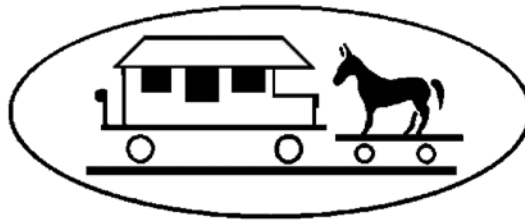


Historic Ontario



The "Model Colony"

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

**AGENDA**

**November 14, 2019**

**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 October 10, 2019, approved as written.

Motion to Approve/Deny

## PUBLIC HEARING ITEMS

### B. CERTIFICATE OF APPROPRIATENESS REVIEW FOR FILE NO. PHP19-009:

A Certificate of Appropriateness for the construction of a 2,430 square foot single story specialty restaurant, with a 480 square foot outdoor patio and drive-thru facilities on 0.36 acres of land located at the northwest corner of E 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) of the CEQA Guidelines. (APNs: 1048-355-09 and 1048-355-10) **submitted by Hannibal Petrossi. Planning Commission action is required**

#### 1. CEQA Determination

No action necessary – Exempt: CEQA Guidelines § 15331

#### 2. File No. PHP19-009 (Certificate of Appropriateness)

Motion to recommend Approval/Denial

### C. CERTIFICATE OF APPROPRIATENESS REVIEW FOR FILE NO. PHP19-014:

A Certificate of Appropriateness for the adaptive reuse of two historic local landmark commercial buildings (Bank of Italy and Bumstead Bicycles) for a total of 8,460 square foot specialty restaurant(s) and bar, with a 4,200 square foot outdoor patio on 0.23 acres of land located at the northeast corner of B Street and Euclid Avenue, within the Downtown Civic Center Planned Unit Development zoning district. The project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to Section 15331 (Historical Resource Restoration/Rehabilitation) of the CEQA Guidelines. (APN: 1048-552-22) **submitted by 200 N. Euclid Avenue, LLC. Planning Commission action is required.**

#### 1. CEQA Determination

No action necessary – Exempt: CEQA Guidelines § 15331

#### 2. File No. PHP19-014 (Certificate of Appropriateness)

Motion to recommend Approval/Denial

**DISCUSSION ITEMS:**

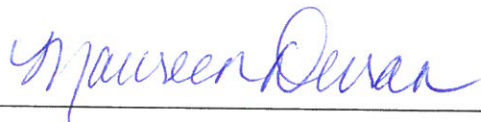
1. **CLG Report**
2. **Downtown Facade Improvement Program**
3. **CBD**
4. **Nugent Park and JLBP Improvements**

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 December 12, 2019.

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 **November 11, 2019**, at least 72 hours prior to the meeting per Government Code Section 54954.2 at 303 East "B" Street, Ontario.

  
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**CITY OF ONTARIO HISTORIC PRESERVATION COMMISSION**

**Historic Preservation Subcommittee**

**Minutes**

**October 10, 2019**

**REGULAR MEETING:** Community Conference Room 1, 303 East B Street, Ontario, CA 91764  
Called to order by Jim Willoughby, Planning Commissioner at 5:43pm

**BOARD MEMBERS PRESENT**

Robert Gregorek, Chairman (arriving at 6:00pm)  
Rick Gage, Planning Commissioner  
Jim Willoughby, Planning Commissioner

**BOARD MEMBERS ABSENT**

None

**STAFF MEMBERS PRESENT**

Diane, Ayala, Senior Planner  
Elly Antuna, Associate Planner

**PUBLIC COMMENTS**

No one responded from the audience

**MINUTES**

- A. **APPROVAL OF MINUTES:** Motion to approve the minutes of the September 12, 2019, meeting of the Historic Preservation Subcommittee was made by Mr. Gage seconded by Mr. Willoughby and approved unanimously by those present (2-0).

**PUBLIC HEARING ITEMS**

- B. **MILLS ACT CONTRACT REVIEW FOR FILE NO. PHP19-004:** A Mills Act Contract for a 2,040 square foot Usonian style single-family residence, designated Local Landmark No. 82 known as the Robert N. Williams House, located at 205 East Sixth Street within the 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. (APN: 1047-241-03) **submitted by Darius Long. Historic Preservation Commission and City Council action is required.**

Motion recommending Planning Commission recommend approval of **File No. PHP19-004** to the City Council was made by Mr. Gage and seconded by Mr. Willoughby and approved (2-0). Mr. Gregorek abstained.

