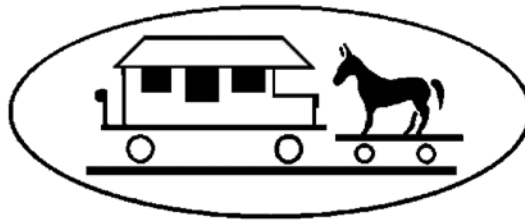


Historic Ontario



The "Model Colony"

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

AGENDA

May 14, 2020

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**

SPECIAL AND URGENT NOTICE ELIMINATING IN-PERSON PUBLIC PARTICIPATION AT CITY OF ONTARIO HISTORIC PRESERVATION SUBCOMMITTEE COMMISSION MEETINGS.

Due to the directives contained in the Governor's Declarations of Emergency for the State of California (Executive Orders N-25-20 and N-29-20) and the Governor's Stay at Home Order (Executive Order N-33-20), the Historic Preservation Subcommittee Commission for the City of Ontario is required to limit in-person attendance at the upcoming Historic Preservation Subcommittee Commission meeting. Members of the public may utilize alternative measures established by the City of Ontario to view the Historic Preservation Subcommittee Commission meeting and/or to communicate your opinions to the Historic Preservation Subcommittee Commission Chairman. To view the meeting, please go to <http://www.ontarioca.gov/Agendas/HistoricPreservation> and follow the link on that webpage.

Members of the public who wish to provide comment on an item may do so in one of the following manners:

1. **EMAIL:** You can email comments to planningdirector@ontarioca.gov no later than 12:30 PM on the day of the meeting. All comments received by the deadline will be printed for Historic Preservation Subcommittee Commission consideration before

action is taken on that matter. Please identify the agenda item that you wish to address in your comments. All written comments will be included in the record.

2. **TELEPHONE BEFORE THE MEETING:** You can call (909) 395-2036 no later than 12:30 PM on the day of the meeting and let them know that you would like to make a comment on an agenda item.
3. **IN WRITING DURING THE MEETING:** The meeting will be broadcast utilizing software that allows members of the public to make written comments. Your written comments will be read by a staff member to the Historic Preservation Subcommittee Commission Chairman during their consideration of that item.

Any members of the public who require special assistance or a reasonable accommodation to participate in the meeting of the Historic Preservation Subcommittee Commission may contact Gwen Berendsen at (909) 395-2036 or planningdirector@ontarioca.gov at least 24 hours prior to the meeting.

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 ITEM

A. MINUTES APPROVAL

Historic Preservation Subcommittee Minutes of March 12, 2020, approved as written.

Motion to Approve/Deny

PUBLIC HEARING ITEMS

- B. ENVIRONMENTAL ASSESSMENT AND CERTIFICATE OF APPROPRIATENESS REVIEW FOR FILE NO. PHP19-017:** A Certificate of Appropriateness to construct a 531 square foot addition to an existing 581 square foot single family residence, an Eligible historic resource, located at 562 West Ralston Avenue, within the LDR-5 (Low Density Residential –2.1to 5.0 DUs/Acre) 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). (APN: 1049-573-28) **Submitted by Salvador Cardenas.**

1. CEQA Determination

No action necessary – Exempt: CEQA Guidelines §15331

2. File No. PHP19-017 (Certificate Of Appropriateness)

Motion to Approve/Deny

- C. ENVIRONMENTAL ASSESSMENT AND CERTIFICATE OF APPROPRIATENESS REVIEW FOR FILE NO. PHP20-003:** A Certificate of Appropriateness for the adaptive reuse of the 3,658 square foot William B. Fallis House (Local Landmark No. 1), to a multi-modal mobility hub on 0.41 acres of land located at 122 South Vine Avenue, 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) of the CEQA Guidelines. (APN: 1049-021-19) **submitted by the City of Ontario. Planning Commission action is required.**

1. CEQA Determination

No action necessary – Exempt: CEQA Guidelines § 15331

2. File No. PHP20-003 (Certificate of Appropriateness)

Motion to recommend Approval/Denial

DISCUSSION ITEMS:

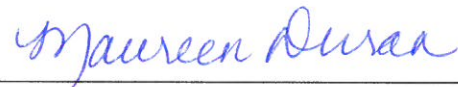
1. CPF – online conference 5/18-5/20

If you wish to appeal a decision of the **Historic Preservation Subcommittee**, you must do so within ten (10) days of the **Historic Preservation Subcommittee** action. Please contact the **Planning Department** for information regarding the appeal process.

If you challenge any action of the **Historic Preservation Subcommittee** in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the **Historic Preservation Subcommittee** at, or prior to, the public hearing.

The next **Historic Preservation Subcommittee** meets on June 11, 2020.

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 May 11, 2020, at least 72 hours prior to the meeting per Government Code Section 54954.2 at 303 East "B" Street, Ontario.



CITY OF ONTARIO HISTORIC PRESERVATION COMMISSION

Historic Preservation Subcommittee

Minutes

March 12, 2020

REGULAR MEETING: Community Conference Room 1, 303 East B Street, Ontario, CA 91764
Called to order by Robert Gregorek, at 5:47pm

BOARD MEMBERS PRESENT

Robert Gregorek, Chairman
Rick Gage, Planning Commissioner
Jim Willoughby, Planning Commissioner

BOARD MEMBERS ABSENT

None

STAFF MEMBERS PRESENT

Diane Ayala, Senior Planner
Elly Antuna, Associate Planner

PUBLIC COMMENTS

There were no members of the public present

MINUTES

- A. **APPROVAL OF MINUTES:** Motion to approve the minutes of the November 14, 2019, meeting of the Historic Preservation Subcommittee was made and approved unanimously by those present (3-0).

