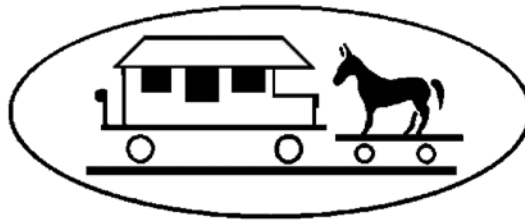


Historic Ontario



The "Model Colony"

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

AGENDA

October 12, 2017

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 September 14, 2017, approved as written.

Motion to Approve/Deny

PUBLIC HEARING ITEMS

- B. MILLS ACT CONTRACT REVIEW FOR FILE NO. PHP17-013:** A Mills Act Contract for a 2,612 square foot Colonial Revival style residential building, located at 206 West Armsley Square, within the Armsley Square Historic District and RE-4 (Residential Estate-2.1 to 4.0 DU/Acre) Zoning District. The Contract is not considered a project pursuant to Section 21065 of the CEQA Guidelines. (APNs: 1047-343-08); **submitted by Jason Smith. Planning Commission and City Council actions are required.**

1. CEQA Determination

No action necessary – Not a project pursuant to CEQA Guidelines Section § 21065

2. File No. PHP17-013 (Mills Act Contract)

Motion to recommend Approval/Denial

- C. MILLS ACT CONTRACT REVIEW FOR FILE NO. PHP17-015:** A Mills Act Contract for a 1,275 square foot Craftsman Bungalow style residential building, located at 227 East G Street, within the El Morado Court Historic District and LDR-5 (Low Density Residential-2.1 to 5.0 DU/Acre) Zoning District. The Contract is not considered a project pursuant to Section 21065 of the CEQA Guidelines. (APNs: 1048-243-20); **submitted by Eelische Taylor and Gregory Delfante. Planning Commission and City Council actions are required.**

1. CEQA Determination

No action necessary – Not a project pursuant to CEQA Guidelines Section § 21065

2. File No. PHP17-015 (Mills Act Contract)

Motion to recommend Approval/Denial

D. MILLS ACT CONTRACT REVIEW FOR FILE NO. PHP17-016: A Mills Act Contract for a 2,244 square foot Craftsman style residential building, located at 128 East El Morado Court, within the El Morado Court Historic District and LDR-5 (Low Density Residential-2.1 to 5.0 DU/Acre) Zoning District. The Contract is not considered a project pursuant to Section 21065 of the CEQA Guidelines. (APNs: 1048-242-03); **submitted by Daniel and Jared Garcia. Planning Commission and City Council actions are required.**

1. CEQA Determination

No action necessary – Not a project pursuant to CEQA Guidelines Section § 21065

2. File No. PHP17-016 (Mills Act Contract)

Motion to recommend Approval/Denial

E. MILLS ACT CONTRACT REVIEW FOR FILE NO. PHP17-019: A Mills Act Contract for a 1,218 square foot California Ranch style residential building, located at 318 East Princeton Street, within the College Park Historic District and LDR-5 (Low Density Residential-2.1 to 5.0 DU/Acre) Zoning District. The Contract is not considered a project pursuant to Section 21065 of the CEQA Guidelines. (APNs: 1048-543-33); **submitted by Mark Rivas. Planning Commission and City Council actions are required.**

1. CEQA Determination

No action necessary – Not a project pursuant to CEQA Guidelines Section § 21065

2. File No. PHP17-019 (Mills Act Contract)

Motion to recommend Approval/Denial

F. MILLS ACT CONTRACT REVIEW FOR FILE NO. PHP17-022: A Mills Act Contract for a 2,076 square foot Mediterranean Revival Bungalow style residential building, located at 123 East H Street, within the El Morado Court Historic District and LDR-5 (Low Density Residential-2.1 to 5.0 DU/Acre) Zoning District. The Contract is not considered a project pursuant to Section 21065 of the CEQA Guidelines. (APNs: 1048-252-40); **submitted by Angel and Paige Hernandez. Planning Commission and City Council actions are required.**

1. CEQA Determination

No action necessary – Not a project pursuant to CEQA Guidelines Section § 21065

2. File No. PHP17-022 (Mills Act Contract)

Motion to recommend Approval/Denial

G. MILLS ACT CONTRACT REVIEW FOR FILE NO. PHP17-023: A Mills Act Contract for a 2,339 square foot French Eclectic Revival style residential building, located at 205 East Princeton Street, within the College Park Historic District and LDR-5 (Low Density Residential-2.1 to 5.0 DU/Acre) Zoning District. The Contract is not considered a project pursuant to Section 21065 of the CEQA Guidelines. (APNs: 1048-543-33); **submitted by Vincent Postvoit and Rosemary Salces. Planning Commission and City Council actions are required.**

1. CEQA Determination

No action necessary – Not a project pursuant to CEQA Guidelines Section § 21065

2. File No. PHP17-023 (Mills Act Contract)

Motion to recommend Approval/Denial

H. MILLS ACT CONTRACT REVIEW FOR FILE NO. PHP17-032: A Mills Act Contract for a 2,664 square foot Modern style residential building, located at 426 West Armsley Square, within the Armsley Square Historic District and RE-4 (Residential Estate-2.1 to 4.0 DU/Acre) Zoning District. The Contract is not considered a project pursuant to Section 21065 of the CEQA Guidelines. (APNs: 1047-341-12); **submitted by Jim W. Bowman. Planning Commission and City Council actions are required.**

1. CEQA Determination

No action necessary – Not a project pursuant to CEQA Guidelines Section § 21065

2. File No. PHP17-032 (Mills Act Contract)

Motion to recommend Approval/Denial

DISCUSSION ITEMS:

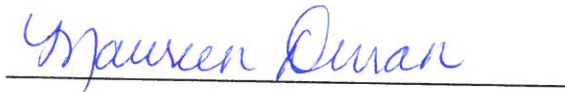
1. Ontario Heritage Events
2. Downtown Update

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 **November 9, 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 **October 6, 2017**, 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

September 14, 2017

REGULAR MEETING: Community Conference Room 1, 303 East B Street, Ontario, CA 91764
Called to order by Richard Delman, Planning Commissioner, at 5:41pm

BOARD MEMBERS PRESENT

Richard Delman, Chairman
Robert Gregerok, Planning Commissioner

BOARD MEMBERS ABSENT

Jim Willoughby, Planning Commissioner

STAFF MEMBERS PRESENT

Diane, Ayala, Senior Planner
Elly Antuna, Assistant Planner

PUBLIC COMMENTS

No one responded from the audience

MINUTES

- A. **APPROVAL OF MINUTES:** Motion to approve the minutes of the June 8, 2017 meeting of the Historic Preservation Subcommittee was made by Mr. Gregerok, seconded by Mr. Delman; and approved unanimously by those present (2-0).

PUBLIC HEARING ITEMS

- B. **ENVIRONMENTAL ASSESSMENT AND CERTIFICATE OF APPROPRIATENESS REVIEW FOR FILE NO. PHP17-014:** A request for a Certificate of Appropriateness to allow for the construction of a 10,504 square foot, multi-tenant, commercial building on approximately 0.88 acres of land generally 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). 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). (APNs: 1050-281-01, 1050-282-02, and 1050-281-03); **submitted by Clarkson Properties L.P. Planning Commission action is required.**

Senior Planner, Diane Ayala, stated that applicant has requested to continue this item indefinitely.

- C. **LOCAL LANDMARK DESIGNATION AND TIER DETERMINATION REVIEW FOR FILE NO. PHP17-018 AND PHP17-025:** A request for a Local Landmark designation (File No. PHP17-018) and Tier Determination (File No. PHP17-025) for a 1,218 square foot, one story, California Ranch style single-family residential building, a Non-Contributor to the College Park Historic District within the LDR-5 (Low Density Residential-2.1 to 5.0 DU/Acre) Zoning District located at 318 East Princeton Street. (APN: 1047-543-33); **submitted by Mark Rivas. Planning Commission and City Council action is required.**

Assistant Planner, Elly Antuna, presented the staff reports for File Nos. PHP17-018 and PHP17-025. Ms. Antuna provided an updated Tier Determination form to the HPSC. Ms. Antuna stated that the residence was designated as a Non-Contributor to the College Park Historic District because of the lack of street frontage. Ms. Antuna stated that the residence was likely one of the first in Ontario constructed in the California Ranch architectural style and meets the criteria for Local Landmark designation as a Tier II historic resource.

Representatives Ed and Mary Rivas were present and thanked staff for their hard work. Ms. Rivas asked what the difference was between a Tier II or Tier III resource.

Senior Planner, Diane Ayala, explained the Tier criteria and analysis that staff did to determine the Tier level.

Motion recommending approval of **File No. PHP17-018** was made by Mr. Gregerok, seconded by Mr. Delman and approved unanimously by those present (2-0).

Motion to approve **File No. PHP17-025** and was made by Mr. Gregerok, seconded by Mr. Delman and approved unanimously by those present (2-0).

- D. **ENVIRONMENTAL ASSESSMENT AND CERTIFICATE OF APPROPRIATENESS REVIEW FOR FILE NO. PHP17-021:** A request for a Certificate of Appropriateness to allow for a façade and storefront replacement of an existing 28,635 square foot, single-tenant, commercial building, a Non-Contributor to the Euclid Avenue Historic District, on approximately 1.74 acres of land located at the northwest corner of G Street and Euclid Avenue, within the MU-1 (Downtown Mixed Use) 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). 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: 1048-271-19); **submitted by Dillway Associates, LLC. Planning Commission action is required.**

Ms. Antuna, presented the staff report for File No. PHP17-021. Ms. Antuna stated that the project site is a Non-Contributor to the Euclid Avenue Historic District and that the storefront replacement was reviewed for compatibility with the district.

