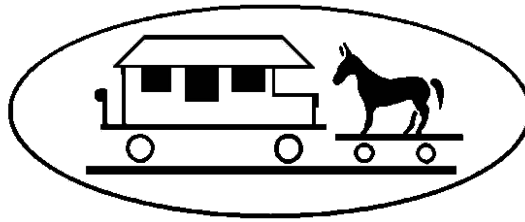


Historic Ontario



The "Model Colony"

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

AGENDA

July 14, 2022

All documents for public review are on file in the Planning Department located in City Hall at 303 East "B" Street, Ontario, CA 91764 and on the City website at www.ontarioca.gov/Agendas/HistoricPreservation

**MEETINGS WILL BE HELD AT 5:30 PM
IN COMMUNITY CONFERENCE ROOMS 1 & 2**

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 June 15, 2022, approved as written.

Motion to Approve/Deny

PUBLIC HEARING ITEMS

- B. ENVIRONMENTAL ASSESSMENT AND CERTIFICATE OF APPROPRIATENESS REVIEW FOR FILE NO. PHP22-009**: A Certificate of Appropriateness to construct exterior modifications to a historic eligible commercial building located at 115 South Palm Avenue, within the LUA-2N (Arts District - North) of the MU-1 (Downtown Mixed-Use) zoning district. The project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to Section 15331 (Class 31, Historical Resource Restoration/Rehabilitation) of the CEQA Guidelines.; (APN: 1049-055-09) **submitted by Mia Melle. This item was continued from the June 15, 2022 special meeting.**

1. CEQA Determination

No action necessary – Exempt: CEQA Guidelines Section § 15331

2. File No. PHP22-009 (Certificate of Appropriateness)

Motion to Approve/Deny

DISCUSSION ITEMS:

1. Training Module 1: What is the historic character?

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 August 11, 2022.

I, Gwen Berendsen, Administrative Assistant of the City of Ontario, or my designee, hereby certify that a true, accurate copy of the foregoing agenda was posted on or before **July 11, 2022**, at least 72 hours prior to the meeting per Government Code Section 54954.2 at 303 East “B” Street, Ontario.



Administrative Assistant

CITY OF ONTARIO HISTORIC PRESERVATION COMMISSION
(Presented to public via ZOOM)

Historic Preservation Subcommittee Special Meeting

Minutes

June 15, 2022

REGULAR MEETING: Called to order via ZOOM, by Rick Gage, at 5:40pm

BOARD MEMBERS PRESENT

Nancy DeDiemar, Commissioner
Rick Gage, Planning Commissioner

BOARD MEMBERS ABSENT

Jim Willoughby, Chairman

STAFF MEMBERS PRESENT

Diane Ayala, Senior Planner
Elly Antuna, Associate Planner

PUBLIC COMMENTS

No one responded from the public.

MINUTES

- A. **APPROVAL OF MINUTES:** Motion to approve the minutes of the February 10, 2022, meeting of the Historic Preservation Subcommittee as written were approved unanimously by those present (2-0).

PUBLIC HEARING ITEMS

- A. **ENVIRONMENTAL ASSESSMENT AND CERTIFICATE OF APPROPRIATENESS REVIEW FOR FILE NO. PHP22-009:** A Certificate of Appropriateness to install a mural on the exterior of a historic eligible commercial building located at 115 South Palm Avenue, within the LUA-2N (Arts District - North) of the MU-1 (Downtown Mixed-Use). The project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to Section 15331 (Class 31, Historical Resource Restoration/Rehabilitation) of the CEQA Guidelines.; (APN: 1049-055-09) submitted by Mia Melle.

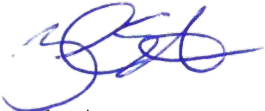
Diane Ayala, Senior Planner requested that the item be continued to the July 14, 2022, Historic Preservation Subcommittee meeting.

Motion to continue File No. PHP22-009 to the July 14, 2022, HPSC meeting was approved unanimously by those present (3-0).

