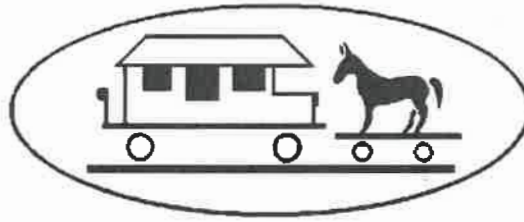


Historic Ontario



The "Model Colony"

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

AGENDA

October 09, 2024

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 August 14, 2024, approved as written.

Motion to Approve/Deny

PUBLIC HEARING ITEMS

- B. **MILLS ACT CONTRACT REVIEW FOR FILE NO. PHP24-003**: A public hearing to consider a Mills Act Contract (Preservation Agreement) for a 1,980 square foot Victorian style single-family residence, a Contributor to the Villa Historic District, located at 314 West H Street, within the MDR-11 (Medium Density Residential-5.1 to 11.0 du/ac) zoning district. The Contract is not considered a project pursuant to Section 21065 of the CEQA Guidelines. (APN: 1048-262-25) **submitted by Kali Rose Heitholt and Christopher Ordaz. Historic Preservation Commission and City Council actions are required.**

- C. **MILLS ACT CONTRACT REVIEW FOR FILE NO. PHP24-008**: A public hearing to consider a Mills Act Contract (Preservation Agreement) for a 1,408 square foot Craftsman Bungalow style single-family residence, a Contributor to the El Morado Court District, located at 208 East El Morado Court, within the LDR-5 (Low Density Residential-2.1 to 5.0 du/ac) zoning district. The Contract is not considered a project pursuant to Section 21065 of the CEQA Guidelines. (APN: 1048-243-02) **submitted by Daniel Gillis. Historic Preservation Commission and City Council actions are required.**

DISCUSSION ITEMS:


1. Jay Littleton Ballpark

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

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

The next **Historic Preservation Subcommittee** meets on November 13, 2024.

I, Angie Alvarez Cruz, Office Specialist of the City of Ontario, or my designee, hereby certify that a true, accurate copy of the foregoing agenda was posted on or before **October 04, 2024**, 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 HISTORIC PRESERVATION COMMISSION

Historic Preservation Subcommittee Meeting

Minutes

August 14, 2024

REGULAR MEETING: Called to order by Rick Gage, at 5:32pm

BOARD MEMBERS PRESENT

Rick Gage, Chairman
Nancy DeDiemar, Planning Commissioner

BOARD MEMBERS ABSENT

Randy Del Turco, Planning Commissioner

STAFF MEMBERS PRESENT

Diane Ayala, Senior Planner
Elly Antuna, Associate Planner
Kimberly Ruddins, Sustainability Program Manager
Lorena Mejia, Senior Planner
Jocelyn Torres, Associate Planner

PUBLIC COMMENTS

No one responded from the public.

MINUTES

- A. **APPROVAL OF MINUTES:** Approval of the Historic Preservation Subcommittee minutes for April 10, 2024, were approved as written.

PUBLIC HEARING ITEMS

- B. **ENVIRONMENTAL ASSESSMENT AND CERTIFICATE OF APPROPRIATENESS REVIEW FOR FILE NO. PHP23-003:** A Certificate of Appropriateness to facilitate the construction of a 3,515 square foot commercial building for a fast-food restaurant (McDonald's)

with a drive-thru facility on 1 acre of land located at the northwest corner of Francis Street and Euclid Avenue within the CN (Neighborhood Commercial) and EA (Euclid Avenue Overlay) zoning districts. The Project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to Section 15331 (Historical Resource Restoration/Rehabilitation) of the CEQA Guidelines; (APNs: 1050-281-03, 1050-281-02, & 1050-281-01) **submitted by Bickel Group Architecture. Planning /Historic Preservation Commission action is required.**

Jocelyn Torres, Associate Planner, presented the staff report for File No. PHP23-003.

HISTORIC PRESERVATION SUBCOMMITTEE ACTION

Motion to recommend approval of **File No. PHP23-005** to the Planning/Historic Preservation Commission was approved unanimously by those present (2-0).