Motion recommending approval of **File No. PHP17-021** subject to conditions to the Planning Commission was made by Mr. Gregerok, seconded by Mr. Delman and approved unanimously by those present (2-0).

- E. **REQUEST TO ADD POTENTIAL HISTORIC RESOURCES TO THE ONTARIO REGISTER FOR FILE NO. PHP17-031:** A request to add the following potential historic resources to the Ontario Register: 1) The Lockheed Aircraft Services Historic District, located on the northwest portion of the Ontario International Airport property, south of East Airport Drive and west of Vineyard Avenue (APNs: 113-231-05, 113-231-06, 113-241-06, 113-241-07, 113-231-04, and 113-231-03); 2) The Terminal One Historic District, located at 1820-1800 East Moore Way (APN: 113-261-18); 3) The General Electric Aircraft Engines Historic District, generally located on East Avion Street west of Vineyard Avenue (APN: 113-261-06); 4) The Aerojet-General Hangar, located at 301 S. Hellman Avenue west of the Cucamonga Creek Channel (APN: 113-261-03); 5) The Air National Guard Hangar, located at 2475 East Avion Street (APN: 113-271-02); The request is not a "Project" pursuant to Section 21065 of the CEQA Guidelines. **City initiated.**

- F. **REQUEST FOR A TIER DETERMINATION FOR THE PROPOSED LOCKHEED AIRCRAFT SERVICES HISTORIC DISTRICT FOR FILE NO. PHP17-026:** A request for a Tier Determination for the

Proposed Lockheed Aircraft Services Historic District located on the northwest portion of the Ontario International Airport property, south of East Airport Drive and west of Vineyard Avenue. The request is not a "Project" pursuant to Section 21065 of the CEQA Guidelines. (APNs: 113-231-05, 113-231-06, 113-241-06, 113-241-07, 113-231-04, and 113-231-03); **City initiated.**

- G. REQUEST FOR A TIER DETERMINATION FOR THE PROPOSED TERMINAL ONE HISTORIC DISTRICT FOR FILE NO. PHP17-027:** A request for a Tier Determination for the Proposed Terminal One Historic District located at 1820-1800 East Moore Way within the Ontario International Airport property boundary. The request is not a "Project" pursuant to Section 21065 of the CEQA Guidelines. (APN: 113-261-18); **City initiated.**
- H. REQUEST FOR A TIER DETERMINATION FOR THE AIR NATIONAL GUARD HANGAR FOR FILE NO. PHP17-028:** A request for a Tier Determination for the Air National Guard Hangar located at 2475 East Avion Street within the Ontario International Airport boundary. The request is not a "Project" pursuant to Section 21065 of the CEQA Guidelines. (APN: 113-271-02); **City initiated.**
- I. REQUEST FOR A TIER DETERMINATION FOR THE PROPOSED GENERAL ELECTRIC AIRCRAFT ENGINES HISTORIC DISTRICT FOR FILE NO. PHP17-029:** A request for a Tier Determination for the Proposed General Electric Aircraft Engines Historic District generally located on East Avion Street west of Vineyard Avenue within the Ontario Internal Airport property boundary. The request is not a "Project" pursuant to Section 21065 of the CEQA Guidelines. (APN: 113-261-06); **City initiated.**
- J. REQUEST FOR A TIER DETERMINATION FOR THE AEROJET-GENERAL HANGAR FOR FILE NO. PHP17-030:** A request for a Tier Determination for the Aerojet-General Hangar located at 301 S. Hellman Avenue west of the Cucamonga Creek Channel within the Ontario International Airport property boundary. The request is not a "Project" pursuant to Section 21065 of the CEQA Guidelines. (APN: 113-261-03); **City initiated.**

Senior Planner, Diane Ayala, stated that agenda items E through J would be presented as one report but shall be acted upon separately. Ms. Ayala presented the staff report for File Nos. PHP17-031, PHP17-026, PHP17-027, PHP17-028, PHP17-029 and PHP17-030. Ms. Ayala provided updated Tier Determination forms to the HPSC.

Mr. Delman asked what affect the Tier Determinations and additions to the Ontario Register would have on airport development.

Ms. Ayala stated that this would streamline the environmental review for any future projects at the airports because the historic resources have already been identified.

Motion to approve **File No. PHP17-031** and was made by Mr. Gregerok, seconded by Mr. Delman and approved unanimously by those present (2-0).

Motion to approve **File No. PHP17-026** and was made by Mr. Delman, seconded by Mr. Gregerok and approved unanimously by those present (2-0).

Motion to approve **File No. PHP17-027** and was made by Mr. Gregerok, seconded by Mr. Delman and approved unanimously by those present (2-0).

Motion to approve **File No. PHP17-028** and was made by Mr. Delman, seconded by Mr. Gregerok and approved unanimously by those present (2-0).

Motion to approve **File No. PHP17-029** and was made by Mr. Gregerok, seconded by Mr. Delman and approved unanimously by those present (2-0).

Motion to approve **File No. PHP17-030** and was made by Mr. Gregerok, seconded by Mr. Delman and approved unanimously by those present (2-0).

DISCUSSION ITEMS

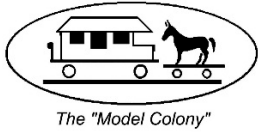
1. GE Clubhouse Update
2. Waiver for exterior improvements for 537 N. Euclid Ave.

There being no further business, the meeting was adjourned by Mr. Delman at 6:57pm.

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'E. Antuna', written in a cursive style.

Elly Antuna
Assistant Planner



Historic Preservation Subcommittee

October 12, 2017

DECISION NO.:

FILE NO.: PHP17-013

DESCRIPTION: A Mills Act Contract for a 2,612 square foot Colonial Revival style residential building, located at 206 West Armsley Square, within the Armsley Square Historic District and RE-4 (Residential Estate-2.1 to 4.0 DU/Acre) Zoning District. (APN: 1047-343-08); **Submitted by Jason Smith.**

PART I: BACKGROUND & ANALYSIS

JASON SMITH, (herein after referred to as "Applicant") has filed an application for the approval of a Mills Act Contract, File No. PHP17-013, as described in the subject of this Decision (herein after referred to as "Application" or "Project").

(1) Project Setting and Background: The project site is comprised of 0.39 acres of land located at 206 West Armsley Square, and is depicted in *Exhibit A: Project Location Map*, attached. The Howard Shattuck House is a single-family residence and was constructed in 1924 in the Colonial Revival architectural style. The property was designated as a Contributor to the Armsley Square Historic District and is depicted in *Exhibit B: Site Photographs*, attached.

In order for an historic property to be eligible for a Mills Act Contract, the historic property must be either a local, state, or nationally designated property or a contributor within a locally designated historic district. The Mills Act Contract is between the City and a property owner whereby the property owner agrees to certain improvements to restore, rehabilitate or preserve a qualified historic building. In exchange, the County Tax Assessor reassesses the property's value based on an alternative formula that may result in a significant reduction in the owner's property taxes.

Pursuant to State law, a Mills Act Contract is recorded on the property and is a perpetual 10-year contract that automatically renews annually. The Mills Act Contract and all benefits and responsibilities remain with the land, even after a change of ownership. If a Contract is cancelled as a result of non-compliance with the conditions of the Contract, a cancellation fee of 12.5% of the market value (as of the time of cancellation) is assessed.

(2) Improvements: The applicant is proposing both exterior and interior work as part of the Contract that qualifies under the guidelines and standards set by the State of California. Interior work includes installation of insulation in attic and an energy audit. Exterior work includes roof repairs, installation of rain gutters, fabrication of window

screens, repair and paint of windows as needed, and exterior paint. The improvements are valued at an estimated \$39,300. The proposed schedule of improvements is attached in *Exhibit C: Schedule of Improvements*.

(3) Mills Act Impacts:

(i) Savings: The following Mills Act savings to the property owner are based on estimates calculated by the Planning Department.

Current Annual Taxes Paid:	\$6,762
Mills Act Annual Taxes Projected:	\$4,493
Potential Total Annual Tax Savings:	\$2,269
Estimated Savings over 10 years:	\$22,690
Estimated Savings Percentage:	33.6%

(ii) City Cost: According to the City budget, Ontario receives approximately 16.8% of the property taxes collected. The following shows the estimated loss in City property tax revenue for this Contract based on estimates calculated by the Planning Department.

Current Annual City Tax Revenue:	\$1,136
Mills Act Annual City Tax Revenue Estimated:	\$755
Estimated Total Annual Cost to the City:	\$381
Estimated Cost to the City over 10 years:	\$3,812

(4) Evaluation: As indicated above, the estimated annual cost to the City of the Mills Act contract would be \$381. In exchange for this modest decrease in property tax revenues, approximately \$39,300 will be reinvested into the historic building over a ten-year period – a ratio of \$10.31 in private funds spent for every dollar the City foregoes in property tax revenue.

PART II: RECITALS

WHEREAS, the Application is not a project pursuant to the California Environmental Quality Act ("CEQA") Guidelines Section 21065; 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 Project; and

WHEREAS, the Community Development and the Aesthetic, Cultural, Open Space and Recreational Resources elements of The Ontario Plan (“TOP”) sets forth Goals and Policies to conserve and preserve Ontario’s historic buildings and sites; and

WHEREAS, on October 12, 2017, the HPSC 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 Application is not a project pursuant to Section 21065 of the CEQA Guidelines. The Mills Act Contract will not result in a direct physical change in the environment, or a reasonably foreseeable indirect physical change in the environment.