- C. **MILLS ACT CONTRACT REVIEW FOR FILE NO. PHP19-007:** A Mills Act Contract for a 3,350 square foot Mediterranean Revival style single-family residence, a Contributor within the Armsley Square Historic District known as the Stephen A. Craig House, located at 408 West Armsley Square within the 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. (APN: 1047-341-09) **submitted by Jason and Maria Lawliss. Historic Preservation Commission and City Council action are required.**

Motion recommending the Planning Commission recommend approval of **File No. PHP19-007** to the City Council was made by Mr. Gage; seconded by Mr. Willoughby and approved unanimously by those present (3-0).

- D. **MILLS ACT CONTRACT REVIEW FOR FILE NO. PHP19-008:** A Mills Act Contract for a 1,242 square foot Mediterranean Revival style single-family residence, a Contributor within the Rosewood Court Historic District known as the C.E. Pratt House, located at 130 East J Street within the 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. (APN: 1048-071-05) **submitted by Peter Bugbee. Historic Preservation Commission and City Council action are required.**

Motion recommending the Planning Commission recommend approval of **File No. PHP19-008** to the City Council was made by Mr. Gage; seconded by Mr. Willoughby and approved unanimously by those present (3-0).

- E. **MILLS ACT CONTRACT REVIEW FOR FILE NO. PHP19-010:** A Mills Act Contract for a 3,652 square foot American Foursquare style single-family residence, a Contributor within the Euclid Avenue Historic District and Local Landmark No. 40 known as the Captain John P. Robertson House, located at 907 North Euclid Avenue within the LDR-5 (Low Density Residential-2.1 to 5.0 DU/Acre) and EA (Euclid Avenue Overlay) zoning districts. The Contract is not considered a project pursuant to Section 21065 of the CEQA Guidelines. (APN: 1048-043-13) **submitted by John Aylng and Dianne Fife. Historic Preservation Commission and City Council action are required.**

Motion recommending the Planning Commission recommend approval of **File No. PHP19-010** to the City Council was made by Mr. Willoughby; seconded by Mr. Gage and approved unanimously by those present (3-0).

- F. **CERTIFICATE OF APPROPRIATENESS REVIEW FOR FILE NO. PHP19-012:** A Certificate of Appropriateness to construct a 1,350 square foot addition to an existing 960 square foot single family residence, an Eligible Historic Resource, located at 2027 South Cypress Avenue, within the LDR-5 (Low Density Residential-2.1 to 5.0 DU/Acre) zoning district. The project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to Section 15331 (Historical Resource Restoration/Rehabilitation) of the CEQA Guidelines. (APN: 1050-632-31) **submitted by Salvador and Leonorilda Eligio.**

Elly Antuna, Associate Planner, presented the staff report for File No. PHP19-012. Ms. Antuna stated that due to numerous alterations, the resource no longer met the landmark designation criteria. Ms. Antuna recommended that the single-family residence be removed from the Ontario Register of Historic Resource, thereby approving the Certificate of Appropriateness.

Motion to approve **File No. PHP19-012** was made by Mr. Willoughby; seconded by Mr. Gage and approved unanimously by those present (3-0).

**DISCUSSION ITEMS**

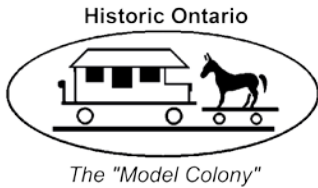
- 1. Ontario Festival of the Arts.** Diane Ayala, Senior Planner, shared information regarding the Ontario Festival of the Arts.
- 2. Cemetery Tour.** Ms. Ayala shared information regarding the Ontario Heritage Cemetery Tour.

There being no further business, the meeting was adjourned at 6:58pm.