- C. **ENVIRONMENTAL ASSESSMENT AND CERTIFICATE OF APPROPRIATENESS REVIEW FOR FILE NO. PHP24-004:** A Certificate of Appropriateness to construct alterations for the adaptive reuse of the rear portion of a historic eligible commercial/warehouse building to accommodate a restaurant and 2 retail units 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 WCPS Holdings, Inc.**

Elly Antuna, Associate Planner, presented the staff report for File No. PHP24-004.

PUBLIC TESTIMONY

Damien Melle with WCPS Holdings, Inc., spoke in favor of the Project.

HISTORIC PRESERVATION SUBCOMMITTEE ACTION

Motion to approve **File No. PHP24-004** was approved unanimously by those present (2-0).

DISCUSSION ITEMS

1. Downtown Resource Survey

Elly Antuna, Associate Planner, shared with the Historic Preservation Subcommittee (HPSC) that the City has contracted with a consultant to prepare a Downtown Resource Survey. The survey effort will determine the boundaries for a potential Downtown District with a Commerce theme. The survey will also update information for previously surveyed properties within the project boundaries. Ms. Antuna shared that a working session with the HPSC will

occur at an upcoming regular HPSC meeting. The project findings will be shared with the full Historic Preservation Commission by summer 2025.

2. Model Colony Dairy Historic Context Update and Ontario Ranch Historic Resource Survey.

Diane Ayala, Senior Planner, shared with the HPSC that the City has contracted with a consultant to update the historic context for the Ontario Ranch area. The context update will include community outreach and surveys. The project findings will be shared with the full Historic Preservation Commission by summer 2025.

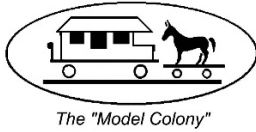
3. Historic Structure Reports- Various downtown locations

Ms. Ayala shared with the HPSC the National Park Service U. S. Department of the Interior's Preservation Brief 43, The Preparation and Use of Historic Structure Reports. Ms. Ayala shared the benefits of Historic Structure Reports (HSR) for adaptive reuse projects.

Respectfully submitted,



Elly Antuna
Associate Planner



Historic Preservation Subcommittee

October 9, 2024

DECISION NO.:

FILE NO.: PHP24-003

DESCRIPTION: A Mills Act Contract (Preservation Agreement) for a 1,980 square foot Victorian style single-family residence, a Contributor to the Villa Historic District, located at 314 West H Street, within the MDR-11 (Medium Density Residential-5.1 to 11.0 du/ac) zoning district. The Contract is not considered a project pursuant to Section 21065 of the CEQA Guidelines. (APN: 1048-262-25); **submitted by Kali Rose Heitholt and Christopher Ordaz. Historic Preservation Commission and City Council action is required.**

PART I: BACKGROUND & ANALYSIS

KALI ROSE HEITHOLT AND CHRISTOPHER ORDAZ, (herein after referred to as "Applicant") has filed an application for the approval of a Mills Act Contract, File No. PHP24-003 as described in the subject of this Decision (herein after referred to as "Applications" or "Project").

(1) Project Setting: The project site is comprised of 0.24 acres of land located at 314 West H Street and is depicted in *Exhibit A: Project Location Map*, attached.

(2) Project Background: The single-family residence was constructed in 1914 in the Victorian architectural style for Carrie A. Vaughn. The City Council designated the property as a Contributor to the Villa Historic District on September 20, 2005. The property is depicted in *Exhibit B: Site Photographs*, attached.

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

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

(3) Improvements: The Applicants are proposing both exterior and interior work as part of the Contract that qualifies under the guidelines and standards set by the State of California. Exterior work includes window and door repair, exterior paint, installation of a new roof, concrete repair, wood millwork repairs, and wildlife intrusion mitigation. Interior work includes new plumbing, electrical, and HVAC systems. The improvements are valued at an estimated

\$155,980. The proposed schedule of improvements is attached in *Exhibit C: Schedule of Improvements*.

(4) Mills Act Impacts:

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

Current Annual Taxes Paid:	\$8,839
Mills Act Annual Taxes Projected:	\$2,853
Potential Total Annual Tax Savings:	\$5,986
Estimated Savings over 10 years:	\$59,860
Estimated Savings Percentage:	67%

(ii) City Cost: According to the City budget, Ontario receives approximately 16.8% of the 1% General Tax Levy collected for property taxes. The following shows the estimated loss in City property tax revenue for this Contract based on estimates calculated by the Planning Department.