PUBLIC HEARING ITEMS

- B. **ONTARIO REGISTER ELIGIBILITY REVIEW FOR FILE NO. PHP20-001:** A request to review and determine eligibility of a single-family residence (Eligible Historic Resource) for listing on the Ontario Register of Historic Resources located at 829 East Plaza Serena Street within the LDR5 (Low Density Residential – 2.1 to 5.0 du/acre) zoning district. The request is not a “Project” pursuant to Section 21065 of the CEQA guidelines. (APN: 1048-112-19) **Submitted by Ricardo Zarate.**

Elly Antuna, Associate Planner, presented the staff report for File No. PHP20-001.

Motion to approve **File No. PHP20-001** was approved unanimously by those present (3-0).

DISCUSSION ITEMS

1. Report on the Emmons Building/Granada Theater site inspection
2. Progress report on the Bank of Italy adaptive reuse project with focus on window replacement
3. Armsley Square Historic Street Lamp Post Restoration
4. Jay Littleton Ballpark inventory/wood assessment

There being no further business, the meeting was adjourned at 6:30pm.

Respectfully submitted,



Elly Antuna
Associate Planner



Historic Preservation Subcommittee

May 14, 2020

DECISION NO:

FILE NO: PHP19-017

DESCRIPTION: A Certificate of Appropriateness to construct a 531 square foot addition to an existing 581 square foot single family residence, an Eligible historic resource, located at 562 West Ralston Avenue, within the LDR-5 (Low Density Residential – 2.1 to 5.0 DUs/Acre) zoning district. (APN: 1049-573-28); **submitted by Salvador Cardenas.**

PART I: BACKGROUND & ANALYSIS

SALVADOR CARDENAS, (herein after referred to as "Applicant") has filed an application for the approval of a Certificate of Appropriateness, File No. PHP19-017, 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 0.17 acres of land located at 562 West Ralston Avenue, and is depicted in *Exhibit A: Project Location Map*, attached. The project site is not within an existing or proposed historic district.

(2) Architectural Description: The one-story, single family residence was constructed in 1923 (est.) in the Vernacular bungalow architectural style. The property has been identified as an eligible historic resource and is depicted in *Exhibit B: Site Photographs*, attached. This Vernacular bungalow is square in plan and has a rear-facing cross-gable roof with a moderately pitched composition shingle roof. The off-center entrance is covered with a shed style porch supported by two square posts that partially extends across the primary facade. The gable ends feature vertical wood slat covered vents. The porch is partially enclosed by a low, decorative iron railing. The single wood framed entry door is covered with a metal security door. There is a pair of wood sash hung windows and one large fixed window that are asymmetrically placed on each side of the door. The walls are clad in horizontal wood siding and the building sits on a raised foundation. The 1983 architectural survey (*Exhibit B: Site Photographs*) indicates that the decorative iron railing was a later addition.

The remaining elevations continue the elements featured on the primary façade including horizontal wood siding, recessed wood hung windows, a door at the rear, and a matching rear gable end. A window on the west elevation has been changed to a vinyl slider window with a grid pattern. In 1973, a permit was issued to construct a solid patio cover attached

to the rear elevation. Current photographs indicate this has been enclosed. The enclosure is clad in narrow wood siding and features aluminum slider windows. There is also a detached 1-car garage covered in horizontal wood siding. There is an existing block wall surrounding the side and rear yard.

(3) Project Description: The Applicant is requesting a Certificate of Appropriateness (File No. PHP19-017) to allow for the construction of a 531 square foot addition at the rear of the existing 581 square foot residence, an increase in area of 91 percent. Section 4.02.050 (Historic Preservation Certificate of Appropriateness and Demolition of Historic Resources) of the Ontario Development Code, requires approval of a Certificate of Appropriateness for any addition exceeding 650 square feet in area or 50 percent of the existing original historic building area, whichever is less, to all historical resources.

The new construction will extend the original structure by 16'-5" at the rear, will be 7'-5 1/4" wider than the existing residence and is depicted in *Exhibit C: Site Plan*. The addition continues the legal non-conforming 8' street side yard setback along the western property line. The street side yard setback is 10' for new construction in the LDR5 zoning district. Section 3.01.020 (Nonconforming Structures and Improvements) of the Ontario Development Code allows for the continuation of a legal non-conforming side yard setback for a single-family dwelling provided the addition maintains a side yard setback equal to or greater than the existing side yard setback, and is no greater than 14' in height. The new construction does not exceed to existing side yard setback and does not exceed 14' in height. The addition will accommodate a laundry area, two bedrooms and a bathroom, and is depicted in *Exhibit D: Floor Plan*. The floor plan of the existing residence will also be modified as part of the project. The exterior siding material will be a narrow horizontal wood siding to match the original structure and is depicted in *Exhibit E: Conceptual Elevations*. The existing rear enclosed patio cover will be demolished to accommodate the new construction. Where new windows are proposed on the addition, they shall match the style, size and material of the existing recessed wood windows and shall be hung or casement windows. The vinyl slider window will be replaced with a wood casement window.

The applicant has also submitted plans under a separate permit (Building Permit No. B201902446) to construct a 487 square foot addition to and conversion of the existing 199 square foot garage to accommodate an Accessory Dwelling Unit. A new 462 square foot two-car garage will also be constructed at the north end of the site. Section 4.02.050 (Historic Preservation Certificate of Appropriateness and Demolition of Historic Resources) of the Ontario Development Code allows a waiver of the Certificate of Appropriateness requirement for construction of detached Accessory Residential Structures that are less than 14 feet in height. Therefore, the construction of the Accessory Residential Structures is not a part of the Certificate of Appropriateness application review.

(4) Evaluation: The Secretary of the Interiors' Standards for the Treatment of Historic Properties was developed by the Federal Government 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 building's change over time. The goal of Rehabilitation is to respectfully add to or alter a building in order to meet new use requirements. Staff uses the Standards for Rehabilitation when evaluating the appropriateness of proposed additions and alterations to historic resources.