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) California Government Code Section 50280, et seq., authorizes cities to enter into contracts with the owners of a qualified historical property to provide for the use, maintenance and restoration of such historical property so as to retain its characteristics as a property of historical significance; and

(2) The Howard Shattuck House, located at 206 Armsley Square, was designated as a Contributor to the Armsley Square Historic District on March 21, 2000; and

(3) The Applicant has set forth a work program for this specific property to ensure the preservation of this historic resource that qualifies under the guidelines and standards set by the State of California.

SECTION 3: Based upon the findings and conclusions set forth in Sections 1 and 2 above, the HPSC recommends the Historic Preservation Commission recommend the City Council approve the request for a Mills Act Contract.

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 12th day of October 2017.

Historic Preservation Subcommittee

Exhibit A: Project Location Map

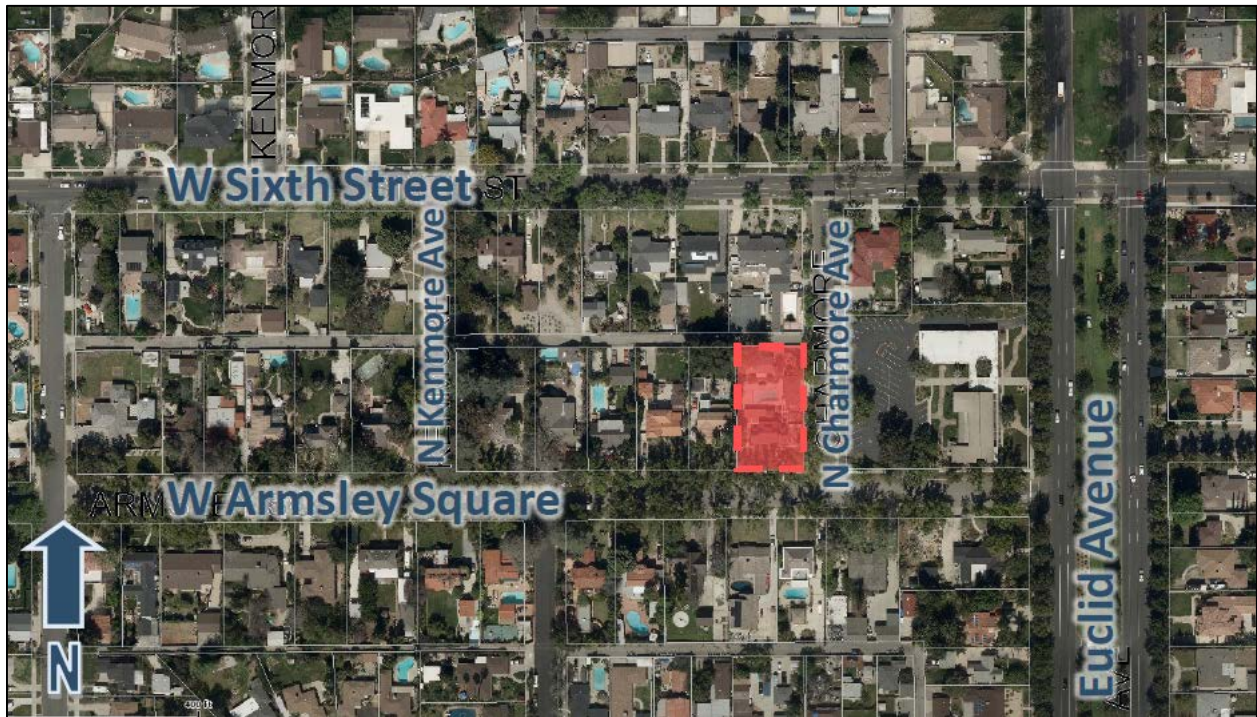


Exhibit B: Site Photographs



Exhibit C: Schedule of Improvements

State of California Cultural Resource Database Mills Act Contract EXHIBIT C HISTORIC PROPERTY PRESERVATION AGREEMENT Proposed Improvements	City of Ontario Planning Department 303 East B Street Ontario, CA 91764 Phone: 9093952036 Fax: 9093952420 http://www.ontarioca.gov
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Address: 206 W Armsley Square
 Ontario, CA 91762

APN: 104734308

File No: PHP17-013

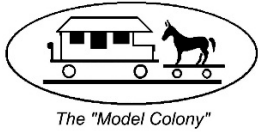
Improvements Information:

Description:	Completed?
Year 2018: Replace and paint water damaged fascia boards before installing rain gutters. Strip and repaint all western facing lower level windows. Perform an Energy audit. Landscape front of house, plant boxwood hedge in rock planter and other plants, install drip irrigation system, and replace tree at the west end of the property.	<input type="checkbox"/>
Year 2019: Install gutters around the garage. Replace sprinklers in front yard for better efficiency and coverage. Replace metal pipes.	<input type="checkbox"/>
Year 2020: Fabricate 20 screens for windows to recreate original period look. These will be wood frame painted to match, exterior trim. Windows are of various sizes. Landscape area at the east of the house with native and drought tolerant plants. Retrofit broken and inefficient sprinkler system with a drip system.	<input type="checkbox"/>
Year 2021: First floor repair sash cords with counter weights on 13 original windows. Paint as needed.	<input type="checkbox"/>
Year 2022: Second floor repair sash cords with counter weights on 11 original windows. Paint as needed.	<input type="checkbox"/>
Year 2023: Paint, seal and add weatherproofing to exterior basement door. Remove old cables, telecommunications wire, and non-energized electrical wire from exterior. Seal holes as necessary. Paint iron fixtures. Chimney work. Rehab the chimney flue, mechanism, and top spark arrestor.	<input type="checkbox"/>
Year 2024: Replace 2 man-doors and framing where water damage has taken place on garage. Doors will be replaced with solid wood doors that match the character of the building. Replace one interior door.	<input type="checkbox"/>
Year 2025: Clean out and add insulation to unfinished attic space on eastern part of house. Replace lawn with drought tolerant landscaping and irrigation in the most northeast parkway along Charmore street.	<input type="checkbox"/>

Exhibit C: Schedule of Improvements Cont'd

- Year 2026: Repair roof leak in sun room.

- Year 2027: Repaint the properties perimeter wall that spans the alley, continues along Charmore, and connects to house on Armsley. Repaint the exterior of the home.



Historic Preservation Subcommittee

October 12, 2017

DECISION NO.:

FILE NO.: PHP17-015

DESCRIPTION: A Mills Act Contract for a 1,275 square foot Craftsman Bungalow style residential building, located at 227 East G Street, within the El Morado Court Historic District and LDR-5 (Low Density Residential-2.1 to 5.0 DU/Acre) Zoning District. (APN: 1048-243-20); **submitted by Eelische Taylor and Greg Delfante.**

PART I: BACKGROUND & ANALYSIS

EELISHE TAYLOR AND GREG DELFANTE, (herein after referred to as "Applicant") has filed an application for the approval of a Mills Act Contract, File No. PHP17-015, as described in the subject of this Decision (herein after referred to as "Application" or "Project").

(1) Project Setting and Background: The project site is comprised of 0.16 acres of land located at 227 East G Street, and is depicted in *Exhibit A: Project Location Map*, attached. The Charles E. Bingle House is a single-family residence and was constructed in 1921 in the Craftsman Bungalow architectural style. The property was designated as a Contributor to the El Morado Court Historic District and is depicted in *Exhibit B: Site Photographs*, attached.

In order for an historic property to be eligible for a Mills Act Contract, the historic property must be either a local, state, or nationally designated property or a contributor within a locally designated historic district. The Mills Act Contract is between the City and a property owner whereby the property owner agrees to certain improvements to restore, rehabilitate or preserve a qualified historic building. In exchange, the County Tax Assessor reassesses the property's value based on an alternative formula that may result in a significant reduction in the owner's property taxes.

Pursuant to State law, a Mills Act Contract is recorded on the property and is a perpetual 10-year contract that automatically renews annually. The Mills Act Contract and all benefits and responsibilities remain with the land, even after a change of ownership. If a Contract is cancelled as a result of non-compliance with the conditions of the Contract, a cancellation fee of 12.5% of the market value (as of the time of cancellation) is assessed.

(2) Improvements: The applicants are proposing both exterior and interior work as part of the Contract that qualifies under the guidelines and standards set by the State of California. Interior work includes an energy audit, upgrading of electric panel and

repair of concrete garage floor. Exterior work includes paint, siding repair, removal of stucco overspray and roofing. The improvements are valued at an estimated \$43,400. The proposed schedule of improvements is attached in *Exhibit C: Schedule of Improvements*.

(3) Mills Act Impacts:

(i) Savings: The following Mills Act savings to the property owner are based on estimates calculated by the Planning Department.

Current Annual Taxes Paid:	\$3,542
Mills Act Annual Taxes Projected:	\$1,639
Potential Total Annual Tax Savings:	\$1,903
Estimated Savings over 10 years:	\$19,035
Estimated Savings Percentage:	53.7%

(ii) City Cost: According to the City budget, Ontario receives approximately 16.8% of the property taxes collected. The following shows the estimated loss in City property tax revenue for this Contract based on estimates calculated by the Planning Department.

Current Annual City Tax Revenue:	\$595
Mills Act Annual City Tax Revenue Estimated:	\$275
Estimated Total Annual Cost to the City:	\$320
Estimated Cost to the City over 10 years:	\$3,198

(4) Evaluation: As indicated above, the estimated annual cost to the City of the Mills Act contract would be \$275. In exchange for this modest decrease in property tax revenues, approximately \$43,400 will be reinvested into the historic building over a ten-year period – a ratio of \$13.57 in private funds spent for every dollar the City foregoes in property tax revenue.

