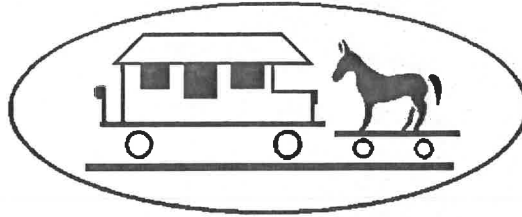


Historic Ontario



*The "Model Colony"*

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

**AGENDA**

**April 12, 2023**

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 March 8, 2023 approved as written.

Motion to Approve/Deny

## PUBLIC HEARING ITEMS

- B. ENVIRONMENTAL ASSESSMENT AND CERTIFICATE OF APPROPRIATENESS FOR FILE NO. PHP22-010: A hearing to consider a Certificate of Appropriateness to facilitate the construction of a mixed-use development consisting of 109 residential apartment units and approximately 4,000 square feet of ground floor retail on 2.38-acres of land within the LUA-1 (Euclid Avenue Entertainment) of the MU-1 (Downtown Mixed Use) zoning district located at the northeast corner of Euclid Avenue and D Street, bordered by E Street on the north and Lemon Avenue on the east. 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. The proposed project is located within the Airport Influence Area of Ontario International Airport and was evaluated and found to be consistent with the policies and criteria of the Ontario International Airport Land Use Compatibility Plan; (APNs: 1048-363-05, 1048-363-04, 1048-363-03 and 1048-363-02) **submitted by Ontario Place D Block LLC. Planning/Historic Preservation Commission is required.**

#### 1. CEQA Determination

No action necessary – Not a project pursuant to CEQA Guidelines Section § 15331

#### 2. File No. PHP22-010 (Certificate of Appropriateness)

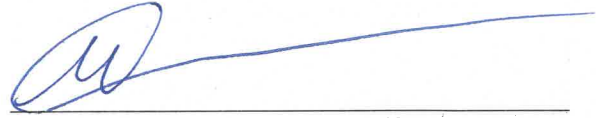
Motion to recommend for Approval/Denial

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

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

The next **Historic Preservation Subcommittee** meets on May 10, 2023.

I, Mayra A. Angulo, Office Specialist of the City of Ontario, or my designee, hereby certify that a true, accurate copy of the foregoing agenda was posted on or before **April 7, 2023**, at least 72 hours prior to the meeting per Government Code Section 54954.2 at 303 East "B" Street, Ontario.



Office Specialist



# CITY OF ONTARIO

## MEMORANDUM

**TO:** Historic Preservation Commissioners

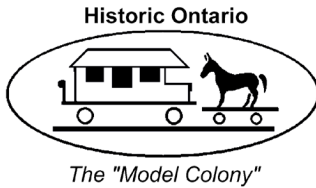
**FROM:** Elly Antuna, Associate Planner

**DATE:** April 12, 2023

**SUBJECT:** HPSC Minutes for March 8, 2023

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The HPSC Minutes for March 8, 2023 will be made available at the time of the meeting.



# Historic Preservation Subcommittee

April 12, 2023

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## DECISION NO:

FILE NO: PHP22-010

**DESCRIPTION:** A Certificate of Appropriateness to facilitate the construction of a mixed-use development consisting of 109 residential apartment units and approximately 4,000 square feet of ground floor retail on 2.38 acres of land located at the northeast corner of Euclid Avenue and D Street, bordered by E Street on the north and Lemon Avenue on the east, within the LUA-1 (Euclid Avenue Entertainment) of the MU-1 (Downtown Mixed Use) and Euclid Avenue Overlay zoning districts. (APNs: 1048-363-05, 1048-363-04, 1048-363-03 and 1048-363-02). **Submitted by Ontario Place D Block LLC. Planning/Historic Preservation Commission is required.**

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## PART I: BACKGROUND & ANALYSIS

ONTARIO PLACE D BLOCK, LLC, (herein after referred to as "Applicant") has filed an application for the approval of a Certificate of Appropriateness, File No. PHP22-010, as described in the subject of this Decision (herein after referred to as "Application" or "Project").

(1) **Project Setting:** The Project site is comprised of 2.38 acres of land located within the historic downtown, at the northeast corner of Euclid Avenue and D Street, bordered by E Street on the north and Lemon Avenue on the east, which is depicted in *Exhibit A: Project Location Map and Exhibit B: Site Photographs*, attached. The Project site is developed with a vacant commercial retail center, paved surface parking lot, and 3 automatic teller machines (ATMs) that have been recently removed. The commercial retail center was constructed during the 1960s and then remodeled during the early 2000s.

On the same block, at the northwest corner, is a 0.12-acre lot that is improved with a fueling station. The block south of the Project site is developed with a 5-level public parking structure and vacant land slated for construction of a mixed-use development consisting of 144 residential apartment units and approximately 4,050 square feet of ground floor retail. Other surrounding land uses include commercial to the west, across Euclid Avenue, and a mixture of retail and office to the east and north.