Current Annual City Tax Revenue:	\$1,485
Mills Act Annual City Tax Revenue Estimated:	\$479
Estimated Total Annual Cost to the City:	\$1,006
Estimated Cost to the City over 10 years:	\$10,060

(5) Evaluation: As indicated above, the estimated annual cost to the City of the Mills Act Contract would be \$1,006. In exchange for this modest decrease in property tax revenues, approximately \$155,980 will be reinvested into the historic building over a 10-year period – a ratio of \$15.51 in private funds spent for every dollar the City foregoes in property tax revenue.

PART II: RECITALS

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

WHEREAS, Ontario Development Code Table 2.02-1 (Review Matrix) grants the Historic Preservation Subcommittee ("HPSC") the responsibility and authority to review and act, or make recommendation to the Historic Preservation Commission, on the subject Application; and

WHEREAS, all members of the HPSC of the City of Ontario were provided the opportunity to review and comment on the Application, and no comments were received opposing the Project; and

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

WHEREAS, on October 9, 2024, the HPSC of the City of Ontario conducted a hearing on the Application and concluded said hearing on that date; and

WHEREAS, all legal prerequisites to the adoption of this Decision have occurred.

PART III: THE DECISION

NOW, THEREFORE, IT IS HEREBY FOUND AND DETERMINED by the Historic Preservation Subcommittee of the City of Ontario, as follows:

SECTION 1: As the recommending body for the Project, the HPSC has reviewed and considered the information contained in the administrative record for the Project. Based upon the facts and information contained in the administrative record, including all written and oral evidence presented to the HPSC, the HPSC finds as follows:

(1) The Application is not a project pursuant to Section 21065 of the CEQA Guidelines. The Mills Act Contract will not result in a direct physical change in the environment, or a reasonably foreseeable indirect physical change in the environment.

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

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

(2) The Carrie A. Vaughn House, located at 314 West H Street, was designated as a Contributor to the Villa Historic District on September 20, 2005, and is therefore a qualified historical property; and

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

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

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

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

APPROVED AND ADOPTED this 9th day of October 2024.

Historic Preservation Subcommittee

Exhibit A: Project Location Map

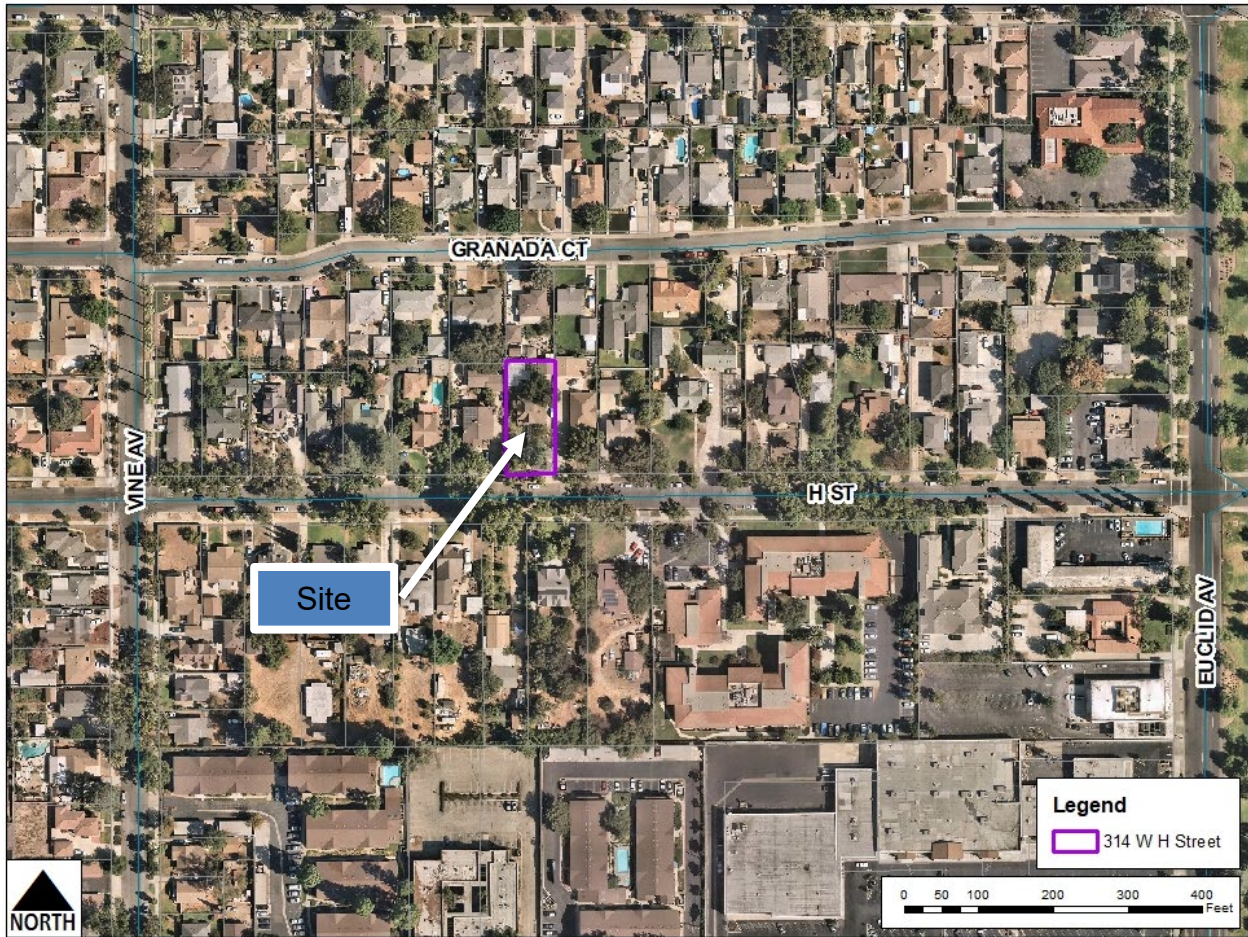
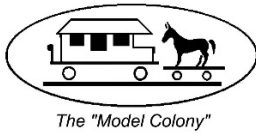