PART II: RECITALS

WHEREAS, the Application is not a project pursuant to the California Environmental Quality Act ("CEQA") Guidelines Section 21065; 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 Project; and

WHEREAS, the Community Development and the Aesthetic, Cultural, Open Space and Recreational Resources elements of The Ontario Plan (“TOP”) sets forth Goals and Policies to conserve and preserve Ontario’s historic buildings and sites; and

WHEREAS, on October 12, 2017, the HPSC 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 Application is not a project pursuant to Section 21065 of the CEQA Guidelines. The Mills Act Contract will not result in a direct physical change in the environment, or a reasonably foreseeable indirect physical change in the environment.

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) California Government Code Section 50280, et seq., authorizes cities to enter into contracts with the owners of a qualified historical property to provide for the use, maintenance and restoration of such historical property so as to retain its characteristics as a property of historical significance; and

(2) The Charles E. Bingle House, located at 227 East G Street, was designated as a Contributor to the El Morado Court Historic District on July 16, 2002; and

(3) The Applicant has set forth a work program for this specific property to ensure the preservation of this historic resource that qualifies under the guidelines and standards set by the State of California.

SECTION 3: Based upon the findings and conclusions set forth in Sections 1 and 2 above, the HPSC recommends the Historic Preservation Commission recommend the City Council approve the request for a Mills Act Contract.

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 12th day of October 2017.

Historic Preservation Subcommittee

Exhibit A: Project Location Map



Exhibit B: Site Photographs



Exhibit C: Schedule of Improvements

State of California Cultural Resource Database Mills Act Contract EXHIBIT C HISTORIC PROPERTY PRESERVATION AGREEMENT Proposed Improvements	City of Ontario Planning Department 303 East B Street Ontario, CA 91764 Phone: 9093952036 Fax: 9093952420 http://www.ontarioca.gov
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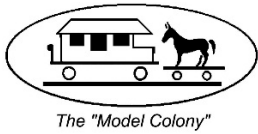
Address: 227 E G Street
Ontario, CA

APN: 104824320

File No: PHP17-015

Improvements Information:

Description:	Completed?
Year 2018: Perform an energy audit. Upgrade electrical panel.	<input type="checkbox"/>
Year 2019: Repair and/or replace cement floor in garage where cracked.	<input type="checkbox"/>
Year 2020: Repaint exterior siding of home and garage. Repair siding as needed in preparation of paint. Replace exterior of foundation on house with appropriate material.	<input type="checkbox"/>
Year 2021: Refurbish garage framing inside/out. Repair original doors (man door and garage door) and wood siding.	<input type="checkbox"/>
Year 2022: Remove stucco overspray from exposed eaves.	<input type="checkbox"/>
Year 2023: New roof on house and detached garage.	<input type="checkbox"/>
Year 2024: Tree stump removal in backyard.	<input type="checkbox"/>
Year 2025: Front and rear yard landscaping and irrigation.	<input type="checkbox"/>
Year 2026: Replace wood on porch (flooring) and repair/reinforce where porch is sagging.	<input type="checkbox"/>
Year 2027: Tree trimming by certified arborist.	<input type="checkbox"/>



Historic Preservation Subcommittee

October 12, 2017

DECISION NO.:

FILE NO.: PHP17-016

DESCRIPTION: A Mills Act Contract for a 2,244 square foot Craftsman style residential building, located at 128 East El Morado Court, within the El Morado Court Historic District and LDR-5 (Low Density Residential-2.1 to 5.0 DU/Acre) Zoning District. (APN: 1048-242-03); **submitted by Daniel and Jared Garcia.**

PART I: BACKGROUND & ANALYSIS

DANIEL AND JARED GARCIA, (herein after referred to as "Applicant") has filed an application for the approval of a Mills Act Contract, File No. PHP17-016, as described in the subject of this Decision (herein after referred to as "Application" or "Project").

(1) Project Setting and Background: The project site is comprised of 0.19 acres of land located at 128 East El Morado Court, and is depicted in *Exhibit A: Project Location Map*, attached. The Dr. Jerome Titus House is a single-family residence and was constructed in 1912 in the Craftsman architectural style. The property was designated as a Contributor to the El Morado Court Historic District and is depicted in *Exhibit B: Site Photographs*, attached.

In order for an historic property to be eligible for a Mills Act Contract, the historic property must be either a local, state, or nationally designated property or a contributor within a locally designated historic district. The Mills Act Contract is between the City and a property owner whereby the property owner agrees to certain improvements to restore, rehabilitate or preserve a qualified historic building. In exchange, the County Tax Assessor reassesses the property's value based on an alternative formula that may result in a significant reduction in the owner's property taxes.

Pursuant to State law, a Mills Act Contract is recorded on the property and is a perpetual 10-year contract that automatically renews annually. The Mills Act Contract and all benefits and responsibilities remain with the land, even after a change of ownership. If a Contract is cancelled as a result of non-compliance with the conditions of the Contract, a cancellation fee of 12.5% of the market value (as of the time of cancellation) is assessed.

(2) Improvements: The applicants are proposing both exterior and interior work as part of the Contract that qualifies under the guidelines and standards set by the State of California. Interior work includes an energy audit, bathroom restoration, and refinishing of original hardwood floors and handrails. Exterior work includes repair of

original wood framed windows and screens, refinishing doors, siding repairs and a new roof on the house and detached garage. The improvements are valued at an estimated \$38,400. The proposed schedule of improvements is attached in *Exhibit C: Schedule of Improvements*.

(3) Mills Act Impacts:

(i) Savings: The following Mills Act savings to the property owner are based on estimates calculated by the Planning Department.

Current Annual Taxes Paid:	\$4,082
Mills Act Annual Taxes Projected:	\$2,720
Potential Total Annual Tax Savings:	\$1,362
Estimated Savings over 10 years:	\$13,619
Estimated Savings Percentage:	33.4%

(ii) City Cost: According to the City budget, Ontario receives approximately 16.8% of the property taxes collected. The following shows the estimated loss in City property tax revenue for this Contract based on estimates calculated by the Planning Department.

Current Annual City Tax Revenue:	\$686
Mills Act Annual City Tax Revenue Estimated:	\$457
Estimated Total Annual Cost to the City:	\$229
Estimated Cost to the City over 10 years:	\$2,289

(4) Evaluation: As indicated above, the estimated annual cost to the City of the Mills Act contract would be \$229. In exchange for this modest decrease in property tax revenues, approximately \$38,400 will be reinvested into the historic building over a ten-year period – a ratio of \$16.78 in private funds spent for every dollar the City foregoes in property tax revenue.

PART II: RECITALS

WHEREAS, the Application is not a project pursuant to the California Environmental Quality Act ("CEQA") Guidelines Section 21065; 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 Project; and

WHEREAS, the Community Development and the Aesthetic, Cultural, Open Space and Recreational Resources elements of The Ontario Plan (“TOP”) sets forth Goals and Policies to conserve and preserve Ontario’s historic buildings and sites; and

WHEREAS, on October 12, 2017, the HPSC 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 Application is not a project pursuant to Section 21065 of the CEQA Guidelines. The Mills Act Contract will not result in a direct physical change in the environment, or a reasonably foreseeable indirect physical change in the environment.

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) California Government Code Section 50280, et seq., authorizes cities to enter into contracts with the owners of a qualified historical property to provide for the use, maintenance and restoration of such historical property so as to retain its characteristics as a property of historical significance; and

(2) The Dr. Jerome Titus House, located at 128 East El Morado Court, was designated as a Contributor to the El Morado Court Historic District on July 16, 2002; and

(3) The Applicant has set forth a work program for this specific property to ensure the preservation of this historic resource that qualifies under the guidelines and standards set by the State of California.

SECTION 3: Based upon the findings and conclusions set forth in Sections 1 and 2 above, the HPSC recommends the Historic Preservation Commission recommend the City Council approve the request for a Mills Act Contract.

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 12th day of October 2017.