(2) **Background:** On July 5, 2022, the City Council approved a Disposition and Development Agreement ("DDA") with the Applicant for a mutual benefit that would further The Ontario Plan (TOP) Policy Plan (general plan) goals necessitating an intensive

mixture of retail, office, and residential uses in a pedestrian friendly atmosphere, while ensuring that the historic character of the Downtown is preserved. As stipulated in the DDA, the City is responsible for preparing the site through existing businesses relocation and building demolition to deliver a “shovel ready” Project site to the Applicant.

The Project site is located within LUA-1 (Euclid Avenue Entertainment) of the MU-1 (Downtown Mixed-Use) and Euclid Avenue Overlay zoning districts, requiring the preparation and approval of a Planned Unit Development (“PUD”) to establish the development standards and design guidelines for the site. Also required is a Certificate of Appropriateness for development plan proposals that are located on project sites that have Euclid Avenue frontage.

The Applicant filed a request for approval of the D Block PUD, File No. PUD22-005, Tentative Tract Map, File No. PMTT22-019, and Development Plan, File No. PDEV22-031, concurrently with the subject Certificate of Appropriateness. Final approval of the Certificate of Appropriateness is contingent upon the City Council adoption of the PUD for the Project site and Tentative Tract Map and Development Plan approval by the Planning Commission.

**(3) Project Description:** The Applicant is requesting a Certificate of Appropriateness to allow for the construction of one mixed-use building consisting of 109 residential apartment units, at a density of 45.8 dwelling units per acre, and approximately 4,050 square feet of ground floor commercial uses, as depicted in *Exhibit C: Site Plan*, attached. The proposed L-shaped building will have 4-stories, with an overall average height of 51 feet, and constructed with an approximate 3-foot setback from Euclid Avenue, an average of 6-foot setback from D Street, an approximate 2-foot setback from Lemon Avenue, and a 10 to 20-foot setback from the adjacent primary recreation area and surface parking lot located at the northeastern portion of the site. The residential perimeter is enclosed by a decorative 6-foot tubular steel fence.

The stacked-flat residential unit configuration will provide studio, and one and 2-bedroom apartments, as depicted in *Exhibit D: Floor Plans*. Oriented towards Euclid Avenue, the ground floor commercial units are divided by a mid-block pedestrian pass-thru that leads to a gated corridor accessing the residential units, amenity area, and parking lot. Residential units, as described in the table below, will be accessible from interior hallways, 2 on-site elevators, and 2 interior stairwells. Each unit will have a private deck or patio, ranging in size from 60 to 90 square feet, that will be enclosed by a decorative pony wall. A 1,100-square-foot roof deck patio and an adjacent 500-square-foot clubhouse is located on the fourth floor. Four commercial units, ranging in size from approximately 600 to 1,850 square feet, will have Euclid Avenue frontage. The remaining commercial units on the block, also designed as a traditional storefront, will house the administrative operations and provide space for indoor amenities, storage, and mailboxes for residential tenants.

**Residential Floor Plans**

<b>Plan No.</b>	<b>Area (in SF)</b>	<b>No. Bedrooms</b>	<b>No. Baths</b>	<b>No. of Units</b>
S1	374	studio	1 bath	7
A1	670	1 bedroom	1 bath	2
A1.1	670	1 bedroom	1 bath	47
B1	1019	2 bedrooms	2 baths	4
B1.1	1019	2 bedrooms	2 baths	46
B2	980	2 bedrooms	2 baths	3
<b>TOTAL RESIDENTIAL UNITS</b>				<b>109</b>

The Project will have pedestrian access at multiple locations throughout the site. All commercial units will have direct access from Euclid Avenue. Residents will have secured and gated access to their units and amenity areas from Euclid Avenue, D Street, E Street, Lemon Avenue, and the surface parking lot. Vehicular access to the site will be limited to residents. The fully enclosed and gated parking lot is accessible from E Street via 3, 2-way driveways that lead to 24-foot-wide drive aisles that circulate through the parking lot.

The Project requires 200 vehicle parking spaces as specified in the proposed D Block PUD. In order to achieve the preferred Project density, 162 residential parking will be provided on-site, with 38 guest and retail visitor parking available on surrounding public streets, parking lots, and the C Block parking structure.

Approximately 20,647 square feet of common open space and recreation amenities are provided throughout the site, which includes a pool deck and in-ground spa with seating, 2 outdoor lounge areas, open play area, indoor fitness room and work space on the ground floor and a roof deck and adjacent clubhouse with pool tables, tables, chairs, and sofas located on the fourth-level. Additional on-site amenities for residential tenants include long term bicycle parking and storage area. Common open space and amenities meet the minimum requirement of 20,500 square feet, at a ratio of 188 square feet per dwelling unit.

Landscaping is provided for the full length of the Project street frontages, recreation area, pedestrian walkways, and in the parking lot, for a total of 12,774 square feet (12.3 percent landscape coverage), which meets the minimum 12 percent landscape coverage requirement for the Project. A variety of accent and shade trees in 24-inch, 36-inch, and 48-inch box and 15-gallon sizes have been provided, as well as 1, 5, and 15-gallon size shrubs, groundcover, and vines. Decorative paving and lighting will be provided at entries, pedestrian walkways, and other key locations throughout the Project, as depicted in *Exhibit F: Landscape Conceptual Plan*, attached.