The proposed addition is consistent with the Secretary of the Interior's Standards for the Rehabilitation. The new addition is constructed at the rear of the residence, is setback over 47' from the front property line and will remove inappropriate alterations. The addition will be constructed of materials compatible with the existing historic structure and all existing character-defining features will be preserved.

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 May 14, 2020, 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 approving 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 proposed 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 proposed addition will be constructed at the rear of the residence to minimize visual impacts. Additionally, the proposed horizontal wood siding, hung and casement windows and other architectural details on the new construction will match those of the main building resulting in a seamless addition, and therefore will not adversely change or affect any significant architectural features of the resource; and
 - b. Will not detrimentally change, destroy or adversely affect the historic character or value of the resource. The proposed roof pitch, exterior finishes and windows are all consistent with the Vernacular bungalow architectural style of the building, and therefore will not detrimentally change, destroy or adversely affect the historic character or value of the resource; and
 - c. Will be compatible with the exterior character-defining features of the historic resource. Through appropriate placement, scale, windows and exterior finishes compatible with the Vernacular bungalow architectural styles, the proposed new

construction will be compatible with the exterior character-defining features of the historic resource; and

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 May 2020.

Historic Preservation Subcommittee

Exhibit A: Project Location Map



Exhibit B: Site Photographs



2016 Photograph



1984 Photograph

Exhibit B Cont'd: Site Photographs



View looking northwest



View looking south



View looking northeast

Exhibit C: Site Plan

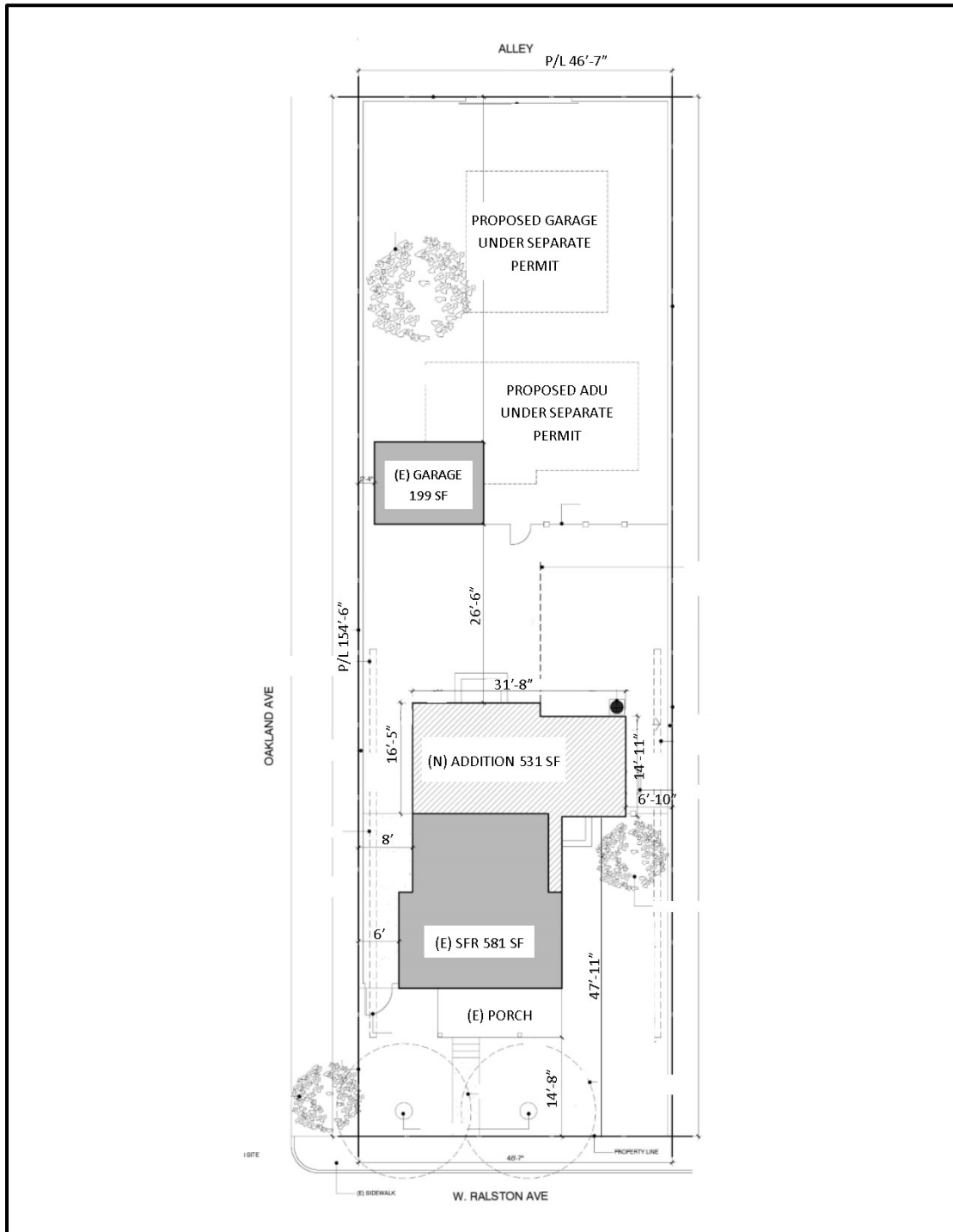
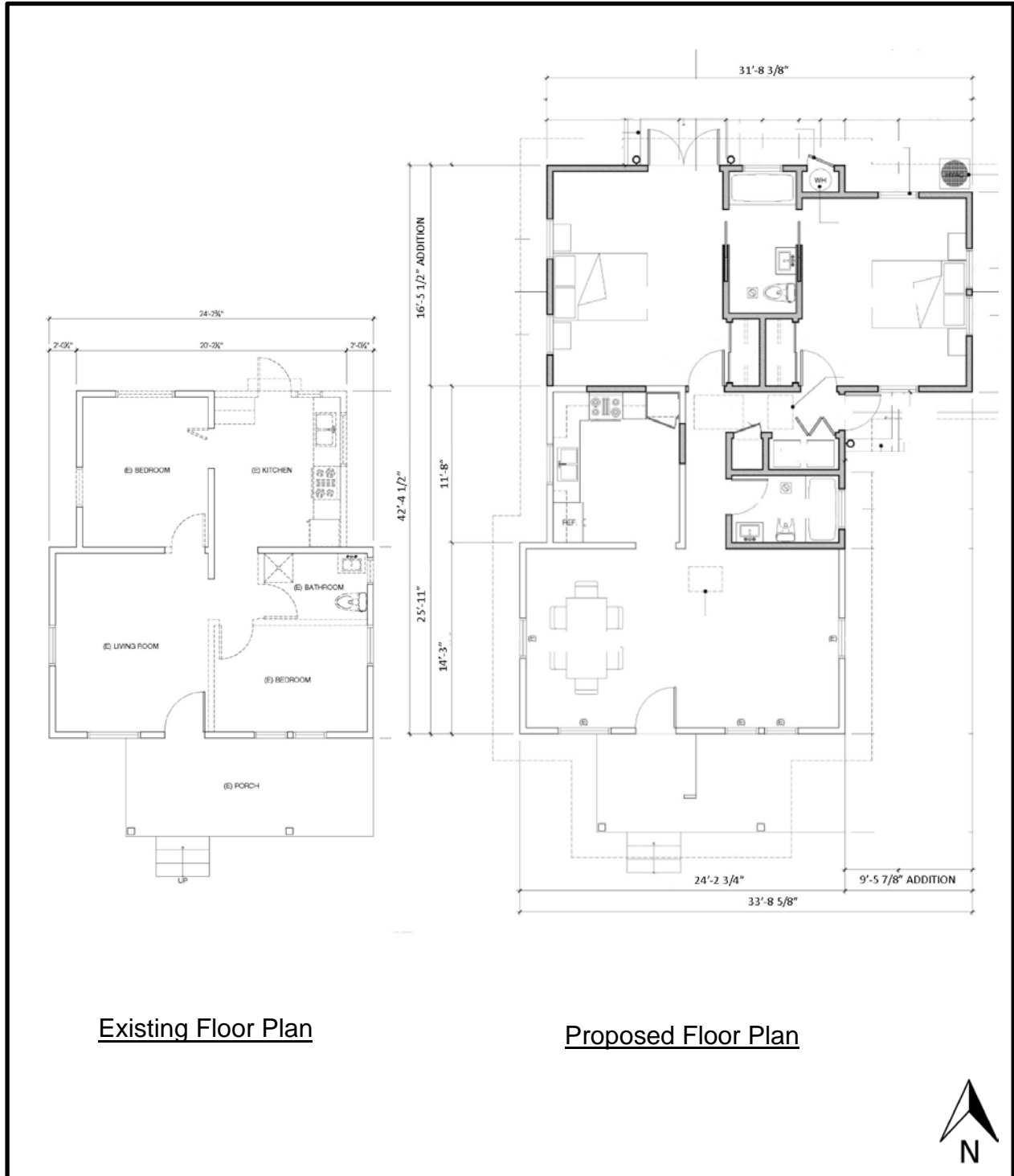