Historic Preservation Subcommittee

Exhibit A: Project Location Map

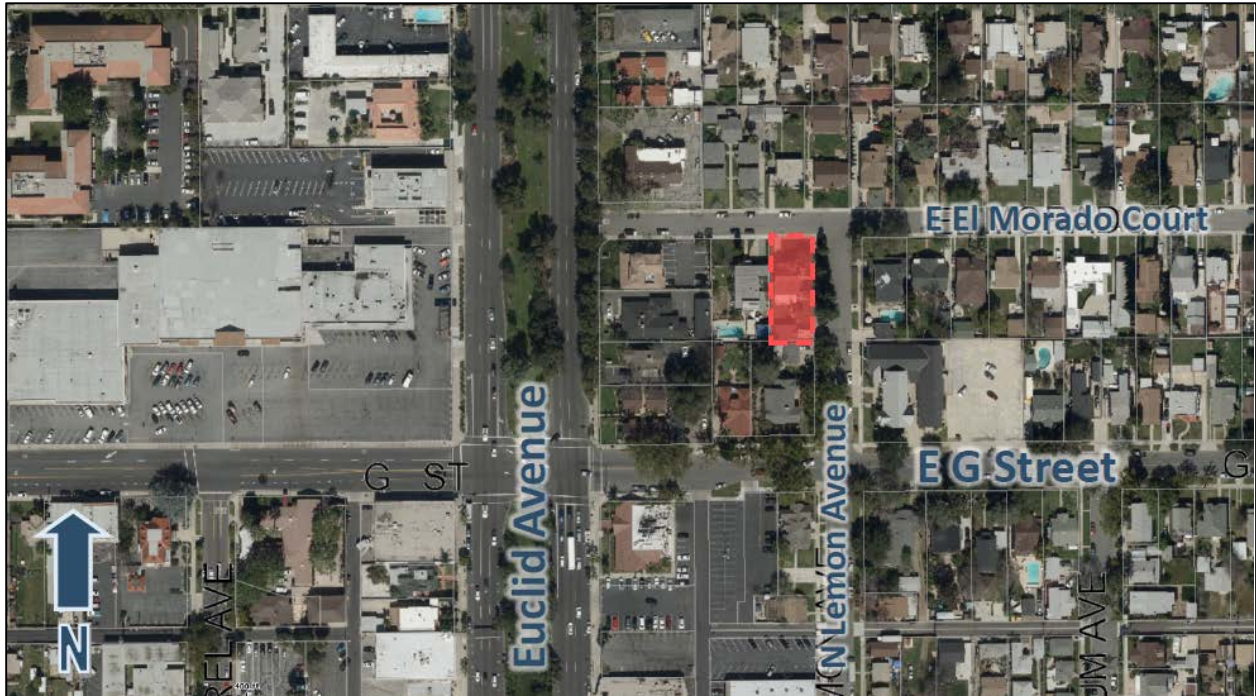


Exhibit B: Site Photographs



Exhibit C: Schedule of Improvements

<p>State of California Cultural Resource Database Mills Act Contract</p> <p>EXHIBIT C HISTORIC PROPERTY PRESERVATION AGREEMENT Proposed Improvements</p>	<p>City of Ontario Planning Department 303 East B Street Ontario, CA 91764 Phone: 9093952036 Fax: 9093952420 http://www.ontarioca.gov</p>
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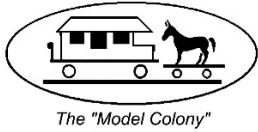
Address: 128 E El Morado Court
 Ontario, CA

APN: 104824203

File No: PHP17-016

Improvements Information:

Description:	Completed?
Year 2018: Energy audit. Repair 4 wood framed windows and screens.	<input type="checkbox"/>
Year 2019: Repair 4 wood framed windows and screens.	<input type="checkbox"/>
Year 2020: Repair 4 wood framed windows and screens. Remove moss from stone on front patio.	<input type="checkbox"/>
Year 2021: Repair 4 wood framed windows and screens. Refinish hardwood floors in living and dining rooms.	<input type="checkbox"/>
Year 2022: Repair 4 wood framed windows and screens.	<input type="checkbox"/>
Year 2023: Repair 4 wood framed windows and screens.	<input type="checkbox"/>
Year 2024: Repair or replace main bathroom tile. Refurbish original tub and pedestal sink. Update plumbing for toilet. Restore built-in cabinets and mirror in bathroom.	<input type="checkbox"/>
Year 2025: New roof for main house and detached garage.	<input type="checkbox"/>
Year 2026: Refinish original handrails. Repair or replace damaged shingle siding. Repair damaged siding under window A/C unit at rear.	<input type="checkbox"/>
Year 2027: Refinish exterior doors (rear door to backyard, upstairs French doors, and upstairs patio door)	<input type="checkbox"/>



Historic Preservation Subcommittee

October 12, 2017

DECISION NO.:

FILE NO.: PHP17-019

DESCRIPTION: A Mills Act Contract for a 1,218 square foot California Ranch style residential building, located at 318 East Princeton Street, within the College Park Historic District and LDR-5 (Low Density Residential-2.1 to 5.0 DU/Acre) Zoning District. (APN: 1048-543-33); **submitted by Mark Rivas.**

PART I: BACKGROUND & ANALYSIS

MARK RIVAS, (herein after referred to as "Applicant") has filed an application for the approval of a Mills Act Contract, File No. PHP17-019, as described in the subject of this Decision (herein after referred to as "Application" or "Project").

(1) Project Setting and Background: The project site is comprised of 0.28 acres of land located at 318 East Princeton Street, and is depicted in *Exhibit A: Project Location Map*, attached. The Fred and Verna Clapp House is a single-family residence and was constructed in 1920 in the California Ranch architectural style. The property is pending designation as Local Landmark No. 97 and is depicted in *Exhibit B: Site Photographs*, attached. Approval of the Mills Act Contract is contingent upon City Council approval of the Local Landmark designation of the Fred and Verna Clapp House (File No. PHP17-018).

In order for an historic property to be eligible for a Mills Act Contract, the historic property must be either a local, state, or nationally designated property or a contributor within a locally designated historic district. The Mills Act Contract is between the City and a property owner whereby the property owner agrees to certain improvements to restore, rehabilitate or preserve a qualified historic building. In exchange, the County Tax Assessor reassesses the property's value based on an alternative formula that may result in a significant reduction in the owner's property taxes.

Pursuant to State law, a Mills Act Contract is recorded on the property and is a perpetual 10-year contract that automatically renews annually. The Mills Act Contract and all benefits and responsibilities remain with the land, even after a change of ownership. If a Contract is cancelled as a result of non-compliance with the conditions of the Contract, a cancellation fee of 12.5% of the market value (as of the time of cancellation) is assessed.

(2) Improvements: The applicant is proposing both exterior and interior work as part of the Contract that qualifies under the guidelines and standards set by the State

of California. Interior work includes an energy audit and installation of insulation and new air conditioner condenser. Exterior work includes trimming of mature trees, installation of a new water main and meter, irrigation, repair of damaged fascia, exposed rafters and siding, and replacement of aluminum slider windows with appropriate multi-pane windows. The improvements are valued at an estimated \$33,600. The proposed schedule of improvements is attached in *Exhibit C: Schedule of Improvements*.

(3) Mills Act Impacts:

(i) Savings: The following Mills Act savings to the property owner are based on estimates calculated by the Planning Department.

Current Annual Taxes Paid:	\$3,796
Mills Act Annual Taxes Projected:	\$1,914
Potential Total Annual Tax Savings:	\$1,882
Estimated Savings over 10 years:	\$18,822
Estimated Savings Percentage:	49.6%

(ii) City Cost: According to the City budget, Ontario receives approximately 16.8% of the property taxes collected. The following shows the estimated loss in City property tax revenue for this Contract based on estimates calculated by the Planning Department.

Current Annual City Tax Revenue:	\$638
Mills Act Annual City Tax Revenue Estimated:	\$322
Estimated Total Annual Cost to the City:	\$316
Estimated Cost to the City over 10 years:	\$3,162

(4) Evaluation: As indicated above, the estimated annual cost to the City of the Mills Act contract would be \$316. In exchange for this modest decrease in property tax revenues, approximately \$33,600 will be reinvested into the historic building over a ten-year period – a ratio of \$10.63 in private funds spent for every dollar the City foregoes in property tax revenue.

PART II: RECITALS

WHEREAS, the Application is not a project pursuant to the California Environmental Quality Act ("CEQA") Guidelines Section 21065; 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 Project; and

WHEREAS, the Community Development and the Aesthetic, Cultural, Open Space and Recreational Resources elements of The Ontario Plan (“TOP”) sets forth Goals and Policies to conserve and preserve Ontario’s historic buildings and sites; and

WHEREAS, on October 12, 2017, the HPSC 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 Application is not a project pursuant to Section 21065 of the CEQA Guidelines. The Mills Act Contract will not result in a direct physical change in the environment, or a reasonably foreseeable indirect physical change in the environment.

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) California Government Code Section 50280, et seq., authorizes cities to enter into contracts with the owners of a qualified historical property to provide for the use, maintenance and restoration of such historical property so as to retain its characteristics as a property of historical significance; and

(2) The Fred and Verna Clapp House, located at 318 East Princeton Street, is pending designation as Local Landmark No. 97 (File No. PHP17-018); and

(3) Approval of the Mills Act Contract application is contingent on City Council approval of Local Landmark designation; and

(4) The Applicant has set forth a work program for this specific property to ensure the preservation of this historic resource that qualifies under the guidelines and standards set by the State of California.

SECTION 3: Based upon the findings and conclusions set forth in Sections 1 and 2 above, the HPSC recommends the Historic Preservation Commission recommend the City Council approve the request for a Mills Act Contract.

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 12th day of October 2017.