Respectfully submitted,



Elly Antuna  
Associate Planner



# Historic Preservation Subcommittee

November 14, 2019

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**DECISION NO:**

**FILE NO:**               **PHP19-009**

**DESCRIPTION:**     A request for a Certificate of Appropriateness for the construction of a 2,430 square foot single story specialty restaurant, with a 480 square foot outdoor patio and drive-thru facilities on 0.36 acres of land located at the northwest corner of E Street and Euclid Avenue, within the MU-1 (Downtown Mixed Use) and EA (Euclid Avenue Overlay) zoning districts. (APNs: 1048-355-09 and 1048-355-10) **submitted by Hannibal Petrossi.**

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## **PART I: BACKGROUND & ANALYSIS**

HANNIBAL PETROSSI, (herein after referred to as "Applicant") has filed an application for the approval of a Certificate of Appropriateness, File No. PHP19-009, as described in the subject of this Decision (herein after referred to as "Application" or "Project").

**(1) Project Setting:** The project site is comprised of 0.36 acres of land, at the northwest corner of Euclid Avenue and E Street. The site is comprised of two parcels. The property is depicted in *Exhibit A: Aerial Photograph*, attached. The project site is located on Historic Euclid Avenue within the 1950's Subdistrict of the Downtown Design Guidelines and the proposed Downtown Historic District. The site is developed with two commercial buildings as depicted in *Exhibit B: Site Photographs*.

**(2) Background:** The two existing commercial buildings were previously identified as "Eligible" historic resources and were listed on the Ontario Register of Historic Resources. In June 2019, the commercial building located at 110 West E Street was reevaluated (PHP19-005) for historic significance. Upon submittal of a Development Plan (File No. PDEV19-038) and a Certificate of Appropriateness (File No. PHP19-009) to demolish the existing buildings and construct a commercial building at 511 North Euclid Avenue the existing commercial buildings at 511 North Euclid Avenue was reevaluated (File No. PHP19-011) for historic significance. The request to remove both commercial buildings from the Ontario Register was approved by the Historic Preservation Subcommittee (HPSC). The HPSC determined that the commercial buildings did not meet the minimum criteria as contained in the Development Code for designation as landmarks or "Contributors" to a historic district and removed the properties from the Ontario Register of Historic Resources.

**(3) Project Description:** The Applicant is requesting a Certificate of Appropriateness to allow for construction of a 2,430 square foot commercial building with a 480 square foot patio at 511 North Euclid Avenue (*Exhibit C: Site Plan*). The building will be designed in an Art Deco inspired modern architectural style with Art Deco and is depicted in *Exhibit D: Conceptual Elevations* and *Exhibit E: Project Rendering*, attached. The proposed single-story building will have two-story massing, be rectangular in plan, and have retail accessible from the street level. The building will be constructed approximately 3 feet setback from eastern property line along Euclid Avenue with no interior setback from the north property line. The 420 square foot covered outdoor patio area will extend south from the building to the corner of the lot. The landscaped parking area is located behind the building and will accommodate 12 spaces. Onsite-site parking and a drive-thru is accessible from E Street.

The primary façade of the building is divided by a smooth plaster finished tower feature and four-square plaster columns. The large storefront windows are under cantilevered metal awnings. Above the awnings are decorative metal treatments that give a transom window appearance. The centrally located double-wide entry door is glass and has sidelight windows. The walls are predominately covered in horizontal redwood siding and smooth plaster finish and have large subway tile along the base of the building. The covered patio will be enclosed with a 48-inch-tall decorative metal fence and will be surrounded with abundant landscaping.

**(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 any development project within the Euclid Avenue Overlay Zoning District which requires



Development Plan approval. The Euclid Avenue Overlay Zoning District is intended to recognize, protect, and enhance the visual character and quality of Euclid Avenue as a major scenic and historic resource of the City and to identify 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 surrounding development was constructed primarily during the 1950's or later. The 1950's Subdistrict of the Downtown Design Guidelines extends along Euclid Avenue from C Street to G Street on the east side of Euclid and from one building north of C Street to G Street on the west side of Euclid. The 1950's Subdistrict is predominately single-story commercial development with a multi-family residence and a church that pre-date the 1950's. The 1950's were the period in America that celebrated the postwar economic boom and consumerism that accompanied the boom. The 1950's were also associated with the technological advances associated with the atomic age but also built on the Art Deco and Art Moderne architecture of the previous decades. The materials used during this time ranged from various metals such as aluminum, structural glass, colored glazed bricks, or mosaic tiles. Other materials used extensively were molded plastic, Formica, glass, marble, neon tubes, and chrome.

