Although the project site and surrounding area is not considered historic, many historic resources exist in the vicinity, such as the Fallis House and rock curbs. The project proposes appropriate building massing and scale, site design, building layout, and architecture that is in keeping with the area; and

SECTION 3: Based upon the findings and conclusions set forth in Sections 1 and 2 above, the HPSC hereby recommends approval of the Application to the Historic Preservation Commission subject to each and every condition, included as Attachment "A" of this Decision, and incorporated herein by this reference.

SECTION 4: The Applicant shall agree to defend, indemnify and hold harmless, the City of Ontario or its agents, officers, and employees from any claim, action or proceeding against the City of Ontario or its agents, officers or employees to attack, set aside, void or annul this approval. The City of Ontario shall promptly notify the applicant of any such claim, action or proceeding, and the City of Ontario shall cooperate fully in the defense.

SECTION 5: The documents and materials that constitute the record of proceedings on which these findings have been based are located at the City of Ontario City Hall, 303 East "B" Street, Ontario, California 91764. The custodian for these records is the City Clerk of the City of Ontario.

APPROVED AND ADOPTED this 13th day of April, 2017.

Historic Preservation Subcommittee

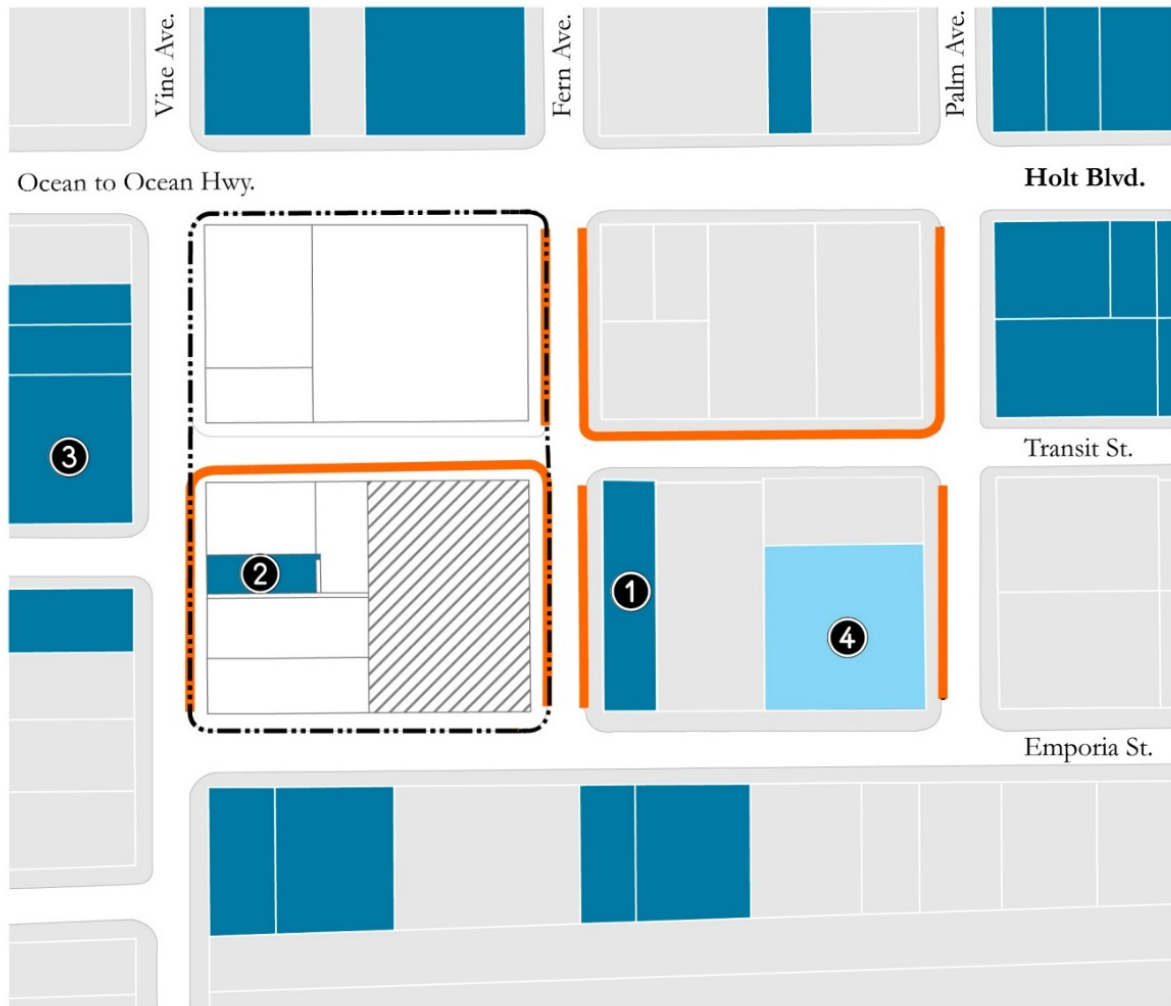
Exhibit A: Project Location Map



Not to Scale



Exhibit B: Historic Resources Map



LEGEND

- | | |
|---|---|
|  Historic Sites | ① 201 - 215 S. Fern Avenue |
|  Potential Historic Sites | ② 205 - 205 1/2 S. Vine Avenue |
|  Former Casa Blanca Hotel Site | ③ The Fallis House |
|  Existing Rock Face Curb | ④ 310 W. Emporia Avenue (American Legion) |
|  Project Boundary | |