Historic Preservation Subcommittee

Exhibit A: Project Location Map

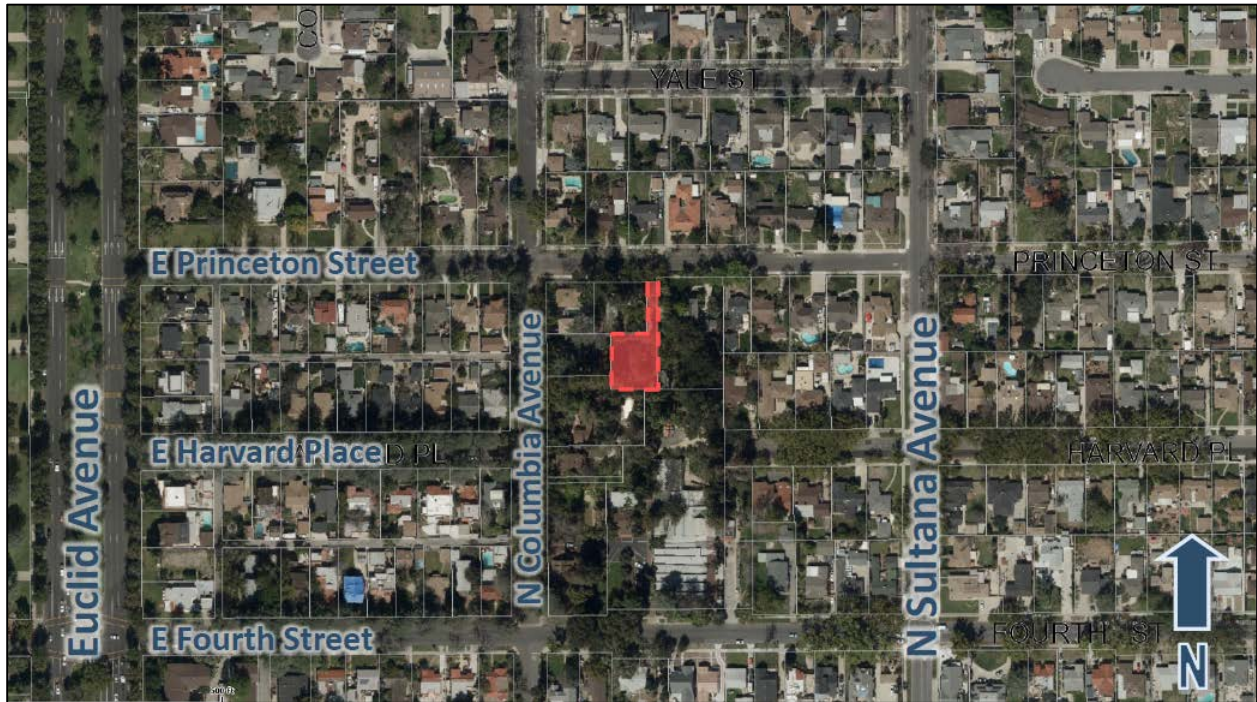


Exhibit B: Site Photographs



Exhibit C: Schedule of Improvements

State of California Cultural Resource Database Mills Act Contract EXHIBIT C HISTORIC PROPERTY PRESERVATION AGREEMENT Proposed Improvements	City of Ontario Planning Department 303 East B Street Ontario, CA 91764 Phone: 9093952036 Fax: 9093952420 http://www.ontarioca.gov
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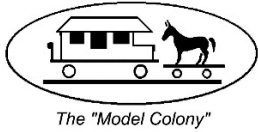
Address: 318 E Princeton Street
Ontario, CA 91764

APN: 104754305

File No: PHP17-019

Improvements Information:

Description:	Completed?
Year 2018: Energy audit. Tree trimming by certified arborist.	<input type="checkbox"/>
Year 2019: Install new water main and meter.	<input type="checkbox"/>
Year 2020: Install drip irrigation system throughout property.	<input type="checkbox"/>
Year 2021: Tree trimming by certified arborist.	<input type="checkbox"/>
Year 2022: Replace existing outside air conditioner condenser with new condenser and duct work.	<input type="checkbox"/>
Year 2023: Insulate attic.	<input type="checkbox"/>
Year 2024: Repair or replace fascia board, exposed rafters, and board and batten siding where termite and water damage is present.	<input type="checkbox"/>
Year 2025: Replace existing aluminum bedroom windows (installed during the 1970s) with appropriate multi-pane wood windows.	<input type="checkbox"/>
Year 2026: Tree trimming by certified arborist.	<input type="checkbox"/>
Year 2027: Re-roof detached storage shed.	<input type="checkbox"/>



Historic Preservation Subcommittee

October 12, 2017

DECISION NO.:

FILE NO.: PHP17-022

DESCRIPTION: A Mills Act Contract for a 2,076 square foot Mediterranean Revival Bungalow style residential building, located at 123 East H Street, within the El Morado Court Historic District and LDR-5 (Low Density Residential-2.1 to 5.0 DU/Acre) Zoning District. (APN: 1048-252-40); **submitted by Angel and Paige Hernandez.**

PART I: BACKGROUND & ANALYSIS

ANGEL AND PAIGE HERNANDEZ, (herein after referred to as "Applicant") have filed an application for the approval of a Mills Act Contract, File No. PHP17-022, as described in the subject of this Decision (herein after referred to as "Application" or "Project").

(1) Project Setting and Background: The project site is comprised of 0.14 acres of land located at 123 East H Street, and is depicted in *Exhibit A: Project Location Map*, attached. The C. A. Traphagen House is a single-family residence and was constructed in 1923 in the Mediterranean Revival Bungalow architectural style. The property is designated as a Contributor to the El Morado Court Historic District and is depicted in *Exhibit B: Site Photographs*, attached.

In order for an historic property to be eligible for a Mills Act Contract, the historic property must be either a local, state, or nationally designated property or a contributor within a locally designated historic district. The Mills Act Contract is between the City and a property owner whereby the property owner agrees to certain improvements to restore, rehabilitate or preserve a qualified historic building. In exchange, the County Tax Assessor reassesses the property's value based on an alternative formula that may result in a significant reduction in the owner's property taxes.

Pursuant to State law, a Mills Act Contract is recorded on the property and is a perpetual 10-year contract that automatically renews annually. The Mills Act Contract and all benefits and responsibilities remain with the land, even after a change of ownership. If a Contract is cancelled as a result of non-compliance with the conditions of the Contract, a cancellation fee of 12.5% of the market value (as of the time of cancellation) is assessed.

(2) Improvements: The applicant is proposing both exterior and interior work as part of the Contract that qualifies under the guidelines and standards set by the State of California. Interior work includes an energy audit, interior paint and plaster repair, and

replacement of cracked tile at the entryway. Exterior work includes trimming of mature trees, new landscape and irrigation, exterior paint, repair and refinishing of doors and windows, and restoration of a balcony. The improvements are valued at an estimated \$42,850. The proposed schedule of improvements is attached in *Exhibit C: Schedule of Improvements*.

(3) Mills Act Impacts:

(i) Savings: The following Mills Act savings to the property owner are based on estimates calculated by the Planning Department.

Current Annual Taxes Paid:	\$4,991
Mills Act Annual Taxes Projected:	\$2,601
Potential Total Annual Tax Savings:	\$2,390
Estimated Savings over 10 years:	\$23,899
Estimated Savings Percentage:	47.9%

(ii) City Cost: According to the City budget, Ontario receives approximately 16.8% of the property taxes collected. The following shows the estimated loss in City property tax revenue for this Contract based on estimates calculated by the Planning Department.

Current Annual City Tax Revenue:	\$839
Mills Act Annual City Tax Revenue Estimated:	\$437
Estimated Total Annual Cost to the City:	\$402
Estimated Cost to the City over 10 years:	\$4,015

(4) Evaluation: As indicated above, the estimated annual cost to the City of the Mills Act contract would be \$402. In exchange for this modest decrease in property tax revenues, approximately \$42,850 will be reinvested into the historic building over a ten-year period – a ratio of \$10.67 in private funds spent for every dollar the City foregoes in property tax revenue.

PART II: RECITALS

WHEREAS, the Application is not a project pursuant to the California Environmental Quality Act ("CEQA") Guidelines Section 21065; 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 Project; and

WHEREAS, the Community Development and the Aesthetic, Cultural, Open Space and Recreational Resources elements of The Ontario Plan ("TOP") sets forth Goals and Policies to conserve and preserve Ontario's historic buildings and sites; and

WHEREAS, on October 12, 2017, the HPSC 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 Application is not a project pursuant to Section 21065 of the CEQA Guidelines. The Mills Act Contract will not result in a direct physical change in the environment, or a reasonably foreseeable indirect physical change in the environment.

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) California Government Code Section 50280, et seq., authorizes cities to enter into contracts with the owners of a qualified historical property to provide for the use, maintenance and restoration of such historical property so as to retain its characteristics as a property of historical significance; and

(2) The C. A. Traphagen House, located at 123 East H Street, was designated as a Contributor to the El Morado Court Historic District on July 16, 2002; and

(3) The Applicant has set forth a work program for this specific property to ensure the preservation of this historic resource that qualifies under the guidelines and standards set by the State of California.

SECTION 3: Based upon the findings and conclusions set forth in Sections 1 and 2 above, the HPSC recommends the Historic Preservation Commission recommend the City Council approve the request for a Mills Act Contract.

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 12th day of October 2017.

Historic Preservation Subcommittee

Exhibit A: Project Location Map



Exhibit B: Site Photographs



Exhibit C: Schedule of Improvements

<p>State of California Cultural Resource Database Mills Act Contract</p> <p>EXHIBIT C HISTORIC PROPERTY PRESERVATION AGREEMENT Proposed Improvements</p>	<p>City of Ontario Planning Department 303 East B Street Ontario, CA 91764 Phone: 9093952036 Fax: 9093952420 http://www.ontarioca.gov</p>
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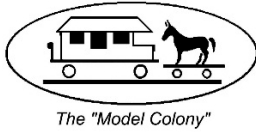
Address: 123 E H Street
 Ontario, CA

APN: 104825240

File No: PHP17-022

Improvements Information:

Description:	Completed?
Year 2018: Landscaping and irrigation (front and rear yard). Tree trimming by certified arborist. Energy audit.	<input type="checkbox"/>
Year 2019: Interior paint and plaster repair as needed. Refinish hardwood floors in living, dining and bedrooms.	<input type="checkbox"/>
Year 2020: Repair 6 windows (reglaze and refinish) at dining room and kitchen.	<input type="checkbox"/>
Year 2021: Paint exterior. Restore exterior balcony posts and railing.	<input type="checkbox"/>
Year 2022: Repair or replace 3 French doors and screens at living and dining rooms. Repair wood framing.	<input type="checkbox"/>
Year 2023: Repair (reglaze and refinish) 7 windows in living, office and master bedroom. Refinish door at office.	<input type="checkbox"/>
Year 2024: Refinish front door.	<input type="checkbox"/>
Year 2025: Repair (reglaze and refinish) 9 windows in upstairs bedrooms and bathroom. Refinish door at balcony.	<input type="checkbox"/>
Year 2026: Repair and/or replace tile with like-in-kind at entry where original concrete-stamped tile has cracked. Installation of new subfloor if necessary.	<input type="checkbox"/>
Year 2027: Weather-strip front door.	<input type="checkbox"/>



Historic Preservation Subcommittee

October 12, 2017

DECISION NO.:

FILE NO.: PHP17-023

DESCRIPTION: A Mills Act Contract for a 2,339 square foot French Eclectic Revival style residential building, located at 205 East Princeton Street, within the College Park Historic District and LDR-5 (Low Density Residential-2.1 to 5.0 DU/Acre) Zoning District. (APN: 1047-531-29); **submitted by Vincent Postvoit and Rosemary Salces**

PART I: BACKGROUND & ANALYSIS

VINCENT POSTOVOIT AND ROSEMARY SALCES, (herein after referred to as "Applicant") have filed an application for the approval of a Mills Act Contract, File No. PHP17-023, as described in the subject of this Decision (herein after referred to as "Application" or "Project").