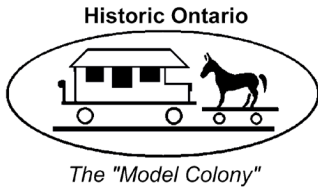
DISCUSSION ITEMS

1. California Preservation Foundation Virtual Conference Debrief – Elly Antuna, Associate Planner provided a debrief on several sessions held during the 2022 CPF Conference. Ms. Antuna stated that Planning staff would bring forward additional training opportunities during future HPSC meetings.

Respectfully submitted,



Elly Antuna
Associate Planner



Historic Preservation Subcommittee

July 14, 2022

DECISION NO:

FILE NO: PHP22-009

DESCRIPTION: A Certificate of Appropriateness to construct exterior modifications to a historic eligible commercial building located at 115 South Palm Avenue, within the LUA-2N (Arts District - North) of the MU-1 (Downtown Mixed-Use) zoning district; (APN: 1049-055-09); **submitted by Mia Melle.**

PART I: BACKGROUND & ANALYSIS

MIA MELLE, (herein after referred to as "Applicant") has filed an application for the approval of a Certificate of Appropriateness, File No. PHP22-009, as described in the subject of this Decision (herein after referred to as "Application" or "Project").

(1) Project Setting: The 12,824 square foot, one-story vernacular commercial building located at the northeast corner of Palm Avenue and Transit Street (*Exhibit A: Aerial Photograph*) appears to have been constructed after 1912 and before 1928 and is depicted in *Exhibit B: Site Photographs*. The building was home to Citrus Motors for several years, other occupants of the building include Woodfin Motors and Todd-Booth. The last reported occupants of the building were Raven Brothers Auto Painting who began occupying the building in 1985. The building has been vacant for several years. Surrounding the project site are several historic buildings, including the United States Post Office (Local Landmark No. 39) located on Holt Boulevard, the Old Post Office (Local Landmark No. 38) located on Transit Street, and the Pacific Electric Bus Depot (Local Landmark No. 37) located on Laurel Avenue. Other development in the area includes a mix of light industrial, office, commercial, residential, live/work lofts, and civic buildings constructed in varying architectural styles and construction dates.

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

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

(3) Background: The Applicant acquired the property in 2021 and submitted construction plans to modify the floor plan of the building to expand the retail and office space. The scope of work also includes system upgrades (HVAC, electrical and plumbing), addition of a mezzanine, exterior work, and improvements to the adjacent public right-of-way.

On April 1, 2022, the Applicant submitted a Certificate of Appropriateness application to allow for the exterior alterations and installation of a mural at the southwest corner of the building. The Certificate of Appropriateness review is to ensure that the exterior work is consistent with the Secretary of the Interior’s Standards for the Treatment of Historic Properties and to ensure that the mural does not adversely affect the character-defining features of the historic eligible commercial building.

(4) Architectural Description: The one-story commercial building is rectangular plan with a flat roof and a plaster finish over concrete with a brick veneer along the base of the northwest corner façade as depicted in *Exhibit D: Existing Elevations*. The building occupies approximately a quarter of the block, and there is a parking lot east of the building. The front (west) façade has 2 windows, one doorway, and one garage bay with a roll up door. The south façade has 2 storefront windows, 7 multi-pane steel windows, and 2 garage bays with roll up doors. The east façade has five multi-pane windows.

(5) Project Description: The Applicant is requesting a Certificate of Appropriateness to allow for the construction of exterior modifications to the historic eligible commercial building as depicted in *Exhibit E: Proposed Elevations*. The proposed exterior alterations include:

- New aluminum awning on the primary facade, plaster coat, storefront system, 2 roll-up sectional doors, and a man door,
- Restoration of a storefront window opening on the primary façade and steel windows
- Conversion of the single-wide garage bay on the south elevation to a traditional storefront system with door, transom, and windows, and
- Installation of a mural.