The building will be designed in a contemporary Art Deco architectural style, as depicted in *Exhibit E: Exterior Elevations* and *Exhibit G: Project Renderings*, attached. Ground floor

commercial units are designed as a traditional storefront with a bulkhead (base), display windows, transom windows above display windows and entry door, and a mid-panel floor to distinguish from the upper residential floors. A combination of brick veneer, in a variety of colors and textures, smooth stucco, and fiber cement siding will emphasize each building modulation that will be carried through to the upper residential floors. The residential units will feature balconies with solid pony walls that consists of clear glass, stucco finish and an Art Deco motif. Vertical panels with windows that are inset from the exterior wall face and metal awnings are strategically placed over fourth-story windows to provide visual relief. The building has a parapet roof with decorative cornice.

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

The public right-of-way of Euclid Avenue from Philadelphia Street to the I-10 was designated as Local Landmark No. 67 on January 16, 2001. On August 10, 2005, the public right-of-way of Euclid Avenue from Philadelphia Street in Ontario to 24th Street in Upland was listed on the National Register of Historic Places as a significant cultural landscape. The public right-of-way includes north and south bound streets, sidewalks, light fixtures, parkways, median, trees, and stone and concrete curbs and gutters. Contributing character-defining features include the 60-foot wide median, historic rock curb, scored sidewalks, King standard light posts, double planting of California pepper trees (*Schinus molle*), silk oaks trees (*Grevillea robusta*), and other mature vegetation such as deodar trees (*Cedrus deodara*) and Canary Island palms (*Phoenix canariensis*). Non-contributing features include the bridge which crosses the I-10 and the bridge railroad crossings at Emporia and State Streets.

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

The Secretary of the Interior Standards for the Treatment of Historic Properties, also referred to as "the Standards," provide a critical part of the framework of the national



preservation program and are widely used at the federal, state and local levels to guide work on historic resources and have been adopted and incorporated into the Ontario Development Code. The Standards state that alterations will not destroy historic features and spatial relationships that characterize the historic resource and that new work will be differentiated from the old and will be compatible with historic materials, features, size, scale, and proportion, and massing to protect the integrity of the resource.

The Downtown Design Guidelines, adopted in 1998, recognizes that downtown developed over several decades beginning in the late 1880s through the 1950s. As such, three retail districts were established to reflect the existing development and provide guidance on new context (infill) buildings. The Retail District is bound by Emporia Street to the south, G Street to the north, Lemon Avenue to the east, and generally Laurel Avenue to the west. The Retail District is further divided by thematical subdistricts. The “Turn-of-the-Century” starts at Emporia Street and then transitions north to the “Historic 1920s-1940s” at B Street. The subdistrict transitions north mid-block between C and D Streets to the “Historic 1950s Style,” where the Project site is located. Across from the Project site is the Ontario Laundry Building, Local Historic Landmark No. 6, built 1941 and constructed in the Streamline Moderne architectural style, and the remainder of the buildings on the block are single-story with large display windows typical of 1950s period construction. North of the Project site is a fueling station, office buildings, parking lots, and Bethel Congregational Church, Local Historic Landmark No. 24, constructed with split stone cladding in 1914. The commercial properties within this subdistrict have been constructed in a variety of styles, materials, and massing.

The Project illustrates the type of high-quality mixed-use development and architecture promoted by the proposed D Block PUD, Downtown Design Guidelines, and the Secretary of Interior Standards for the Treatment of Historic Properties. This is exemplified through the use of:

- Articulation in building dipartite and tripartite divisions, creating breaks in horizontal massing every 30 to 65 feet through change of material and architectural features, and creating breaks in the vertical massing through use of a mid-floor panel distinguishing the commercial floor from the upper residential floors; and
- Articulation in storefront modulation through color and material changes, bulkhead/base, display windows, transom windows, glass entry doors with kickplates, and mid-floor panels; and
- Articulation in the building parapet and roof lines, which serves to accentuate the building’s entries and openings, and breaks up large expanses of building wall; and
- Articulation of building corners, through use of traditional Art Deco fluted columns and a stepped parapet roof; and
- Recessed and symmetrically arranged upper floor windows; and

- A mix of exterior materials, finishes, fixtures, and color blocking.

The design, site configuration and landscaping of the 4-story mixed-use commercial and residential development is appropriate in scale and massing for the infill construction and will not detract or adversely affect the historic character of neither Euclid Avenue nor the proposed Downtown Historic District.