(1) Project Setting and Background: The project site is comprised of 0.42 acres of land located at 205 East Princeton Street, and is depicted in *Exhibit A: Project Location Map*, attached. The Hugh Crawford House is a single-family residence and was constructed in 1928 in the French Eclectic architectural style. The property is designated as a Contributor to the College Park Historic District and is depicted in *Exhibit B: Site Photographs*, attached.

In order for an historic property to be eligible for a Mills Act Contract, the historic property must be either a local, state, or nationally designated property or a contributor within a locally designated historic district. The Mills Act Contract is between the City and a property owner whereby the property owner agrees to certain improvements to restore, rehabilitate or preserve a qualified historic building. In exchange, the County Tax Assessor reassesses the property's value based on an alternative formula that may result in a significant reduction in the owner's property taxes.

Pursuant to State law, a Mills Act Contract is recorded on the property and is a perpetual 10-year contract that automatically renews annually. The Mills Act Contract and all benefits and responsibilities remain with the land, even after a change of ownership. If a Contract is cancelled as a result of non-compliance with the conditions of the Contract, a cancellation fee of 12.5% of the market value (as of the time of cancellation) is assessed.

(2) Improvements: The applicant is proposing both exterior and interior work as part of the Contract that qualifies under the guidelines and standards set by the State of California. Interior work includes an energy audit, interior paint and plaster repair,

refinishing of hardwood floors, electrical and plumbing upgrades, installation of insulation and central HVAC. Exterior work includes landscape and irrigation, door and window repairs, and exterior paint. The improvements are valued at an estimated \$39,490. The proposed schedule of improvements is attached in *Exhibit C: Schedule of Improvements*.

(3) Mills Act Impacts:

(i) Savings: The following Mills Act savings to the property owner are based on estimates calculated by the Planning Department.

Current Annual Taxes Paid:	\$6,069
Mills Act Annual Taxes Projected:	\$3,181
Potential Total Annual Tax Savings:	\$2,888
Estimated Savings over 10 years:	\$28,880
Estimated Savings Percentage:	47.6%

(ii) City Cost: According to the City budget, Ontario receives approximately 16.8% of the property taxes collected. The following shows the estimated loss in City property tax revenue for this Contract based on estimates calculated by the Planning Department.

Current Annual City Tax Revenue:	\$1,019
Mills Act Annual City Tax Revenue Estimated:	\$534
Estimated Total Annual Cost to the City:	\$485
Estimated Cost to the City over 10 years:	\$4,852

(4) Evaluation: As indicated above, the estimated annual cost to the City of the Mills Act contract would be \$485. In exchange for this modest decrease in property tax revenues, approximately \$39,490 will be reinvested into the historic building over a ten-year period – a ratio of \$8.14 in private funds spent for every dollar the City foregoes in property tax revenue.

PART II: RECITALS

WHEREAS, the Application is not a project pursuant to the California Environmental Quality Act ("CEQA") Guidelines Section 21065; 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 Project; and

WHEREAS, the Community Development and the Aesthetic, Cultural, Open Space and Recreational Resources elements of The Ontario Plan (“TOP”) sets forth Goals and Policies to conserve and preserve Ontario’s historic buildings and sites; and

WHEREAS, on October 12, 2017, the HPSC 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 Application is not a project pursuant to Section 21065 of the CEQA Guidelines. The Mills Act Contract will not result in a direct physical change in the environment, or a reasonably foreseeable indirect physical change in the environment.

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) California Government Code Section 50280, et seq., authorizes cities to enter into contracts with the owners of a qualified historical property to provide for the use, maintenance and restoration of such historical property so as to retain its characteristics as a property of historical significance; and

(2) The Hugh Crawford House, located at 205 East Princeton Street, was designated as a Contributor to the College Park Historic District on July 18, 2000; and

(3) The Applicant has set forth a work program for this specific property to ensure the preservation of this historic resource that qualifies under the guidelines and standards set by the State of California.

SECTION 3: Based upon the findings and conclusions set forth in Sections 1 and 2 above, the HPSC recommends the Historic Preservation Commission recommend the City Council approve the request for a Mills Act Contract.

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 12th day of October 2017.

Historic Preservation Subcommittee

Exhibit A: Project Location Map

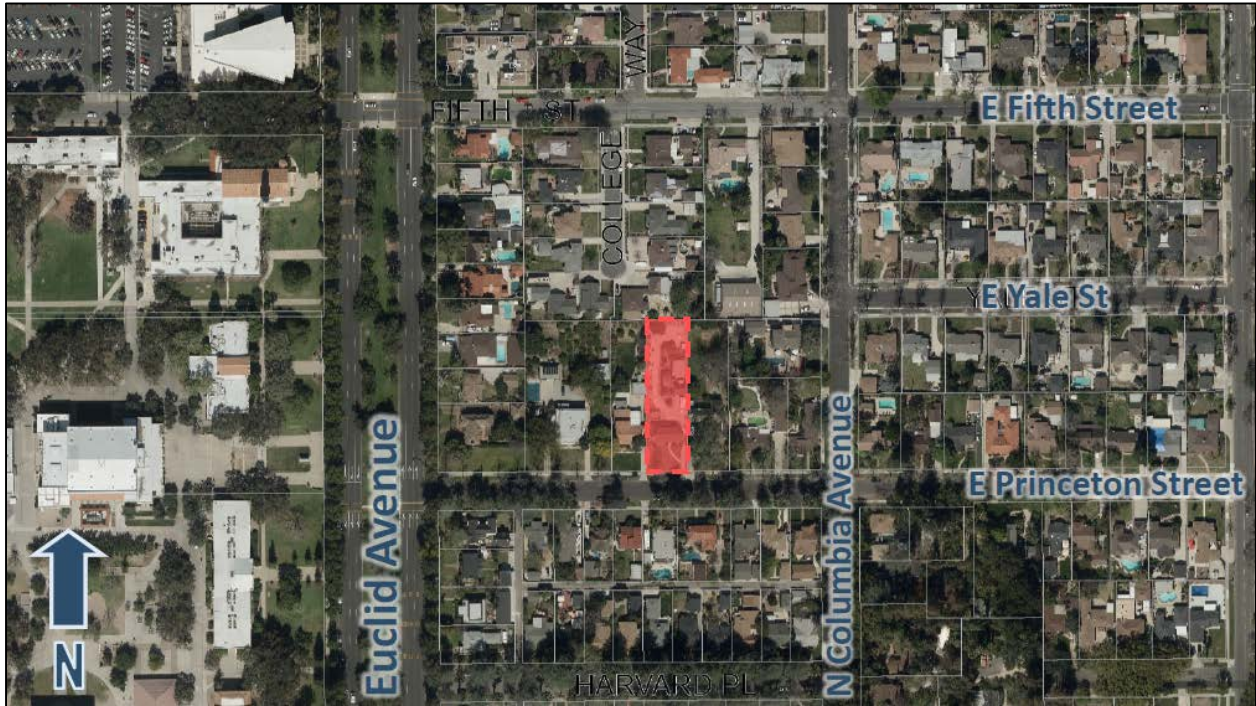


Exhibit B: Site Photographs



Exhibit C: Schedule of Improvements

State of California Cultural Resource Database Mills Act Contract EXHIBIT C HISTORIC PROPERTY PRESERVATION AGREEMENT Proposed Improvements	City of Ontario Planning Department 303 East B Street Ontario, CA 91764 Phone: 9093952036 Fax: 9093952420 http://www.ontarioca.gov
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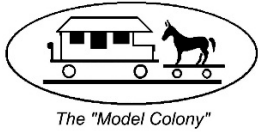
Address: 426 W Armsley Square
Ontario, CA 91762

APN: 104734112

File No: PHP17-032

Improvements Information:

Description:	Completed?
Year 2018: Replace plumbing throughout house.	<input type="checkbox"/>
Year 2019: Plumbed new piping for kitchen stove and clothes dryer.	<input type="checkbox"/>
Year 2020: Replace all wall plugs, upgrade to GFI in bathrooms and kitchen.	<input type="checkbox"/>
Year 2021: Install new 5 on energy efficient air conditioning unit, replace all air ducts and vents.	<input type="checkbox"/>
Year 2022: Refinish all original wood floors.	<input type="checkbox"/>
Year 2023: Install new 40 gallon energy efficient water heater. Interior paint and plaster repair.	<input type="checkbox"/>
Year 2024: Front yard landscaping (13 palms, marathon lawn, 30 mixed ground plants)	<input type="checkbox"/>
Year 2025: Replace four wood gates with decorative iron gates (front and back). Install new decorative iron gate in patio/courtyard.	<input type="checkbox"/>
Year 2026: Remove dead trees and excess shrubbery in rear yard, clear and prep for re-landscape.	<input type="checkbox"/>
Year 2027: Exterior paint.	<input type="checkbox"/>



Historic Preservation Subcommittee

October 12, 2017

DECISION NO.:

FILE NO.: PHP17-032

DESCRIPTION: A Mills Act Contract for a 2,664 square foot Modern style residential building, located at 426 West Armsley Square, within the Armsley Square Historic District and RE-4 (Residential Estate-2.1 to 4.0 DU/Acre) Zoning District. (APN: 1047-341-12);
submitted by Jim W. Bowman

PART I: BACKGROUND & ANALYSIS

JIM W. BOWMAN, (herein after referred to as "Applicant") has filed an application for the approval of a Mills Act Contract, File No. PHP17-032, as described in the subject of this Decision (herein after referred to as "Application" or "Project").