The building will be painted white with black trim. All existing steel windows are to remain and will be painted black. The existing storefront windows and doors will be replaced with an anodized aluminum storefront window system. The new doors and windows will match the original in size, style, design, and placement. An opening that was previously enclosed on the west elevation will be restored to a storefront window and a new man door will be installed. The exterior openings were covered at an unknown date; however, the original openings are still visible from the interior of the building (*Figure 1*). One garage bay opening currently containing a roll-up door at the south elevation will be replaced with a secondary entrance and an aluminum storefront window system. The size of the opening will not be altered, retaining the original fenestration pattern on the south elevation. In addition to building improvements, the Applicant will also install landscaped parkways with street trees and ground cover.

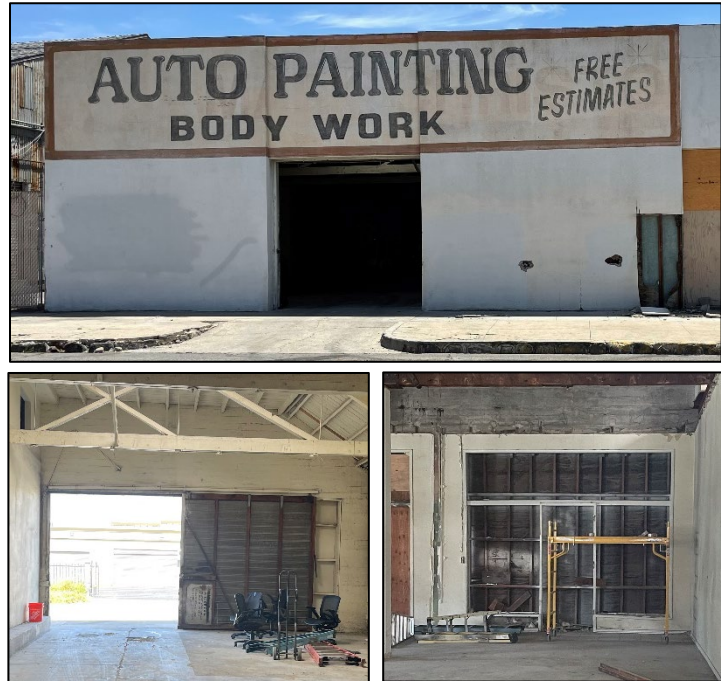


Figure 1: Existing exterior above, original openings visible from the interior below

The proposed mural concept is described as a modern flora/botanical design featuring bright colors, inspired by murals like the one pictured in *Figure 2: Mural Inspiration*. The mural is proposed at the southwest corner of the building, concentrated over the storefront windows, and will be applied over a new exterior plaster coat. The Mural Concept is provided to illustrate the general location and placement of the mural. The density, colors, and final design will be determined by the artist and will be an original work. The Applicant has reached out to several artists with portfolios that meet this vision and will select the final artist upon concept approval. Some of the artists being considered include Steffi Lynn, Jules Aust and Abel Macias. Each of these artists has extensive experience with mural installations in public places. The final design will be reviewed by the Planning Director to ensure compliance with the Certificate of Appropriateness prior to installation.



Figure 2: Mural Inspiration

(6) Project Analysis: Section 4.02.050: Historic Preservation-Certificate of Appropriateness and Demolition of Historic Resources, of the Ontario Development Code, requires Certificate of Appropriateness approval for any exterior alterations of an historic resource. Certificate of Appropriateness approval shall be required even if the City requires no other permits and is in place to ensure that there are no adverse impacts to the historic resource. The proposed exterior finishes and fixtures are compatible with the vernacular commercial building. The project also proposes restoration of original openings with windows and doors in the original pattern. Original steel windows and the brick at the base of the building will be repaired. The concrete building has been covered with plaster that is currently in poor condition and is peeling away in several areas. The peeling plaster will be refinished, and the mural will be painted over the new plaster coat. The mural will not be applied over any original, unfinished surface and is an alteration that is easily reversible. The building is simple in design and does not feature any architectural projections or character-defining features that would be covered by the installation of a mural at the proposed location.