## **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, the City's "Local Guidelines for the Implementation of the California Environmental Quality Act (CEQA)" provide for the use of a single environmental assessment in situations where the impacts of subsequent projects are adequately analyzed; and

WHEREAS, City of Ontario Development Code Division 2.03 (Public Hearings) prescribes the manner in which public notification shall be provided and hearing procedures to be followed, and all such notifications and procedures have been completed; and

WHEREAS, Ontario Development Code Table 2.02-1 (Review Matrix) grants the Historic Preservation Subcommittee (hereinafter referred to as "HPSC") the responsibility and authority to review and make recommendation to the 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 development; and

WHEREAS, on April 12, 2023, 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 Project is categorically exempt from environmental review pursuant to Section 15331 Historical Resource Restoration/Rehabilitation (Class 31) of the CEQA Guidelines; The Project is consistent with the Secretary of the Interior Standards for the Treatment of Historic Resources Guidelines. The Guidelines were utilized in the development of the project design and, as a result, do not pose any adverse impacts to the historic resource; and

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

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

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

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

a. Will not detrimentally change, destroy or adversely affect any significant architectural feature of the resource. While there are no identified historic resources within the project site, the site has frontage along historic Euclid Avenue and is within the proposed Downtown Historic District. Through appropriate scale, massing and use of materials, the new construction is compatible with the surrounding buildings and consistent with the proposed D Block PUD and Downtown Design Guidelines, and therefore, will not detrimentally change, destroy or adversely affect any significant architectural feature of the resource; and

b. Will not detrimentally change, destroy or adversely affect the historic character or value of the resource. While there are no identified historic resources within the Project site, the Project has frontage along historic Euclid Avenue and is within the proposed Downtown Historic District. The Project proposes appropriate building massing and scale, site design, building layout, and architecture that is in keeping with the area consistent with the proposed D Block PUD and Downtown Design Guidelines; and

c. Will be compatible with the exterior character-defining features of the historic resource. Although the Project site is not considered historic, the Project site has

frontage along historic Euclid Avenue and is within the proposed Downtown Historic District. Through enhanced architectural elements in the modern commercial architectural style the proposed Project does not detract from the character of Euclid Avenue and the surrounding area; and

d. Will not adversely affect or detract from the character of the historic district. Through enhanced architectural elements, which is in compliance with the proposed D Block PUD, Downtown Design Guidelines, and the Secretary of Interior Standards, the proposed Project does not detract from the character of either Euclid Avenue or the proposed Downtown Historic District.

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

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

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

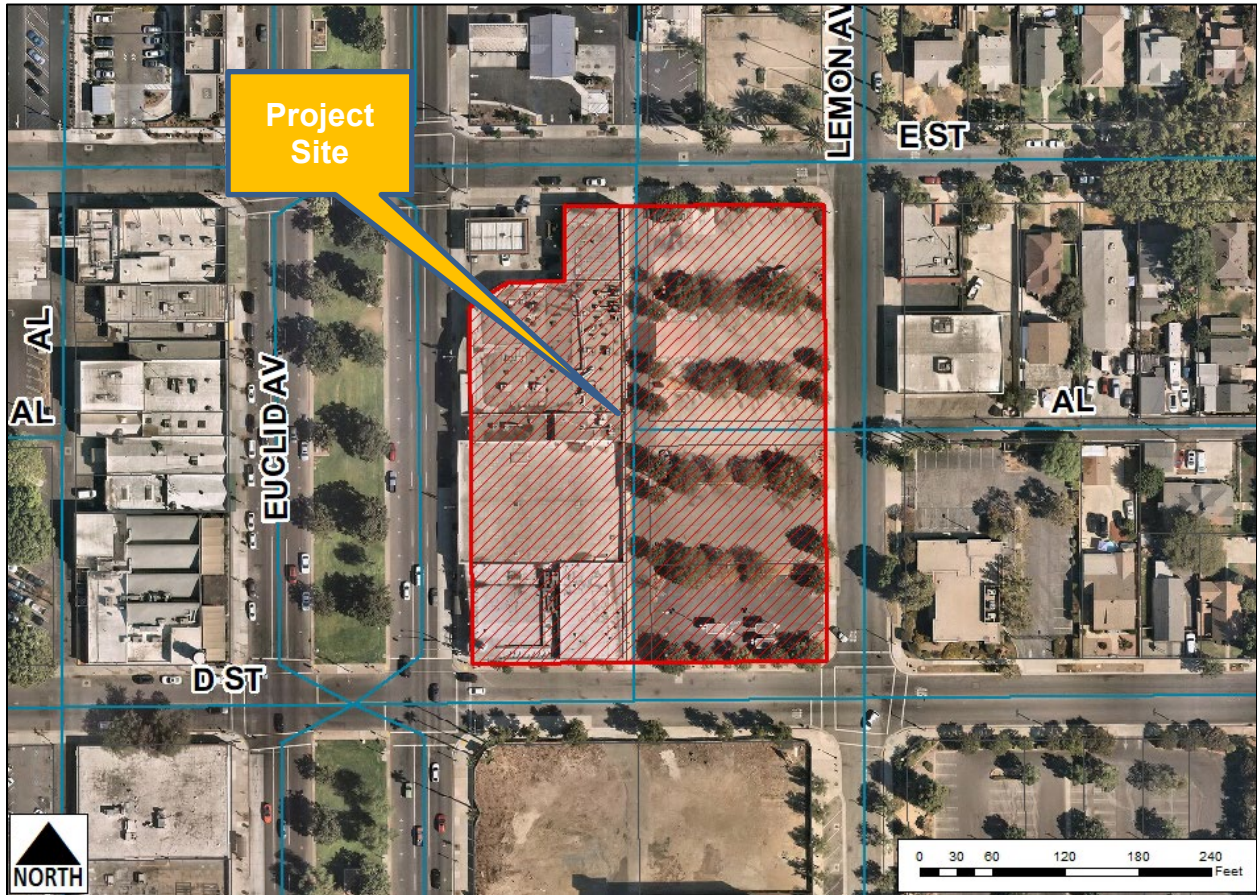
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APPROVED AND ADOPTED this 12th day of April 2023.