The commercial properties within this subdistrict have been constructed in a variety of styles from the 1950s including Modern Commercial, Googie and New Formalism. The northeast corner and southeast corner of Euclid Avenue and E Street are developed with gas stations constructed after the 1950's. The proposed building features two-story massing along the sidewalk, a flat roof, square columns, glass storefronts, cantilevered awnings and a smooth plaster finish that are present on other buildings on the block. The site design of the project is consistent with that of the surrounding area. The design, site configuration and landscaping of the commercial building is appropriate in scale and massing for the infill construction and will not detract or adversely affect the historic character of Euclid Avenue or 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, 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, on November 14, 2019, the Historic Preservation Subcommittee of the City of Ontario conducted a hearing on the Application and concluded said hearing on that date; and

WHEREAS, approval of the Project is contingent upon approval of File No. PDEV19-038, Development Plan, and a Planned Unit Development, File No. PDEV19-038, by the Approving Authorities.

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 proposed project is consistent with the Secretary of the Interior Standards for the Treatment of Historic Resources Guidelines. The Guidelines were utilized in the

development of the project design and, as a result, do not pose any adverse impacts to the historic resource; and

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

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

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

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

a. Will not detrimentally change, destroy or adversely affect any significant architectural feature of the resource. 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 consistent with the surrounding buildings 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; 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 is compatible with the 1950's Subdistrict and proposed Downtown Historic District; and

d. Will not adversely affect or detract from the character of the 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 is compatible with the 1950's Subdistrict and 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 14th day of November 2019.

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Historic Preservation Subcommittee