Exhibit D: Floor Plan



Existing Floor Plan

Proposed Floor Plan



Exhibit E: Conceptual Elevations



South Elevation



East Elevation



North Elevation



West Elevation

Attachment "A"

FILE NO. PHP19-017
CONDITIONS OF APPROVAL



CERTIFICATE OF APPROPRIATENESS

CONDITIONS OF APPROVAL

Date:	May 14, 2020
File No.:	PHP19-017
Location:	562 West Ralston Avenue (APN: 1049-573-28)
Prepared By:	Elly Antuna, Associate Planner
Description:	A Certificate of Appropriateness to construct a 531 square foot addition to an existing 581 square foot single family residence, an Eligible historic resource, located at 562 West Ralston Avenue, within the LDR-5 (Low Density Residential – 2.1 to 5.0 DUs/Acre) zoning district.

CONDITIONS OF APPROVAL

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

1. Time Limits.

1.1. The Certificate of Appropriateness shall become void twenty-four (24) months from the date of approval unless a building permit has been issued and work authorized by this approval has commenced prior to the expiration date and is diligently pursued to completion.

2. Site Plan.

2.1. New construction shall maintain a 26'-6" separation from detached garage.

2.2. Water heaters shall be placed at one of the following locations:

- a) At the rear of the residence or the rear of the detached garage within an enclosure that is designed to fully integrate with the architectural style. The enclosure shall be a cabinet covered in wood siding
- b) Within the main residence
- c) Within the detached garage

3. Architectural Treatment.

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

3.2. New Construction.

3.2.1. All of the exterior siding on the buildings shall be a narrow wood siding to match the original building.

Conditions of Approval

File No.: PHP19-017

May 14, 2020

Page 2

- 3.2.2. Roof slope of new construction shall match the existing building. All roofing material on the existing building and new construction shall be a composition architectural shingle. Submit a cut sheet to Planning for review and approval prior to issuance of building permit.
 - 3.2.3. The gable end of the new construction shall match the gable end of the original. A decorative vertical wood slat vent and fascia board shall be added to the gable end of the new construction to match existing.
 - 3.2.4. Eave overhang and exposed rafter tails shall match existing.
 - 3.2.5. The style (i.e. frame thickness, opening direction, etc.) and fenestration of the new windows shall match the original building. Submit a cut sheet to Planning for review and approval prior to issuance of building permit.
 - 3.2.5.1. Windows shall be hung or casement style and shall be wood or wood clad.
 - 3.2.5.2. All windows and exterior doors shall have a recessed opening to match existing.
 - 3.2.5.3. Window and exterior doors shall have wood trim to match existing.
 - 3.2.6. The finished floor on the new construction shall match existing.
- 3.3. Restoration
- 3.3.1. The vinyl slider window on the west elevation of the existing residence shall be replaced with a wood or wood clad casement window to match the new construction.
4. Paint color shall be selected from a period appropriate palette and shall require approval of the Planning Department.
 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 Subcommittee.
 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.