(1) Project Setting and Background: The project site is comprised of 0.5 acres of land located at 426 West Armsley Square, and is depicted in *Exhibit A: Project Location Map*, attached. The Drew Fallis House is a single-family residence and was constructed in 1937 in the Modern architectural style. The property is designated as a Contributor to the Armsley Square Historic District and is depicted in *Exhibit B: Site Photographs*, attached.

In order for an historic property to be eligible for a Mills Act Contract, the historic property must be either a local, state, or nationally designated property or a contributor within a locally designated historic district. The Mills Act Contract is between the City and a property owner whereby the property owner agrees to certain improvements to restore, rehabilitate or preserve a qualified historic building. In exchange, the County Tax Assessor reassesses the property's value based on an alternative formula that may result in a significant reduction in the owner's property taxes.

Pursuant to State law, a Mills Act Contract is recorded on the property and is a perpetual 10-year contract that automatically renews annually. The Mills Act Contract and all benefits and responsibilities remain with the land, even after a change of ownership. If a Contract is cancelled as a result of non-compliance with the conditions of the Contract, a cancellation fee of 12.5% of the market value (as of the time of cancellation) is assessed.

(2) Improvements: The applicant is proposing both exterior and interior work as part of the Contract that qualifies under the guidelines and standards set by the State of California. Interior work includes updating plumbing and electrical, refinishing of hardwood floors, interior paint and plaster repair and installation of a new HVAC unit.

Exterior work includes new landscaping, exterior paint and installation of decorative gates in rear yard. The improvements are valued at an estimated \$47,150. The proposed schedule of improvements is attached in *Exhibit C: Schedule of Improvements*.

(3) Mills Act Impacts:

(i) Savings: The following Mills Act savings to the property owner are based on estimates calculated by the Planning Department.

Current Annual Taxes Paid:	\$6,224
Mills Act Annual Taxes Projected:	\$4,020
Potential Total Annual Tax Savings:	\$2,204
Estimated Savings over 10 years:	\$22,042
Estimated Savings Percentage:	35.4%

(ii) City Cost: According to the City budget, Ontario receives approximately 16.8% of the property taxes collected. The following shows the estimated loss in City property tax revenue for this Contract based on estimates calculated by the Planning Department.

Current Annual City Tax Revenue:	\$1,045
Mills Act Annual City Tax Revenue Estimated:	\$675
Estimated Total Annual Cost to the City:	\$370
Estimated Cost to the City over 10 years:	\$3,703

(4) Evaluation: As indicated above, the estimated annual cost to the City of the Mills Act contract would be \$675. In exchange for this modest decrease in property tax revenues, approximately \$47,150 will be reinvested into the historic building over a ten-year period – a ratio of \$12.73 in private funds spent for every dollar the City foregoes in property tax revenue.

PART II: RECITALS

WHEREAS, the Application is not a project pursuant to the California Environmental Quality Act ("CEQA") Guidelines Section 21065; 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 Project; and

WHEREAS, the Community Development and the Aesthetic, Cultural, Open Space and Recreational Resources elements of The Ontario Plan (“TOP”) sets forth Goals and Policies to conserve and preserve Ontario’s historic buildings and sites; and

WHEREAS, on October 12, 2017, the HPSC 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 Application is not a project pursuant to Section 21065 of the CEQA Guidelines. The Mills Act Contract will not result in a direct physical change in the environment, or a reasonably foreseeable indirect physical change in the environment.

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) California Government Code Section 50280, et seq., authorizes cities to enter into contracts with the owners of a qualified historical property to provide for the use, maintenance and restoration of such historical property so as to retain its characteristics as a property of historical significance; and

(2) The Drew Fallis House, located at 426 West Armsley Square, was designated as a Contributor to the Armsley Square Historic District on March 21, 2000; and

(3) The Applicant has set forth a work program for this specific property to ensure the preservation of this historic resource that qualifies under the guidelines and standards set by the State of California.

SECTION 3: Based upon the findings and conclusions set forth in Sections 1 and 2 above, the HPSC recommends the Historic Preservation Commission recommend the City Council approve the request for a Mills Act Contract.

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 12th day of October 2017.

Historic Preservation Subcommittee

Exhibit A: Project Location Map

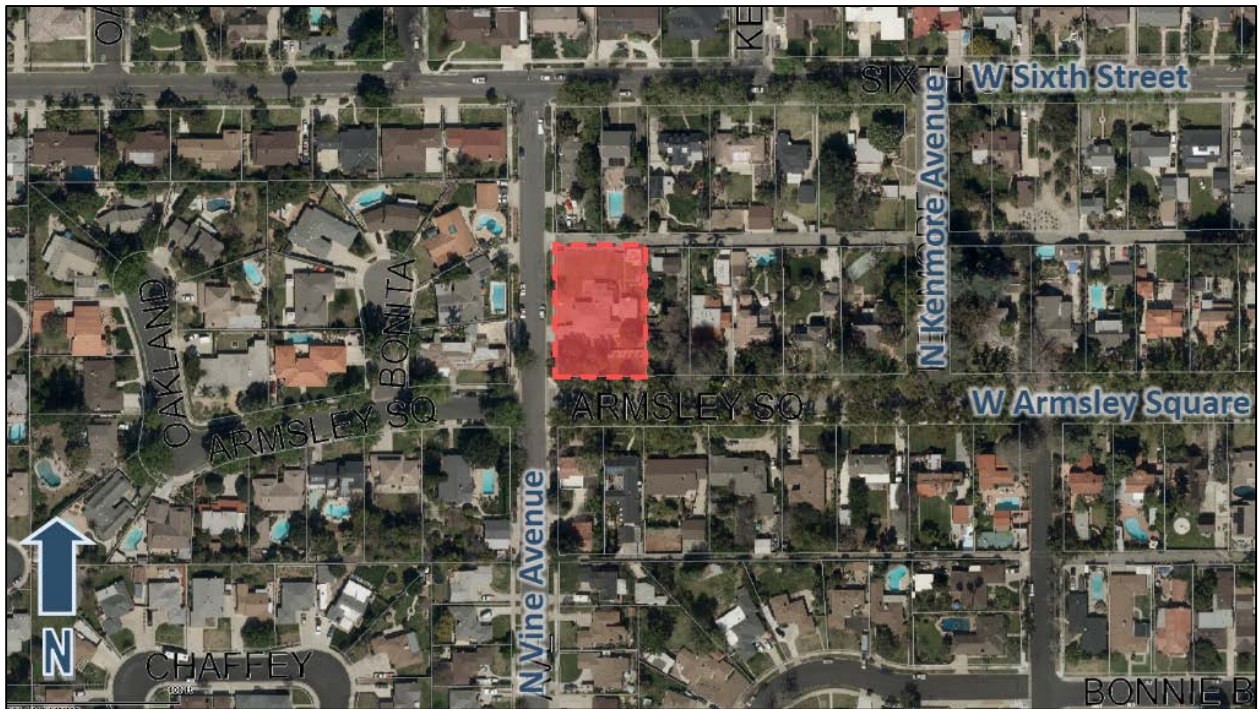


Exhibit B: Site Photographs



Exhibit C: Schedule of Improvements

<p>State of California Cultural Resource Database Mills Act Contract</p> <p>EXHIBIT C HISTORIC PROPERTY PRESERVATION AGREEMENT Proposed Improvements</p>	<p>City of Ontario Planning Department 303 East B Street Ontario, CA 91764 Phone: 9093952036 Fax: 9093952420 http://www.ontarioca.gov</p>
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Address: 426 W Armsley Square
 Ontario, CA 91762

APN: 104734112

File No: PHP17-032

Improvements Information:

Description:	Completed?
Year 2018: Replace plumbing throughout house (fresh water-\$6,900) (Sewer-\$7,650).	<input type="checkbox"/>
Year 2019: Plumbed new piping for kitchen stove and clothes dryer.	<input type="checkbox"/>
Year 2020: Replace all wall plugs, upgrade to GFI in bathrooms and kitchen.	<input type="checkbox"/>
Year 2021: Install new 5 on energy efficient air conditioning unit, replace all air ducts and vents.	<input type="checkbox"/>
Year 2022: Refinish all original wood floors.	<input type="checkbox"/>
Year 2023: Install new 40 gallon energy efficient water heater. Interior paint and plaster repair.	<input type="checkbox"/>
Year 2024: Front yard landscaping (13 palms, marathon lawn, 30 mixed ground plants)	<input type="checkbox"/>
Year 2025: Replace four wood gates with decorative iron gates (front and back). Install new decorative iron gate in patio/courtyard.	<input type="checkbox"/>
Year 2026: Remove dead trees and excess shrubbery in rear yard, clear and prep for re-landscape.	<input type="checkbox"/>
Year 2027: Exterior paint.	<input type="checkbox"/>