**Exhibit A: Project Location Map**





***Exhibit B: Site Photographs***



***View looking northwest from Euclid Avenue and E Street***



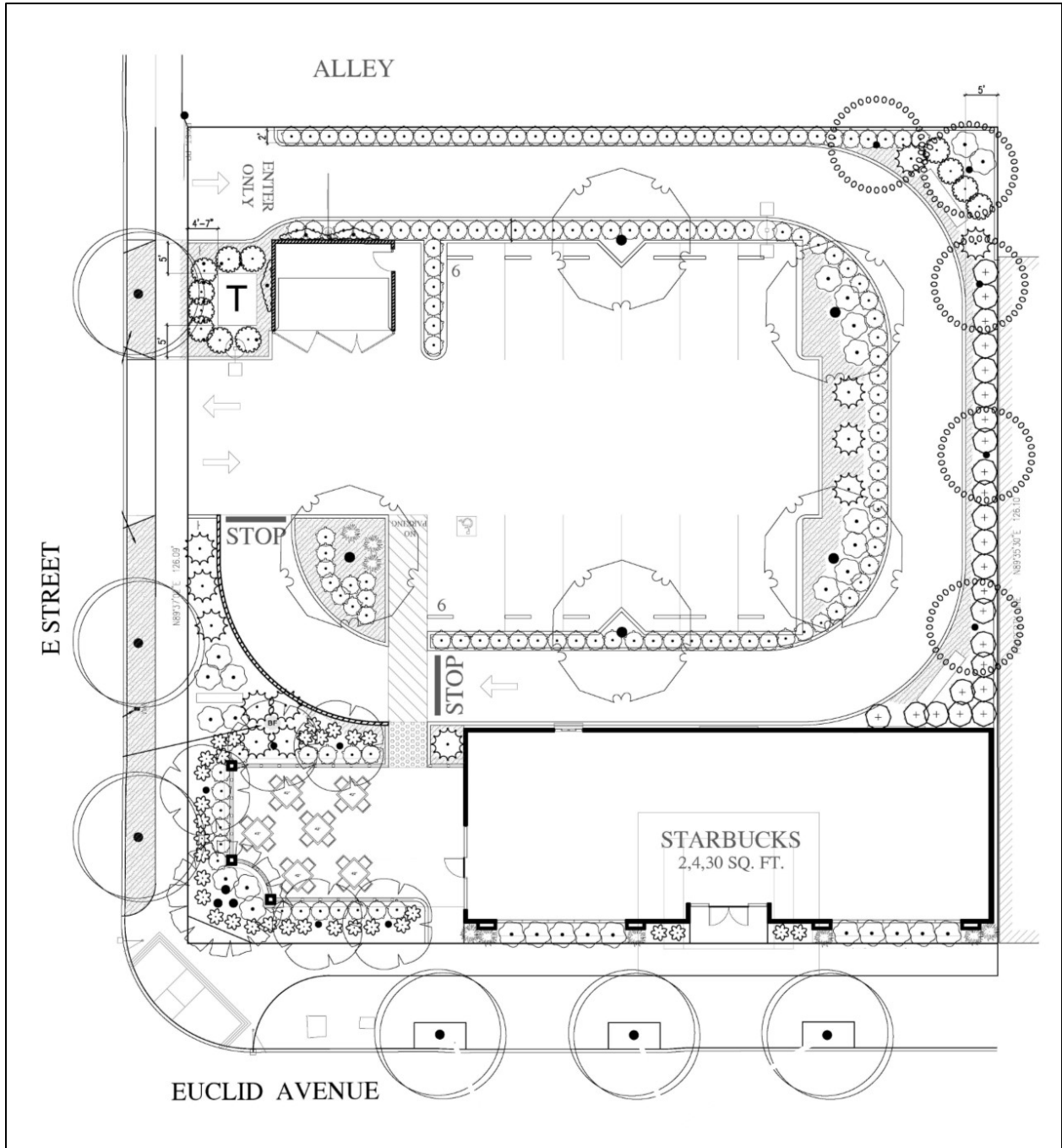
***511 North Euclid Avenue***

***Exhibit B: Site Photographs Cont'd***



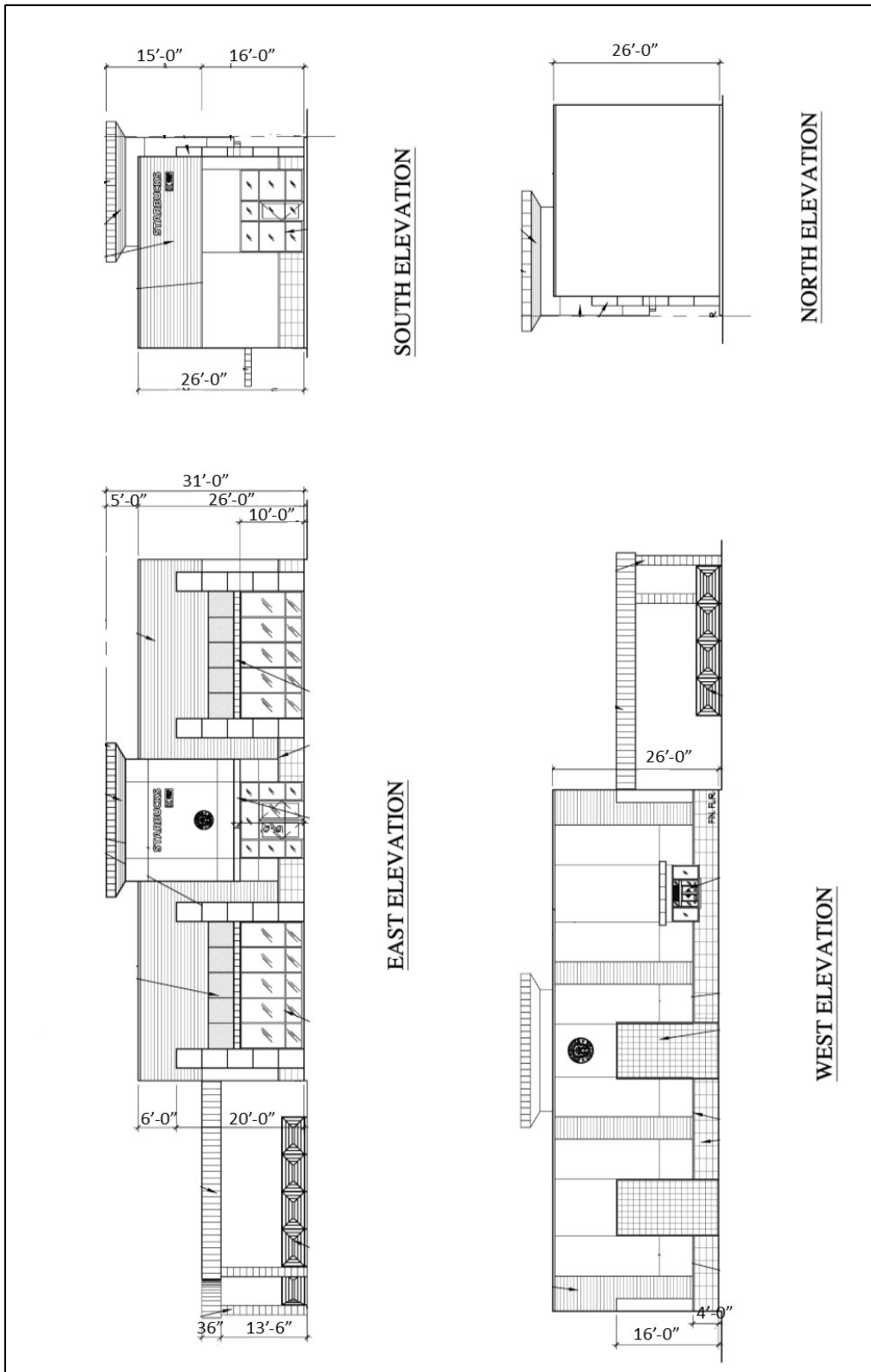
***110 West E Street***

**Exhibit C: Site Plan**

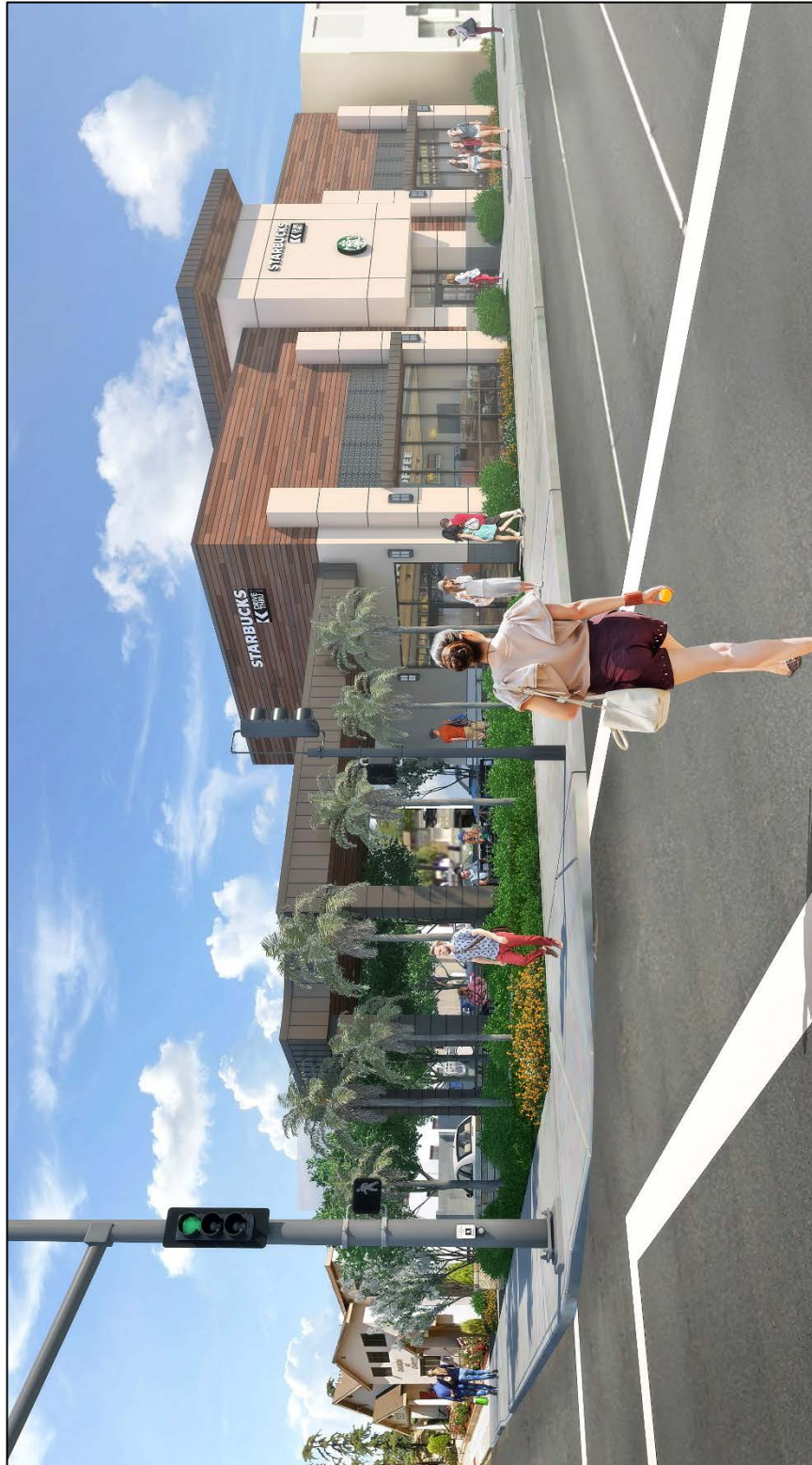




**Exhibit D: Conceptual Elevations**

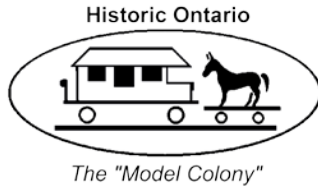


**Exhibit E: Project Rendering**



Attachment "A"

FILE NO. PHP19-009  
CONDITIONS OF APPROVAL



# CERTIFICATE OF APPROPRIATENESS

## CONDITIONS OF APPROVAL

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**Date:** November 14, 2019

**File No.:** PHP19-009

**Location:** 511 North Euclid Avenue and 110 West E Street  
(APNs: 1048-355-09 and 1048-355-10)

**Prepared By:** Elly Antuna, Associate Planner

**Description:** A request for a Certificate of Appropriateness for the construction of a 2,430 square foot single story specialty restaurant, with a 480 square foot outdoor patio and drive-thru facilities on 0.36 acres of land located at the northwest corner of E Street and Euclid Avenue, within the MU-1 (Downtown Mixed Use) and EA (Euclid Avenue Overlay) 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. Site Design.