Historic Preservation Subcommittee

May 14, 2020

DECISION NO:

FILE NO: PHP20-003

DESCRIPTION: A request for a Certificate of Appropriateness for the adaptive reuse of the William B. Fallis House (Local Historic Landmark No. 1), a 3,658 square-foot single family residential building, to a multi-modal mobility hub on 0.41 acres of land located at 122 South Vine Avenue within the MU-1 (Downtown Mixed Use) zoning district. (APN: 1049-021-19); **submitted by The City of Ontario.**

PART I: BACKGROUND & ANALYSIS

THE CITY OF ONTARIO, (herein after referred to as "Applicant") has filed an application for the approval of a Certificate of Appropriateness, File No. PHP20-003, 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 0.41 acres of land located at 122 South Vine Avenue and is depicted in *Exhibit A: Project Location Map*, attached. The site is located at the northwest corner of Vine Avenue and Brooks Street, one block south of Holt Boulevard, a future Bus Rapid Transit (BRT) route. The site is surrounded by a mix of residential, commercial and light industrial uses. To the east of the project site is Emporia Place, a 75-unit, three-story apartment complex, where the Casa Blanca Hotel and Developer's Row of grand Victorian styled homes previously stood. The William B. Fallis House was constructed in 1892 (est.) in the Queen Anne style of architecture. In 1914, the second story was altered with the addition of a new Mansard roof in the Second Empire architectural style. On May 18, 1993, the Ontario City Council designated the William B. Fallis House Ontario's first local historic landmark. The City of Ontario purchased the property in 1988 with Redevelopment Agency funds. The building was modified in the late 1990s to accommodate an office use and housed Code Enforcement operations from 2006 until 2008, at which time they moved to their current location on Emporia Street. The property has been vacant since and is depicted in *Exhibit B: Site Photographs*, attached.

(2) Project Background: In 2018, the City of Ontario was awarded a \$33.25 million grant by the California Strategic Growth Council. The highly competitive Transformative Climate Communities (TCC) grant was awarded to Ontario to support the city's plans to create new economic opportunities and improve the health and well-being of residents. The plan includes several projects that include modern affordable housing,

multi-modal transportation, an urban greening program, an expansive rollout of solar energy, a small business incubator and workforce and career training. The TCC project area includes the area in and around the historic downtown core. Among the projects included in the TCC downtown plan is a network of bicycle and pedestrian facilities throughout the area.

(3) Project Description: The Applicant is requesting a Certificate of Appropriateness (File No. PHP20-003) to allow for the adaptive reuse of the Fallis House as a multi-modal mobility hub. The hub is intended to provide a transit access point for pedestrians, bicyclists, and Omnitrans riders. The hub will include space for bike rental, maintenance/repair, retail, bike lockers and racks, and waiting areas equipped with real time messaging boards for upcoming bus routes as depicted in *Exhibit C: Site Plan*. Staff will have access to the existing kitchen and dining room. The building and site will be brought into compliance with current American with Disabilities Act (ADA) standards, the parking lot will be improved with new pervious paving and have a new EV charging station, a new trash enclosure will be constructed, and the site will be landscaped with new California friendly drought-tolerant planting and a new drip irrigation system will be installed. All the hub's activities will occur on the first floor of the building and the exterior grounds as depicted in *Exhibit D: Floor Plan*. A small storage area will be located on the second floor, the remainder of the second floor will not be occupied.

The project proposed both interior and exterior alterations to the William B. Fallis House and property. The existing pool and barbeque on the southern and western portions of the site will be removed and the ground will be covered with pervious pavers to accommodate the bike rental display area, bike lockers, and offer an open space for any programmed class, training or event. The existing deck and trellis on the south elevation of the house will be demolished and replaced with a new ADA accessible ramp and covered deck. On the west elevation, the exterior staircase leading to the second floor will be removed and the doorway will be restored to a window. A new ADA accessible ramp will be constructed connecting the parking lot to the rear of the building and yard.

Existing large tree specimens such as Pinus Halenpensis, Jacaranda, and Strawberry Tree will remain on site and the existing Holly Oak tree will be located on site as well. The existing stone and tubular steel fence on the south property line will be removed and replaced with a new 6-foot high decorative concrete block and tubular steel combination wall. An existing tubular steel sliding gate will remain along the alley and will provide access to parking lot.

Proposed rehabilitation to the building includes repainting with the existing color scheme, repairs or replacement with like-in-kind for the roof, siding, fascia, and doors and windows, where needed. The window porch enclosure on the primary (east) elevation will be removed (*Exhibit E: Proposed Elevations*) restoring the original open porch. The removed windows will be refurbished and reused on the front elevation. The floor plan will be slightly modified to accommodate the new use and to meet ADA standards by widening

certain doorways. A new fire sprinkler system and floor will be installed and all electrical, plumbing, and heating and cooling systems will be upgraded including insulation of the attic.

(4) Project Analysis: Section 4.02.050 (Historic Preservation Certificate of Appropriateness and Demolition of Historic Resources) of the Ontario Development Code, requires approval of a Certificate of Appropriateness for any infill or alteration to a historic resource. The intent is to recognize and protect identified historic resources within the community from inappropriate alterations that may render the historic resource ineligible for listing on the local, state, and/or the national registers. 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 this 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 old and will be compatible with historic materials, features, sizes, scale, and proportion, and massing to protect the integrity of the resource.

The adaptive reuse project will retain character-defining architectural features, details, and materials and will not detrimentally affect the historical value of the resource. The project includes exterior restorations such as, repainting, roofing, window and siding repair, and removing the enclosed porch that will highlight further the distinctive features of the building.