Not to Scale

Exhibit C: Site Plan

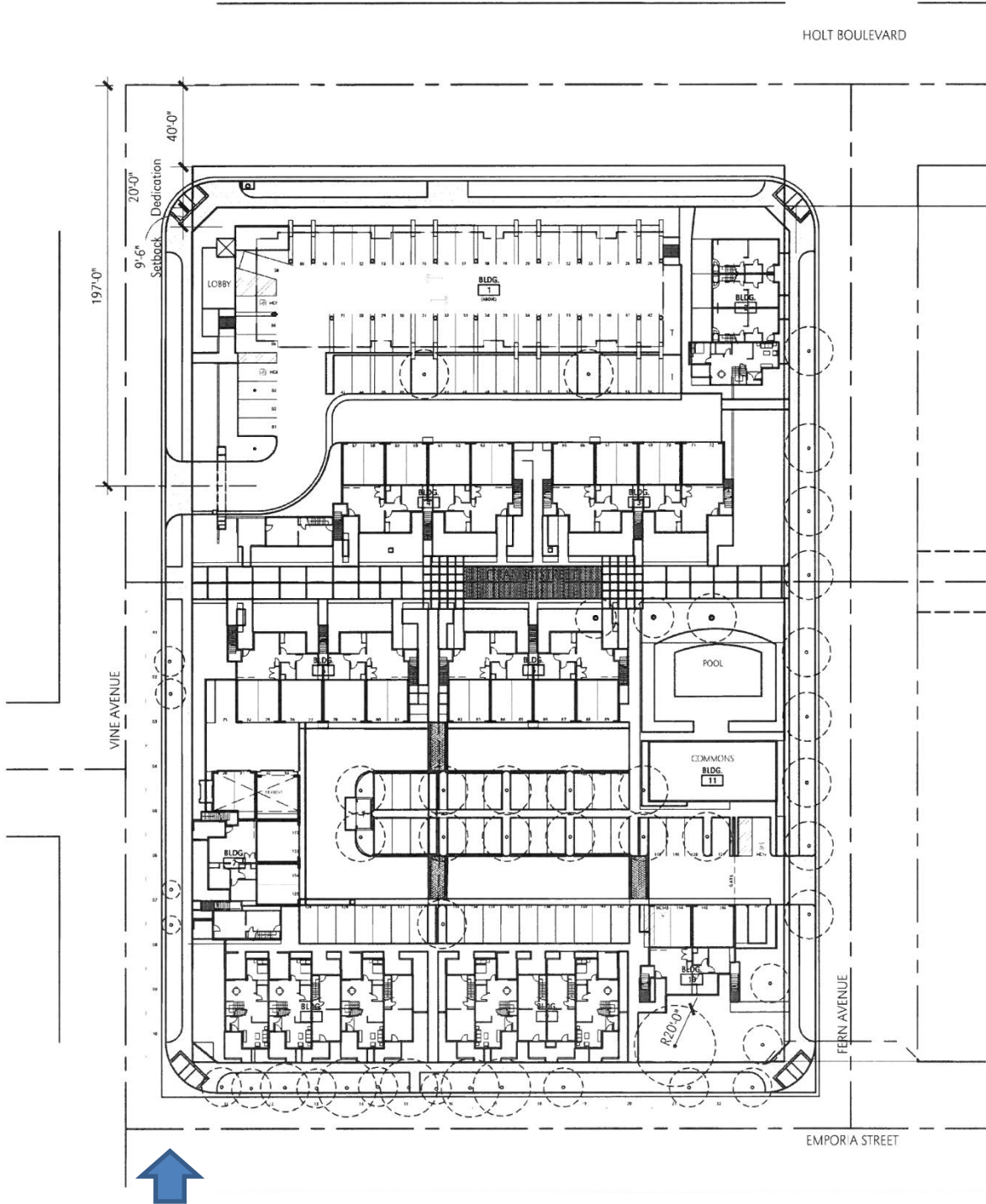


Exhibit D: Conceptual Elevation



Attachment "A"

FILE NO. PHP17-017
CONDITIONS OF APPROVAL



CERTIFICATE OF APPROPRIATENESS

CONDITIONS OF APPROVAL

Date: April 13, 2017
File No.: PHP17-017
Location: 2.95 acres of land bordered by Holt Boulevard on the north, Fern Avenue on the east, Emporia Street on the south, and Vine Avenue on the west (APN:1049-051-01)
Prepared By: Diane Ayala, Senior Planner

Description:

A request for Certificate of Appropriateness to allow for the construction of a 75-unit, 3-story apartment complex on approximately 2.95 acres of land bordered by Holt Boulevard on the north, Fern Avenue on the east, Emporia Street on the south, and Vine Avenue on the west, within the MU-1 (Mixed-Use Downtown) zoning district..

Conditions:

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. An interpretative plan shall be submitted with the development plan. Interpretative elements should be coordinated with the design of the landscape and hardscape to achieve maximum compatibility and functionality. The purpose of the interpretative plan is to convey the historic background and historic significance (Developer's Row, Fallis House, Casa Blanca, and Ocean to Ocean Highway- Holt Boulevard) of the site and surrounding area through narrative plaques and photo displays. The salvaged rock curb should be part of the interpretative plan.
3. Split Cobble Stone Curb (Rock Curb) exists within the project area on Vine Avenue, Emporia Street, Fern Avenue, and Transit Street. All rock curb locations in the project area are considered the lowest priority of rock curb classification. Due to this classification, the rock curb can be removed; however, the rocks acquired from demolishing the rock curb shall be reused into the project site within pedestrian corridors, at the entrance, or within the open space. Rock curb locations can be replaced with standard curb and gutters per City of Ontario standards.
4. Any deviation from the approved plans shall require approval of the Planning Department and, if necessary, the Historic Preservation Commission.

Conditions of Approval

File No.: PHP17-017

April 13, 2017

Page 2

5. Conditions of Approval and approved Mitigation Measures Monitoring table shall be reproduced onto the all plans submitted for permits.
6. Prior to Occupancy the Planning Department shall inspect the premises to ensure the Conditions of Approval have been met and that the addition has been constructed per the approved plans. Upon the completion of the addition and compliance with the requirements stated above, the Planning Department shall issue a Certificate of Completion.