Exhibit B: Site Photographs



Exhibit C: Schedule of Improvements

Contract Year	Description	Estimated Cost
2025:	Repipe gas lines throughout house (\$11,000). Upgrade electrical (\$13,000). Install new HVAC system (\$40,000).	\$64,000
2026:	Repair, unstick and refinish (8) original upstairs windows and (1) door. Replace cords and weights as needed.	\$4,500
2027:	Install insulation in attic (\$5,000). Install new plumbing and shut off valves (\$900).	\$5,900
2028:	Seal holes around foundation, roof and walls and add screens around foundation and vents to prevent wildlife from entering.	\$7,580
2029:	Repair, unstick and refinish (9) original downstairs windows and (5) doors. Replace cords and weights on windows as needed.	\$7,000
2030:	Install new glazing in windows	\$14,000
2031:	Paint exterior of house in period appropriate color palette.	\$13,000
2032:	Reroof house.	\$30,000
2033:	Repair rot in wooden millwork throughout house.	\$8,000
2034:	Repair cracks in concrete driveway and front walkway.	\$2,000
Total		\$155,980



Historic Preservation Subcommittee

October 9, 2024

DECISION NO.:

FILE NO.: PHP24-008

DESCRIPTION: A Mills Act Contract (Preservation Agreement) for a 1,408 square foot Craftsman style single-family residence, a Contributor to the El Morado Court Historic District, located at 208 East El Morado Court, within the LDR-5 (Low Density Residential-2.1 to 5.0 du/ac) zoning district. The Contract is not considered a project pursuant to Section 21065 of the CEQA Guidelines. (APN: 1048-243-02); **submitted by Daniel Gillis. Historic Preservation Commission and City Council action is required.**

PART I: BACKGROUND & ANALYSIS

DANIEL GILLIS, (herein after referred to as "Applicant") has filed an application for the approval of a Mills Act Contract, File No. PHP24-008 as described in the subject of this Decision (herein after referred to as "Applications" or "Project").

(1) Project Setting: The project site is comprised of 0.19 acres of land located at 208 East El Morado Court and is depicted in *Exhibit A: Project Location Map*, attached.

(2) Project Background: The single-family residence was constructed in 1922 in the Craftsman architectural style for Frederick W. Mack. The City Council designated the property as a Contributor to the El Morado Court Historic District on July 16, 2005. The property is depicted in *Exhibit B: Site Photographs*, attached.