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 May 14, 2020, 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 Resources Restoration/ Rehabilitation) of the CEQA Guidelines. The proposed 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 Project, in whole or in part,

a. Will not detrimentally change, destroy or adversely affect any significant architectural feature of the resource. The project will result in demolition of features of the building and site that were constructed much later than the original construction and have not acquired any historical significance. Furthermore, the project preserves all the significant architectural features of the historic resource and those features will be

preserved and restored to original state including the front porch, siding, windows, doors, roofing; and removal of the exterior staircase and second story doorway; and

b. Will not detrimentally change, destroy or adversely affect the historic character or value of the resource. The majority of the visual changes will occur on the west and south sides of the site, away from the front and street view, thereby not adversely affecting the historic character, value, or context. Furthermore, the new construction is designed so that it is historically appropriate; and

c. Will be compatible with the exterior character-defining features of the historic resource. The proposed alterations to the south elevation and grounds will have minimal impact to the exterior character-defining features of the historical resource because the design and materials will be differentiated, compatible, and appropriate to the existing; and

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 May 2020.

Historic Preservation Subcommittee

Exhibit A: Project Location Map



Exhibit B: Site Photographs



South Vine Ave.- Front Façade (northwest view)



South Vine Ave- Front Façade (southwest view)



South Elevation- Patio and Pool



View of South East Corner at Deck (southeast elevation)



West Elevation- Rear (view from alley)



North Elevation- Side (view from parking lot)

Exhibit C: Site Plan

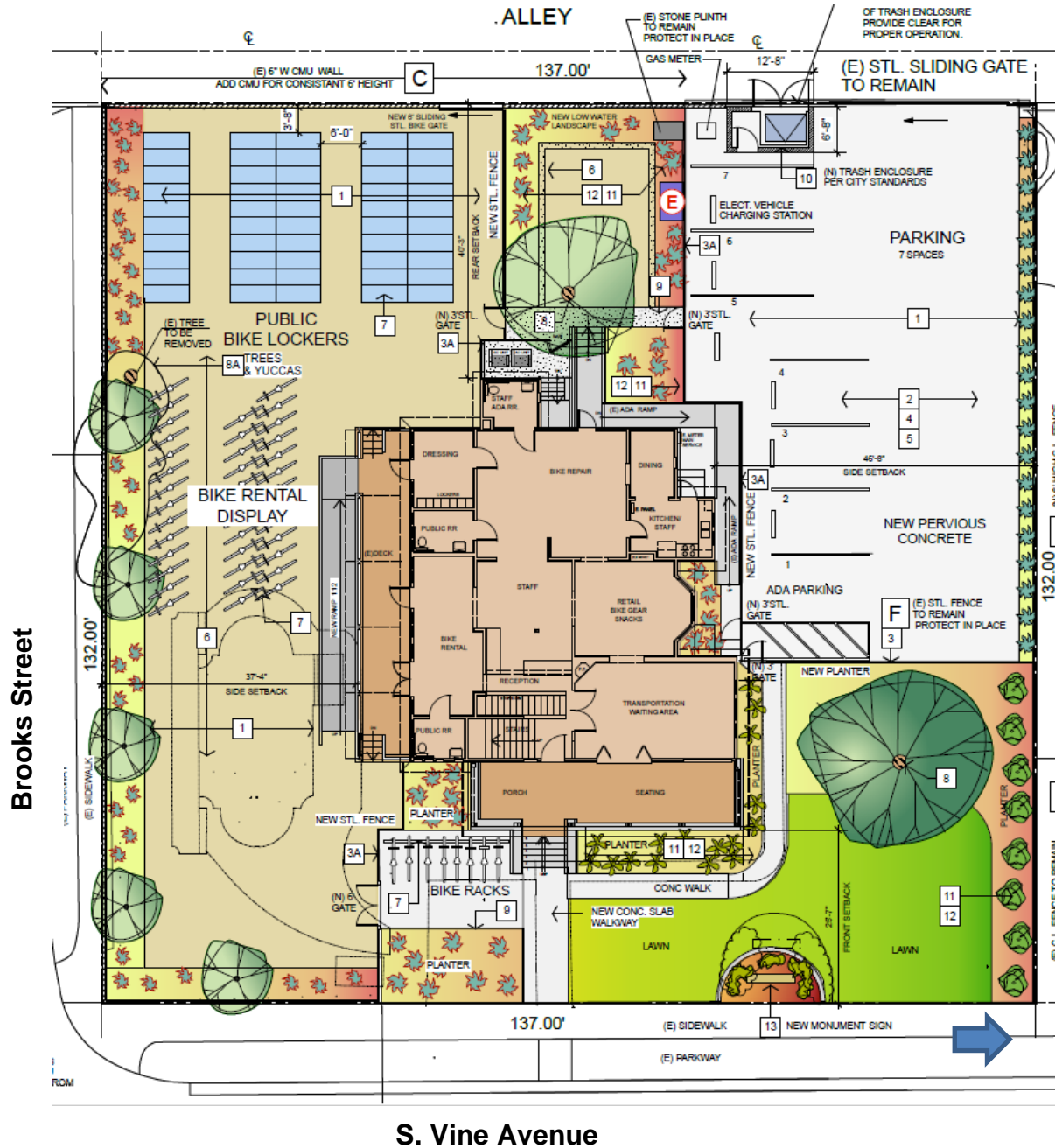
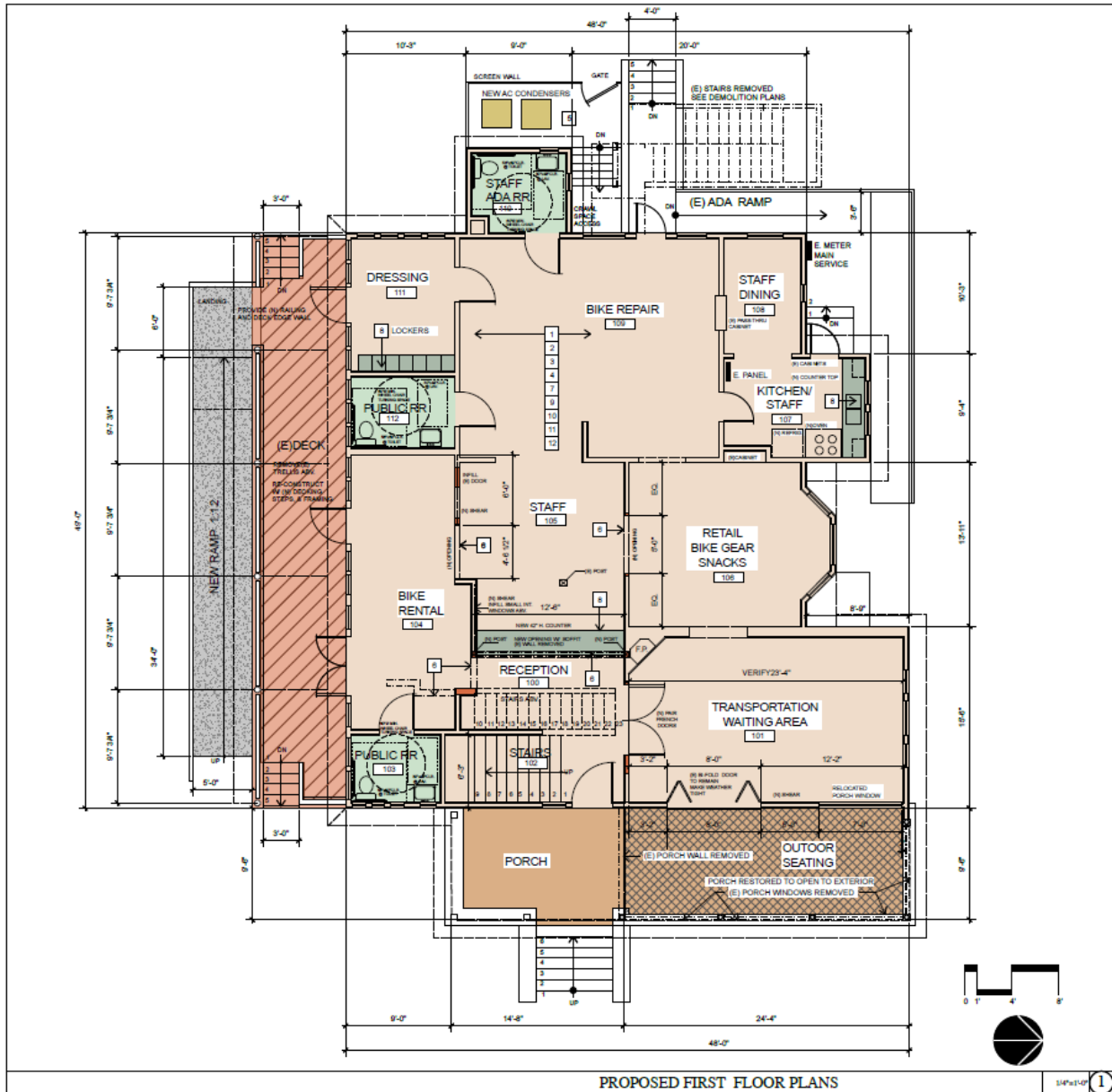