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Historic Preservation Subcommittee

**Exhibit A: Projection Location Map**





***Exhibit B: Site Photographs***



Euclid Ave. and D St. (northeast view 400 Block)



Euclid Ave. and E St. (southeast view 400 Block)

***Exhibit B: Site Photographs (Continued)***



Euclid Ave. and D St. (northwest view-400 Block)



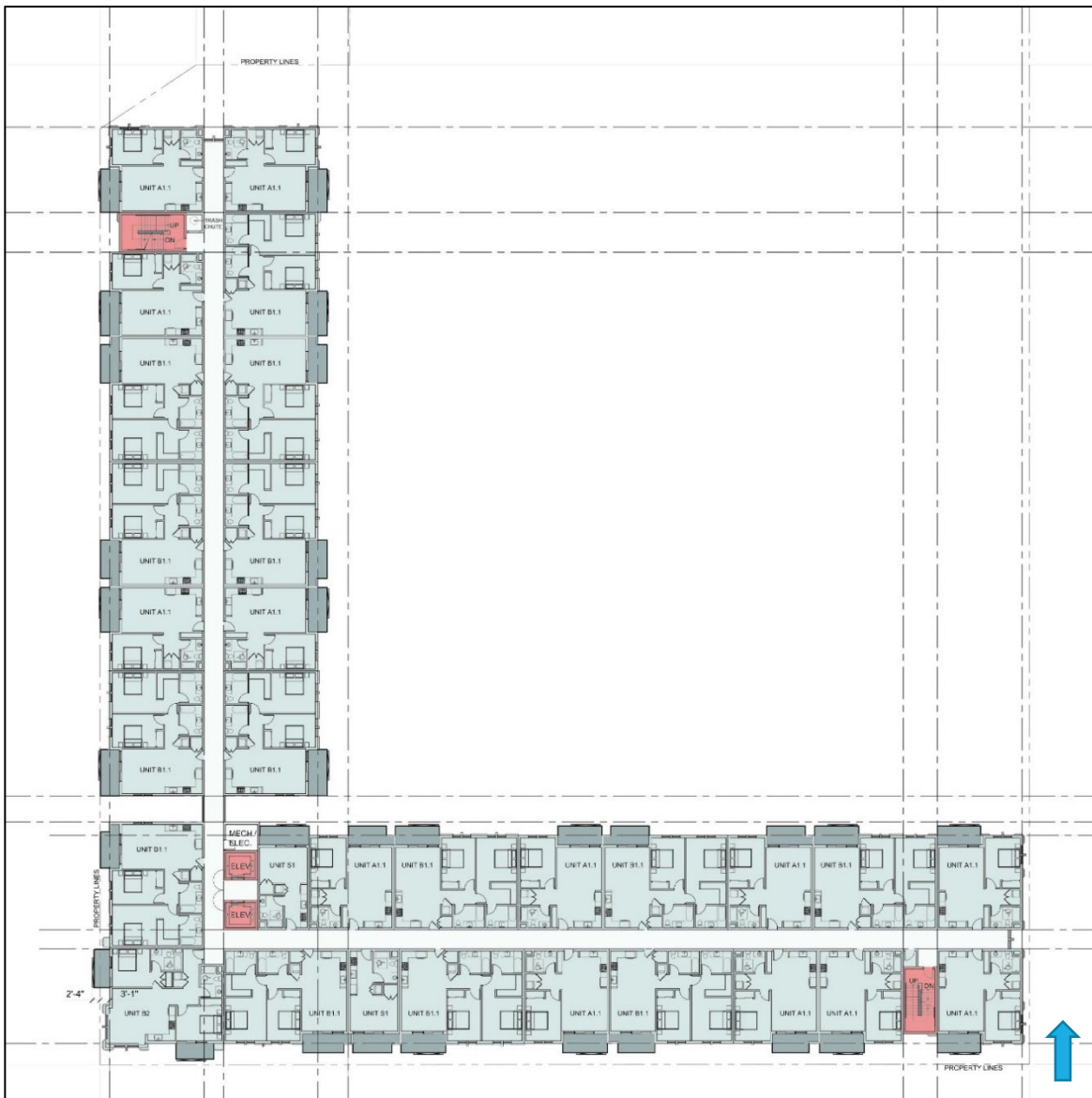
Lemon Ave and D St. (southwest view)