2.1 Building shall be constructed at the along eastern property line with a 3'-2" setback.

2.2 Drive-thru access shall be from West E Street at the rear of the property.

3. Architectural Treatment.

3.1 Central tower shall be 31' in tall. Remainder of building shall be 26' tall.

3.2 Central tower element shall feature wide (minimum 2'6") overhanging eaves and be have redwood siding on eaves.

**Conditions of Approval**

**File No.: PHP19-009**

**November 14, 2019**

**Page 2**


- 3.3 Stucco areas of building shall be a smooth plaster finish painted in “Boutique Beige.”
  - 3.4 Redwood siding shall be primary material on east elevation and an accent material on south and west elevations.
  - 3.5 Storefronts shall have cantilevered decorative metal L-panel awnings in “Aged Bronze.” Fabric awnings shall not be used.
  - 3.6 Decorative metal transoms shall be placed over cantilevered awnings.
  - 3.7 12”x24” porcelain tiles shall be used along base of the building up to 4’ in height with a matching bullnose tile cap.
  - 3.8 Exterior light fixtures shall be compatible with the overall modern commercial architectural style. Submit a cut sheet to Planning for review and approval prior to issuance of building permit.
4. Signs.
- 4.1 Sign plans shall be submitted and approved for the site prior to the installation of any signs. Signs shall conform to Division 8.01 (Sign Regulations) of the Ontario Development Code.
5. The applicant shall obtain a building permit prior to any demolition or construction.
  6. Any deviation from the approved plans shall require approval of the Planning Department and, if necessary, the Historic Preservation Commission.
  7. Conditions of Approval shall be reproduced onto all plans submitted for permits.
  8. Prior to Occupancy the Planning Department shall inspect the premises to ensure the Conditions of Approval have been met and that the project has been constructed per the approved plans.



# CITY OF ONTARIO

## MEMORANDUM

**TO:** Historic Preservation Commissioners

**FROM:** Diane Ayala, Senior Planner 

**DATE:** November 14, 2019

**SUBJECT:** PHP19-014

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The staff reports for the above project will be made available at the time of the meeting.