Exhibit D: Floor Plan



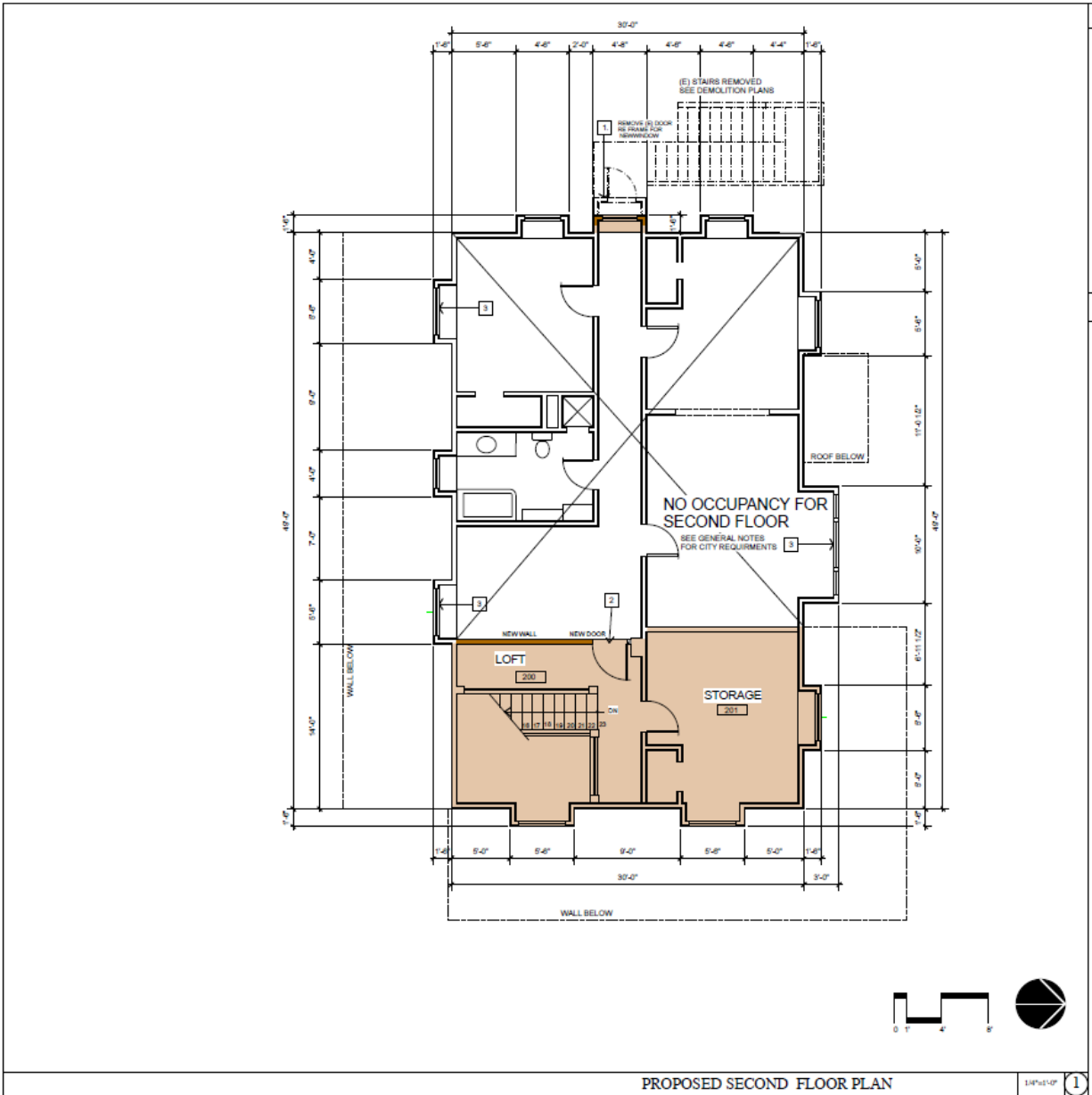


Exhibit E: Proposed Elevations





Attachment "A"
FILE NO. PHP20-003
CONDITIONS OF APPROVAL



CERTIFICATE OF APPROPRIATENESS

CONDITIONS OF APPROVAL

Date: May 14, 2020

File No.: PHP20-003

Location: 122 South Vine Avenue
(APN: 1049-021-19)

Prepared By: Diane Ayala, Senior Planner

Description: A Certificate of Appropriateness for the adaptive reuse of the William B. Fallis House (Local Historic Landmark No. 1), a 3,658 square-foot single family residential building, to a multi-modal mobility hub on 0.41 acres of land located at the northwest corner of South Vine Avenue and Brooks Street, within the MU-1 (Downtown Mixed Use) 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. Fences and Gates.

2.1 All new CMU walls shall be decorative (split face, slump stone, precision with stucco or plaster and painted to match building) and shall have a decorative cap.

2.2 Existing chain link fence along the north property line, approximately 20 feet from front property line, shall be removed and replaced with a solid decorative wall.

2.3 A solid decorative CMU wall with cap shall be constructed to screen new AC condenser units.

2.4 Trash enclosure wall shall be a decorative CMU wall with cap.

Conditions of Approval

File No. PHP20-003

May 14, 2020

Page 2

3. Architectural Treatment.

- 3.1 All exterior features shall be restored, repaired, or replaced with like in kind pursuant to the Secretary of the Interior Standards, including, but not limited to, wood shingle treatment, roofing tile and shingle for replacement, and removing of any additional attached nonhistorical materials and repairing or replacing with like in kind those sections that are deteriorated beyond repair.
- 3.2 The National Park Service Preservation Briefs numbered 3, 4, 9, 10, 16, 19, 18, 24, 28, 47, and any other Brief deemed necessary shall be the primary reference guide for rehabilitation and restoration of the property.
- 3.3 Existing clay roof shall be removed and reinstalled per plan. If replacement tiles are needed, they shall be like for like and evenly distributed throughout the roof area.
- 3.4 A cut sheet/brochure of the proposed F.R. wood roof shingles shall be submitted to Planning for review and approval prior to issuance of building permit or installation.
- 3.5 Solid wood shall be used on construction of the trellis, posts, siding, shingle roof, and fascia boards. Only sections of wood that is deteriorated and damaged beyond repair shall be removed and replaced through a "dutchman" repair for a seamless condition.
- 3.6 All original and new doors and windows shall be framed with wood, wood with aluminum clad, or wood with fiberglass clad framed. Aluminum and vinyl framed windows are prohibited. Submit a door and window cut/spec sheet or brochure for new windows or doors to Planning Department for review prior to issuance of building permits.
- 3.7 The paint to be used for Fallis House should be of historical quality and follow the appropriate color scheme. Submit a paint sample/brochure, if deviating from existing colors, to Planning for review and approval prior to commencement of work.
- 3.8 A cut sheet/brochure of the proposed sunshade canopy ("Sunbrella") with proposed color to be placed on the south façade of structure shall be submitted to Planning for review and approval prior to issuance of building permit or installation.
- 3.9 Exterior light fixtures shall be compatible with the architectural style. Submit a cut sheet to Planning for review and approval prior to issuance of building permit.

Conditions of Approval

File No. PHP20-003

May 14, 2020

Page 3

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. Landscape.

- 5.1 Replace the *Romneya coulteri* (easily overwatered and dies out in the summer); consider Aloe, Salvia, Santolina, Sedum, Yarrow.
- 5.2 Plant material shall be densely planted; provide large swatches of color and texture with the various plant material as shown in the rendering presented during the meeting on December 12th.
- 5.3 DG, cobble and/or boulders shall be limited to 5% of landscape area.
- 5.4 Landscape construction plans shall meet the requirements of the Landscape Development Guidelines. See <http://www.ontarioca.gov/landscape-planning/standards>

6. Other.

- 6.1 After issuance building permits but prior to commencement of any work, including demolition, an on-site pre-construction meeting with architect, project manager, and construction teams is required.
- 6.2 The applicant shall obtain a building permit prior to any demolition or construction.
- 6.3 Any deviation from the approved plans shall require approval of the Planning Department and, if necessary, the Historic Preservation Commission.
- 6.4 Conditions of Approval shall be reproduced onto all plans submitted for permits.
- 6.5 Prior to occupancy and building permit final, 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.