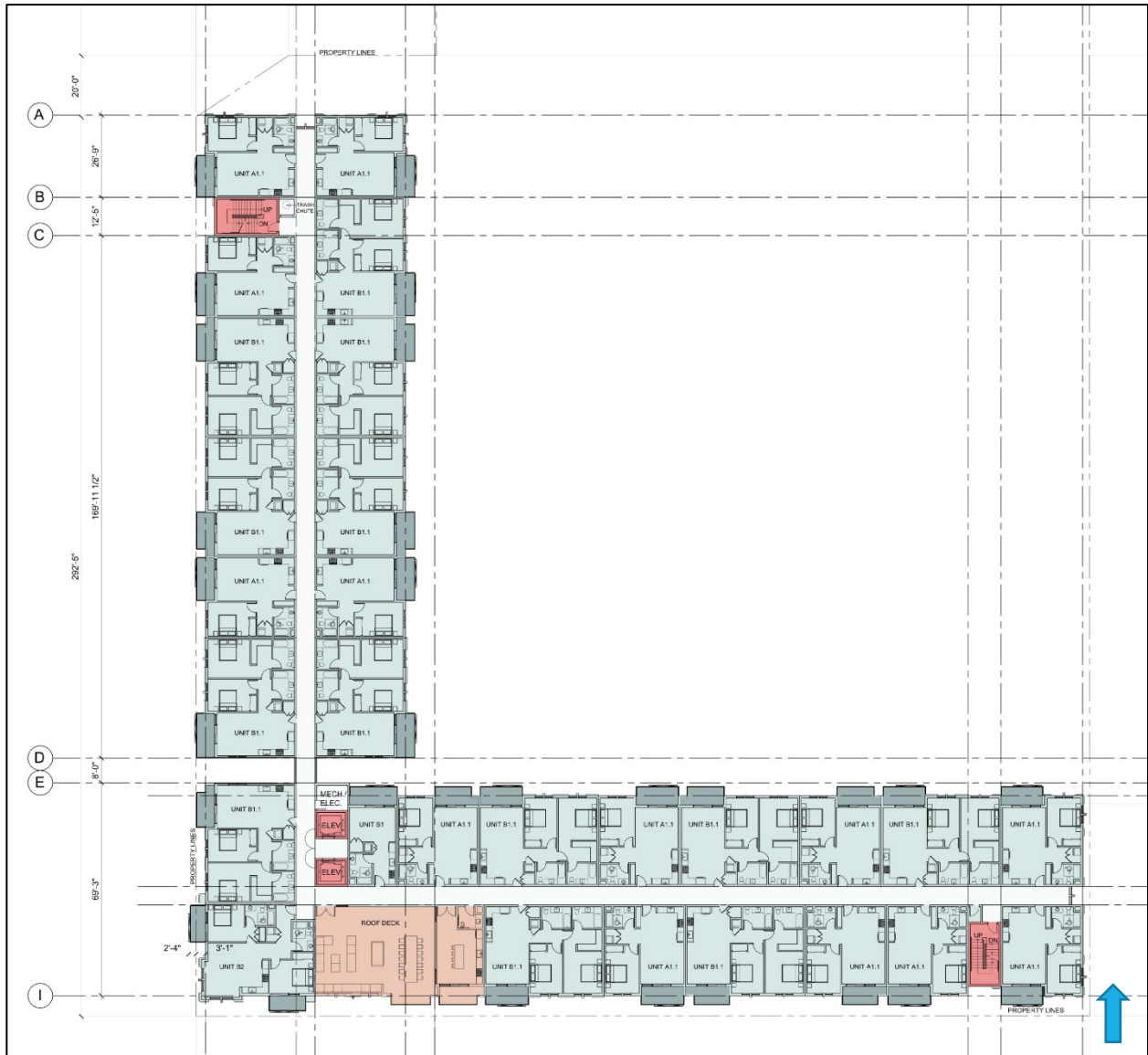


**Exhibit D: Floor Plans**



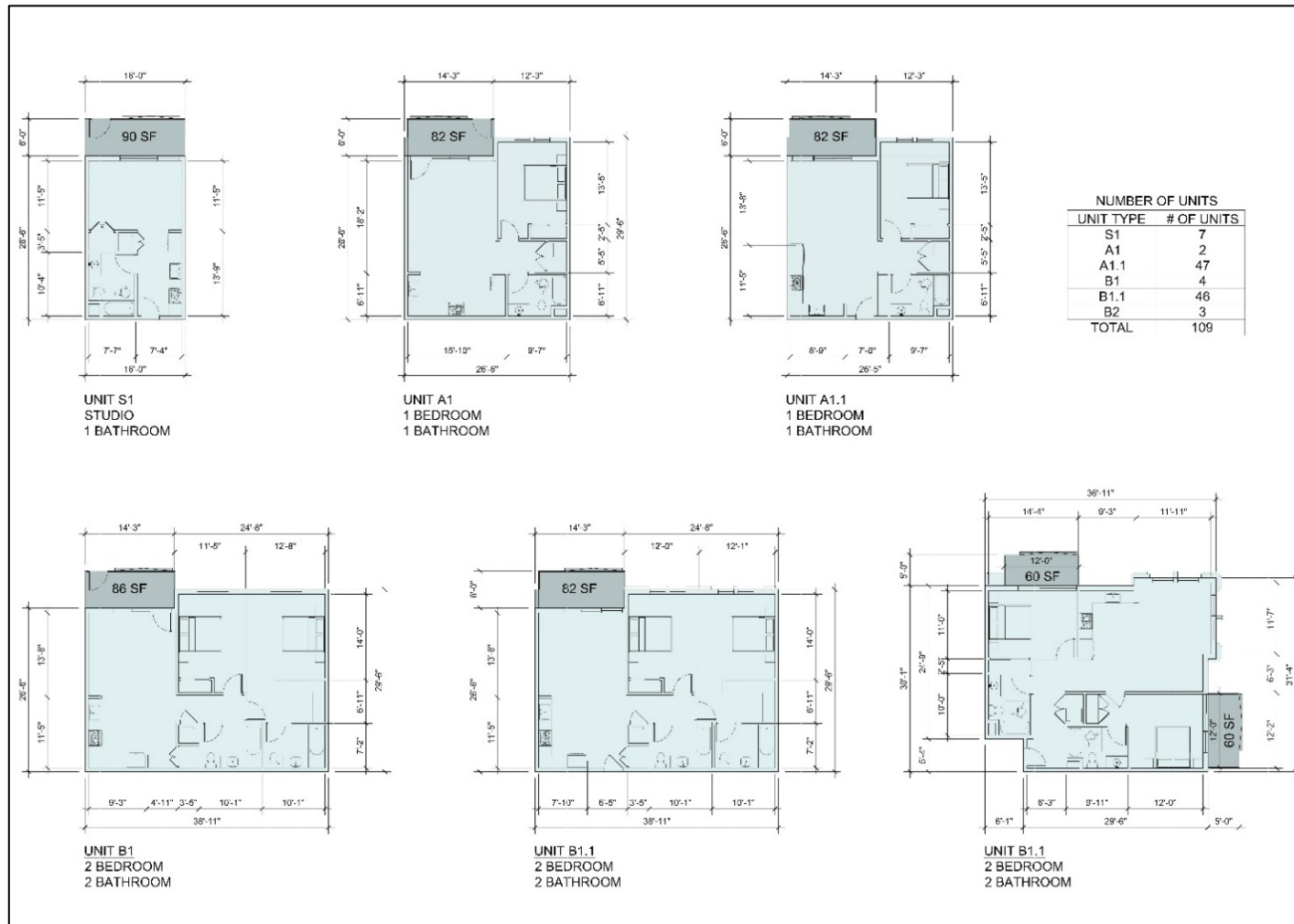
**2<sup>nd</sup> and 3<sup>rd</sup> Levels**

**Exhibit D: Floor Plans (Continued)**



**4<sup>th</sup> Level**

**Exhibit D: Floor Plans (continued)**



**Residential Unit Plan Layout Typical**

**Exhibit D: Floor Plans (continued)**



**Amenities Plan Layout Typical**

**Exhibit E: Exterior Elevations**





***Exhibit E: Exterior Elevations (Continued)***



**Exhibit F: Conceptual Landscape Plan**





***Exhibit G: Project Renderings***





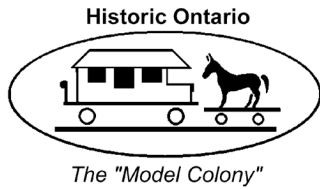
***Exhibit G: Project Renderings (continued)***



**Attachment “A”**

**FILE NO. PHP22-010**

**CONDITIONS OF APPROVAL**



# CERTIFICATE OF APPROPRIATENESS

## CONDITIONS OF APPROVAL

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**Date:** April 12, 2023

**File No.:** PHP22-010

**Location:** The northeast corner of Euclid Avenue and D Street, bordered by E Street on the north and Lemon Avenue on the east (APNs: 1048-363-05, 1048-363-04, 1048-363-03 and 1048-363-02).

**Prepared By:** Diane Ayala, Senior Planner

**Description:** A Certificate of Appropriateness to facilitate the construction of a mixed-use development consisting of 109 residential apartment units and approximately 4,000 square feet of ground floor retail on 2.38 acres of land located within the LUA-1 (Euclid Avenue Entertainment) of the MU-1 (Downtown Mixed Use) zoning districts.

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### CONDITIONS OF APPROVAL

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

1. Time Limits.

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

2. Landscaping/Wall Design.

2.1 All drive approaches shall be provided with an enhanced pavement treatment. The enhanced paving shall extend from the back of the approach apron, into the site, to the first intersecting drive aisle or parking space.

2.2 Long expanses of fence or wall (50 or more FT in length) adjacent to a public right-of way shall have offset areas (decorative pilasters or a jog in the wall) along its length and shall be architecturally designed to prevent monotony.

2.3 Decorative tubular steel fencing with decorative pilasters are required at certain locations, including the north and east property lines. The north fence shall be a decorative wall and may be used to provide a wall sign to mark the apartment complex. Art Deco inspired designs are encouraged. Stucco walls with no

**Conditions of Approval**

**File No.: PHP22-010**

**April 12, 2023**

**Page 2**

decorative elements shall be avoided.