Murals are permitted in all zoning districts and are intended to enhance the quality of the area in which it is located. Murals in the Arts District land use area of the Downtown are consistent with the district vision and compatible with existing uses in the area. Murals are an increasingly popular public art form that adds vibrancy and vitality to the built landscape.

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 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 July 14, 2022, 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 (Class 31, Historical Resource Restoration/Rehabilitation) of the CEQA Guidelines, the project is consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties; and

(2) The application of the categorical exemption is not barred by one of the exceptions set forth in CEQA Guidelines Section 15300.2; and

(3) The determination of CEQA exemption reflects the independent judgment of the HPSC.

SECTION 2: Based upon the substantial evidence presented to the HPSC during the above-referenced hearing and upon the specific findings set forth in Section 1, above, the HPSC hereby concludes as follows:

(1) The new construction, in whole or in part,

a. *Will not detrimentally change, destroy or adversely affect any significant architectural feature of the resource.* The building has had minimal alterations since its construction, including the closure of 2 openings and the application of plaster along the façade. The project proposes to restore the openings and to replaster and install the mural over the new plaster coat. The proposed mural is an easily reversible alteration, 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 exterior alterations will restore and refinish original features and will not alter any original openings. The mural will not be applied over any original, unfinished surface and is an alteration that is easily reversible.

The building is simple in design and does not feature any architectural projections or character-defining features that would be covered by the installation of a mural; and

c. *Will be compatible with the exterior character-defining features of the historic resource.* The proposed fixtures and finishes are compatible with the vernacular commercial building. The proposed mural will not be applied over any original, unfinished surface and is an alteration that is easily reversible. The building is simple in design and does not feature any architectural projections or character-defining features that would be impacted by the installation of a mural; and

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

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

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

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

APPROVED AND ADOPTED this 14th day of July 2022.