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

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

(3) Improvements: The Applicant is proposing both exterior and interior work as part of the Contract that qualifies under the guidelines and standards set by the State of California. Exterior work includes window repair, replacement or repair of damaged wood siding, eaves, rafter tails and soffits, repairs and reinforcement of front porch, exterior paint, new fencing, and tree trimming. Interior work includes new plumbing and electrical, HVAC system maintenance, refinishing of original hardwood floors and substructure framing repairs. The improvements are

valued at an estimated \$80,300. The proposed schedule of improvements is attached in *Exhibit C: Schedule of Improvements*.

(4) Mills Act Impacts:

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

Current Annual Taxes Paid:	\$7,911
Mills Act Annual Taxes Projected:	\$2,601
Potential Total Annual Tax Savings:	\$5,310
Estimated Savings over 10 years:	\$53,100
Estimated Savings Percentage:	67%

(ii) City Cost: According to the City budget, Ontario receives approximately 16.8% of the 1% General Tax Levy collected for property taxes. The following shows the estimated loss in City property tax revenue for this Contract based on estimates calculated by the Planning Department.

Current Annual City Tax Revenue:	\$1,329
Mills Act Annual City Tax Revenue Estimated:	\$437
Estimated Total Annual Cost to the City:	\$892
Estimated Cost to the City over 10 years:	\$8,920

(5) Evaluation: As indicated above, the estimated annual cost to the City of the Mills Act Contract would be \$892. In exchange for this modest decrease in property tax revenues, approximately \$80,300 will be reinvested into the historic building over a 10-year period – a ratio of \$9.00 in private funds spent for every dollar the City foregoes in property tax revenue.

PART II: RECITALS

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

WHEREAS, Ontario Development Code Table 2.02-1 (Review Matrix) grants the Historic Preservation Subcommittee ("HPSC") the responsibility and authority to review and act, or make recommendation to the Historic Preservation Commission, on the subject Application; and

WHEREAS, all members of the HPSC of the City of Ontario were provided the opportunity to review and comment on the Application, and no comments were received opposing the Project; and

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

WHEREAS, on October 9, 2024, the HPSC of the City of Ontario conducted a hearing on the Application and concluded said hearing on that date; and

WHEREAS, all legal prerequisites to the adoption of this Decision have occurred.

PART III: THE DECISION

NOW, THEREFORE, IT IS HEREBY FOUND AND DETERMINED by the Historic Preservation Subcommittee of the City of Ontario, as follows:

SECTION 1: As the recommending body for the Project, the HPSC has reviewed and considered the information contained in the administrative record for the Project. Based upon the facts and information contained in the administrative record, including all written and oral evidence presented to the HPSC, the HPSC finds as follows:

(1) The Application is not a project pursuant to Section 21065 of the CEQA Guidelines. The Mills Act Contract will not result in a direct physical change in the environment, or a reasonably foreseeable indirect physical change in the environment.

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

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

(2) The Frederick W. Mack House, located at 208 East El Morado Court, was designated as a Contributor to the El Morado Court Historic District on July 16, 2002, and is therefore a qualified historical property; and

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

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

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

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

APPROVED AND ADOPTED this 9th day of October 2024.

Historic Preservation Subcommittee

Exhibit A: Project Location Map



Exhibit B: Site Photographs



Exhibit C: Schedule of Improvements

Contract Year	Description	Estimated Cost
2025:	Install fencing along interior property line (\$4,800). Tree trimming (\$600). Repair window (\$500).	\$5,900
2026:	Repair sewer main (\$3,500). Repair window (\$500).	\$4,000
2027:	Replace knob and tube wiring with new electrical system.	\$12,000
2028:	Repair concrete at patio, replace rotted wood columns at front porch, install missing ledger board and install missing post supports to reinforce front porch (\$15,000). Replace water heater (\$3,000). Repair basement window (\$500).	\$18,500
2029:	Replace or repair damaged wood siding, eaves, rafter tails and soffits	\$6,000
2030:	Repair 2 windows east elevation (\$1,000). Install new gutters (\$2,500). Tree trimming (\$600).	\$4,100
2031:	Install new bathroom shower and repair bathroom walls (\$5,000). Repair broken tiles and add exhaust fan in bathroom (\$5,000).	\$10,000
2032:	Refinish original hardwood floors throughout house.	\$5,000
2033:	Repair substructure framing (\$2,000). HVAC and plumbing repairs (\$2,800).	\$4,800
2034:	Paint exterior of house.	\$10,000
Total		\$80,300