- 2.4 Patio walls shall not exceed 3-feet in height and shall be constructed of a solid CMU with a decorative finish and cap.
- 2.5 Balcony walls shall be constructed in a solid material such as glass or stucco covered with a decorative Art deco motif.

3. Architectural Treatment.

- 3.1 Storefronts shall have a bulkhead (base) 12 to 15 inches in height and shall be finished with a solid decorative material such as tile, stucco, or veneer to match building. The bulkhead shall be topped with a bullnose to delineate the change of material to the storefront.
- 3.2 Storefront display windows may be composed of single pane of glass or be divided into smaller lights by glazing bars or muntin.
- 3.3 Transom windows above the display windows shall be provided. The window heights should range from 2 to 3 feet, depending on overall floor height.
- 3.4 Storefront entrance doors should be kept simple and be aluminum framed with clear glass and may have a kickplate. Sidelights and transom windows above doors are encouraged. Reflective or "black out" window tinting is prohibited.
- 3.5 Entrances located along Euclid Avenue shall be located every 50 Feet, to a maximum separation of 100 feet, depending on ground floor use.
- 3.6 Spaces such as lobbies, common amenity spaces, leasing offices, or similar spaces shall have transparent window storefronts. These spaces should have direct access to the adjacent street, patio, or open space.
- 3.7 Mid-panel floor should be 2 to 3 feet to delineate between the first floor commercial and the upper residential floors and provide a sign band area.
- 3.8 Brick veneer, in a variety of color and texture, shall wrap the exterior building wall corners and terminate at the next wall that runs perpendicular. Veneer shall have a bull nose edge where the finished wall material changes (stucco) and around windows to provide an adequate recess and reveal.
- 3.9 Horizontal siding shall be a Cementous material or similar. Stucco shall have a smooth finish, such as a fine 20/30 stucco. The Santa Barbara Mission application from the La Habra Color collection shall be applied to the Art Deco style building corners on columns and cap, and base and bulkhead, for a smooth

**Conditions of Approval**

**File No.: PHP22-010**

**April 12, 2023**

**Page 3**

“concrete” finish Art Deco look.

- 3.10 Metal awnings, architectural projections, and corrugated metal siding shall have a powder coated or anodized finish. Paint application on metal should be avoided.
- 3.11 The use of manufactured materials, such as synthetic, cast, and cultured materials is allowed, provided the materials are identical in appearance and of equal or greater durability to the natural materials they are intended to emulate.
- 3.12 A horizontal change in material from one material to another material shall include a decorative cap or sill that projects from the face of the building.
- 3.13 Columns on Art Deco sections shall project no less than 8 inches from the building wall face.
- 3.14 The banding above the mid-floor panel shall be furred out no less than 6 inches.
- 3.15 Provide a minimum of 1-foot projection or offset building storefront by a minimum of 1-foot where the vertical modulation changes architectural style.
- 3.16 At building corners, where conditions exist that would allow the public to view the back (interior) side of parapet walls resulting from changes in parapet heights, the raised parapet area shall be constructed as to be a fully three-dimensional, four-sided element of the building, to the satisfaction of the Planning Director.
- 3.17 All building drainage gutters, down spouts, vents, etc., shall be completely concealed from public view or shall be architecturally compatible (decorative) with the exterior building design and color.
- 3.18 On south elevation, enhance single-door entrance with awning, transom window above the door and sidelights.
- 3.19 Windows on residential units shall avoid large and bulky frames with little to no reveal on the window profile. Aluminum or fiberglass frame windows with adequate profile reveals in a medium to dark color shall be used. White or light beige colors shall be avoided. Vinyl framed windows, which are typically bulky, have little to no reveal on window profile and give a flat appearance.
- 3.20 The use of grids, grilles, or muntins on residential windows shall be sculpted and on the exterior of the glass. Simulated divided lites (between glass) shall be prohibited.
- 3.21 Windows located on exterior building walls shall be recessed a minimum of 2

**Conditions of Approval**

**File No.: PHP22-010**

**April 12, 2023**

**Page 4**

inches from building wall face to provide a relief. Panels with windows located on exterior building walls shall be recessed a minimum recess of 5 inches from building wall face.

3.22 Replacement of sidewalk within the public right-of-way to match the historic scored pattern. Additionally, within the right-of-way, light fixtures and post shall be the King Standard to match the existing located within the Civic Center right-of-way area.

3.23 A landscaped neighborhood edge along project frontage on E Street Lemon Avenue shall be added to the back of the sidewalk as to increase the landscape area to the building or parking lot.

3.24 Public art should be placed throughout the Project site that create a sense of place and visual interest. Wall art should be placed within plaza or pedestrian areas and displays are strongly encouraged within outdoor plaza areas.

4. Signs.

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

4.2 Any deviation from the approved plans shall require approval of the Planning Department and, if necessary, the Historic Preservation Commission.

4.3 Conditions of Approval shall be reproduced onto all construction plans submitted for building permits.

4.4 Prior to Occupancy, the Planning Department shall inspect the premises to ensure the Conditions of Approval have been met and that the Project has been constructed per the approved plans.