Historic Preservation Subcommittee

Exhibit A: Project Location Map



Exhibit B: Site Photographs



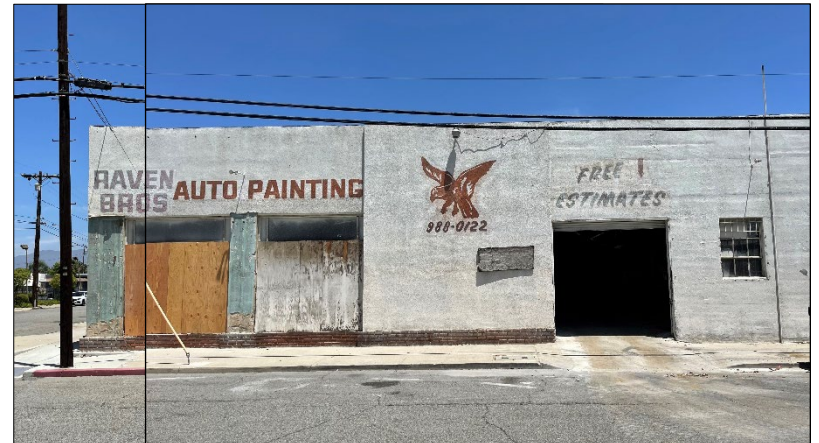
View looking northeast - Current



View looking northeast - 1983



West elevation facing Palm Avenue



South elevation facing Transit Street

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

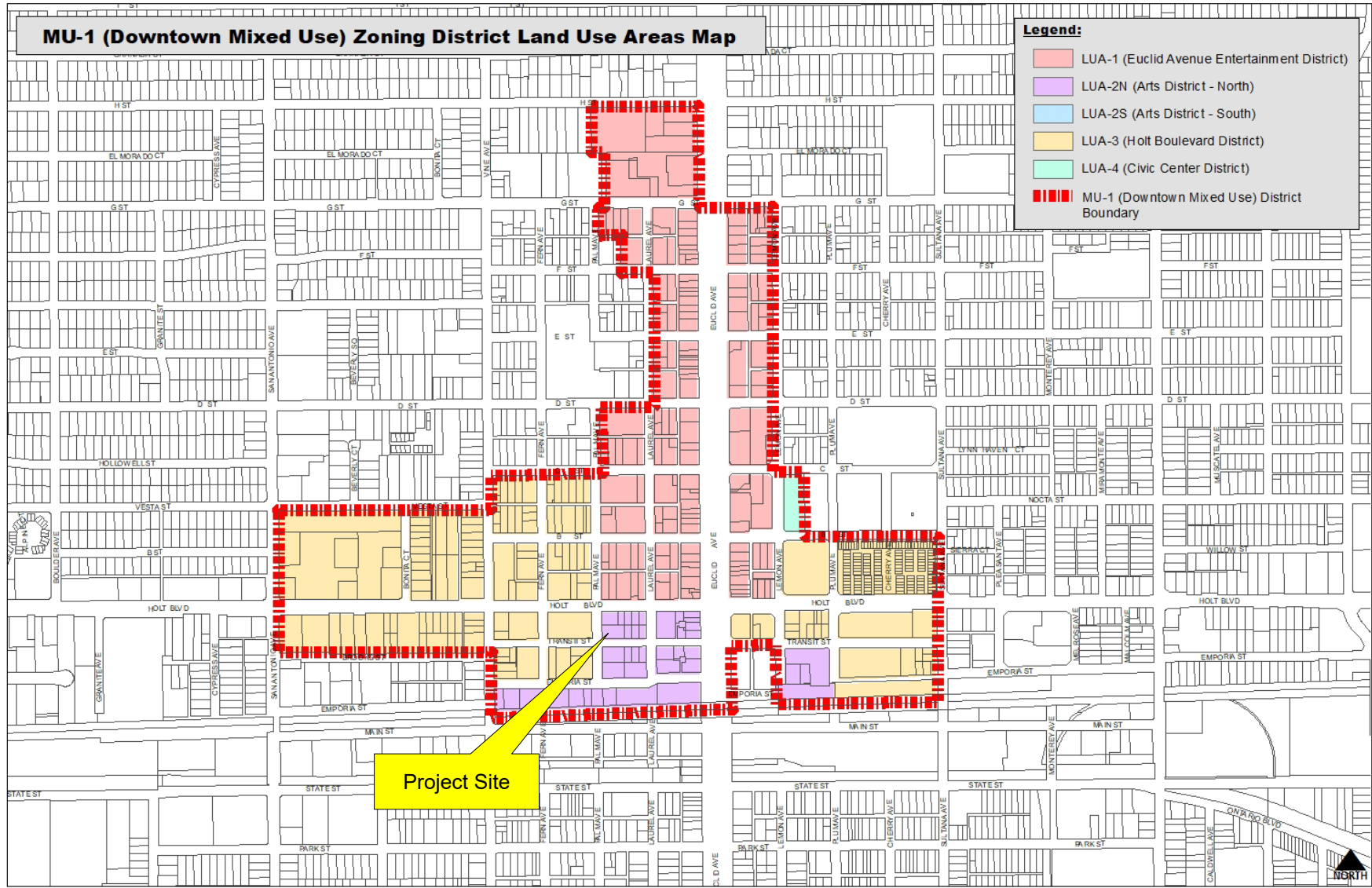
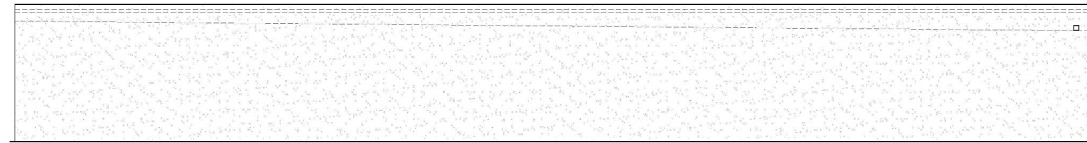
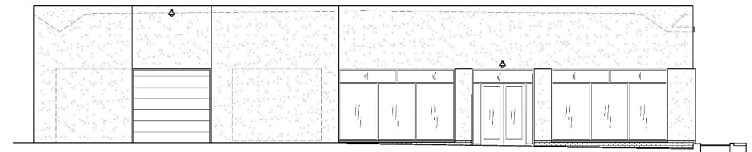


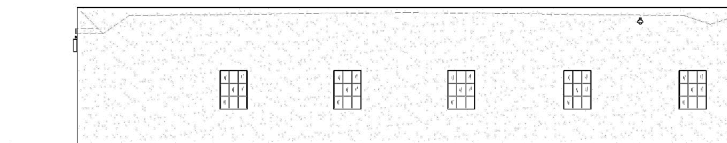
Exhibit D: Existing Elevations



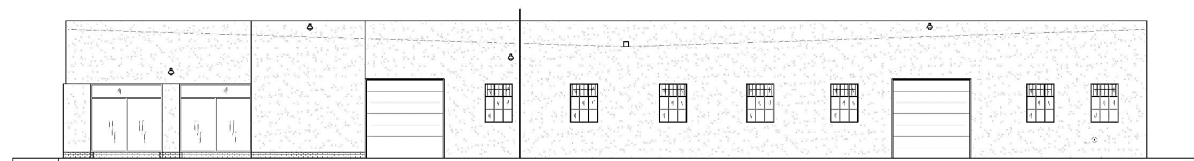
NORTH ELEVATION



WEST ELEVATION (FACING PALM)

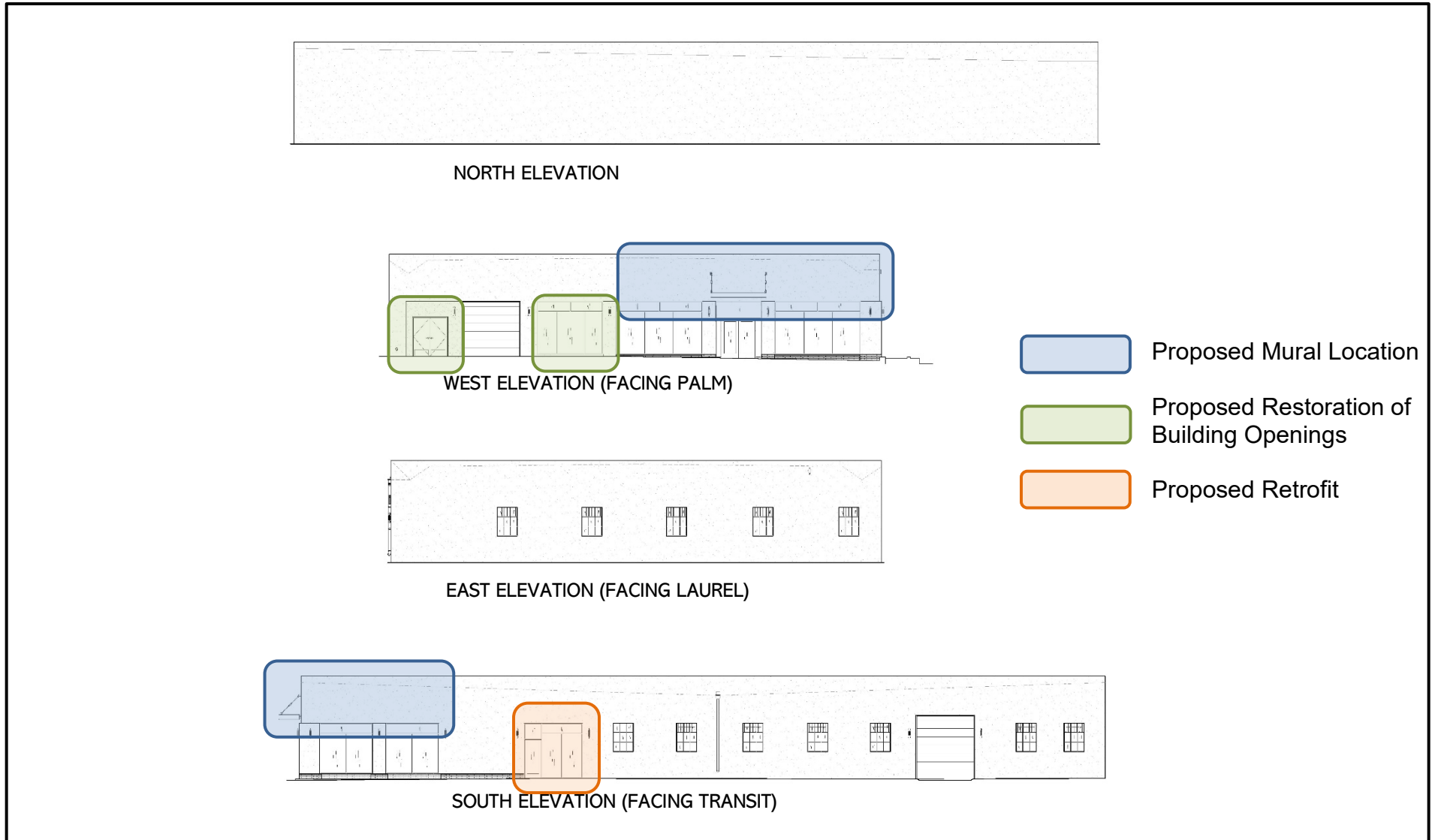


EAST ELEVATION (FACING LAUREL)



SOUTH ELEVATION (FACING TRANSIT)

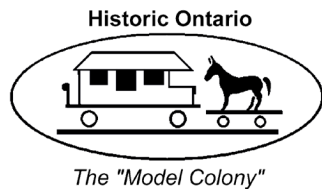
Exhibit E: Proposed Elevations



Attachment “A”

FILE NO. PHP22-009

CONDITIONS OF APPROVAL



CERTIFICATE OF APPROPRIATENESS

CONDITIONS OF APPROVAL

Date:	July 14, 2022
File No.:	PHP22-009
Location:	115 S Palm Avenue (APN: 1049-055-09)
Prepared By:	Elly Antuna, Associate Planner
Description:	A Certificate Appropriateness to construct exterior modifications to a historic eligible commercial building located at 115 South Palm Avenue, within the LUA-2N (Arts District - North) of the MU-1 (Downtown Mixed-Use) zoning district. (APN: 1049-055-09)

CONDITIONS OF APPROVAL

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

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

Windows.

2. Multi-grid steel windows (7 on south elevation, 5 on east elevation) shall be repaired and painted black.
3. Storefront window pattern along west elevation shall be 2 transom windows over a triple window.
4. Storefront window pattern along south elevation shall be a single transom window over a double window.

HVAC.

5. Roof mounted HVAC equipment shall be placed to avoid visibility from the street. If impractical, HVAC equipment shall be screened with appropriate metal fencing painted to match building exterior. Screening shall be verified at final occupancy.

Garage Bay.

6. Roll-up door at garage bay opening at the south elevation shall be replaced with a secondary entrance and aluminum storefront system. The size of the opening shall not be altered.

Finishes.

7. Existing brick veneer along the base of the building will be preserved and repaired as needed.

Conditions of Approval

File No. PHP22-009

July 14, 2022

Page 2

8. Storefront window and door systems shall be anodized aluminum in “bronze” or “dark bronze.”
9. New plaster coat shall be painted white.

Mural.

10. Exterior wall mural shall be limited to the west and south building walls, concentrated over and around storefront windows.
11. Mural design shall consist of a modern flora/botanical design featuring bright colors.
12. Mural shall be treated with a protective coat to protect the mural from UV degradation, weathering and vandalism.
13. Graffiti shall be immediately removed or painted over.
14. The mural shall be maintained and kept in overall good condition. Any peeling, faded or damaged paint shall be repainted as needed.
15. The applicant shall submit the final artwork design to the Planning Director for review and approval.
16. Any deviation from the approved plans shall require approval of the Planning Department and, if necessary, the Historic Preservation Subcommittee.