

CITY OF



ONTARIO

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ONTARIO

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December 19, 2011

Housing Authority of the County of San Bernardino
Gus Joslin
715 East Brier Drive
San Bernardino, CA 92408

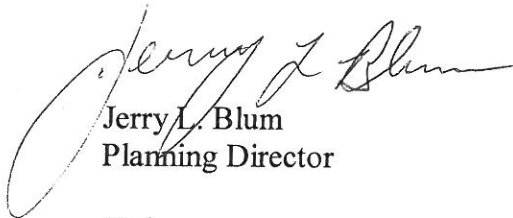
Re: File No. PHP11-022

Congratulations. At its regular scheduled meeting, the Planning Commission took action to approve your project. Enclosed is a copy of the resolution approving the project for your record.

If you have any questions, please call the Planning Department at (909) 395-2036.

Again, congratulations and thank you for choosing the City of Ontario for your business.

Sincerely,



Jerry L. Blum
Planning Director

JB:jg

Enclosure

RESOLUTION NO. PC11-047

A RESOLUTION OF THE ONTARIO HISTORIC PRESERVATION COMMISSION APPROVING FILE NO. PHP11-022, A CERTIFICATE OF APPROPRIATENESS FOR THE FOLLOWING IMPROVEMENTS TO THE FRANKISH BUILDING: 1) CREATE TWO RETAIL SPACES ON THE FIRST FLOOR, 2) CONSTRUCT ADA ACCESSIBLE RESTROOMS, 3) NEW STOREFRONT GLAZING, 4) CONSTRUCT A NEW PRIMARY ENTRANCE ON THE EAST ELEVATION, AND 5) CONVERT EXISTING RESTROOM INTO A NEW LAUNDRY ROOM AT THE REAR (SOUTH ELEVATION), LOCATED AT 200 SOUTH EUCLID AVENUE WITHIN THE C2 (CENTRAL BUSINESS DISTRICT) ZONE (APN: 1049-058-03).

WHEREAS, the Housing Authority of the County of San Bernardino ("Applicant") has filed an Application for the approval of a Certificate of Appropriateness, File No. PHP11-022, as described in the title of this Resolution (hereinafter referred to as "Application" or "Project"); and

WHEREAS, the City's character and history are reflected in its cultural, historical, and architectural heritage with an emphasis on the "Model Colony" as declared by an act of the Congress of the United States and presented at the St. Louis World's Fair in 1904; and

WHEREAS, the City's historical foundations should be preserved as living parts of community life and development in order to foster an understanding of the City's past so that future generations may have a genuine opportunity to appreciate, enjoy, and understand Ontario's rich heritage; and

WHEREAS, the Community Design and Social Resources Elements in The Ontario (Policy) Plan sets forth Goals and Policies to conserve Ontario's historic buildings and districts; and

WHEREAS, the Historic Preservation Ordinance requires issuance of a Certificate of Appropriateness by the Ontario Historic Preservation Commission for any alteration to the exterior of a Local Historic Landmark; and

WHEREAS, the project site, a commercial and residential mixed-use, 29, 000 square foot building, otherwise known as the Frankish Building, located at 200 South Euclid Avenue, is a Local Landmark designated in 1997 and listed in the National Register of Historic Places in 1996; and

WHEREAS, the project meets the standards and guidelines of the Ontario Development Code and the Secretary of Standards for the Treatment of Historic Properties; and

WHEREAS, the Historic Preservation Subcommittee reviewed this application on November 10, 2011, and recommended approval.

WHEREAS, on December 19, 2011, the Historic Preservation Commission of the City of Ontario conducted a hearing to consider the Project, and concluded said hearing on that date; and

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

NOW, THEREFORE, IT IS HEREBY FOUND, DETERMINED, AND RESOLVED, on December 19, 2011 by the Historic Preservation Commission of the City of Ontario approves a Certificate of Appropriateness subject to the provisions of the City's Historic Preservation Ordinance (Sec. 9-1.2600).

SECTION 1. As the decision-making body for the Project, the Historic Preservation Commission 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 Historic Preservation Commission, the Historic Preservation Commission finds as follows:

- a. The Project is categorically exempt from environmental review pursuant to Section 15331 Class 31 (Historical Resource Restoration/Rehabilitation) of the CEQA Guidelines; and
- b. The application of the categorical exemption is not barred by one of the exceptions set forth in CEQA Guidelines Section 15300.2; and
- c. The determination of CEQA exemption reflects the independent judgment of the Historic Preservation Commission.

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

- a. The Frankish Building, located at 200 South Euclid Avenue, was designated as a Local Landmark on October 28, 1997; and

b. The project will not detrimentally change, destroy, or adversely affect any significant architectural feature of the resource. The architectural features of the existing building will be replicated on the proposed project in order to achieve maximum capability. Furthermore, only the storefront glazing will be removed. The transom windows and rough-hew stone column will not be affected by the alteration thus not adversely affecting significant architectural features of the building. All other improvements are located within the interior of the building; and

c. The project will not detrimentally change, destroy, or adversely affect the historic character or value of the resource. The proposed project does not affect the overall character of the building. The new storefront entrance is an appropriate design that requires minimal changes to the building, thereby avoiding any adverse affects on the character of the building; and

d. The project is consistent with the Ontario Development Code and the Secretary of Interior Standards for the Treatment of Historic Properties.

SECTION 3. Based upon the findings and conclusions set forth in Sections 1 and 2 above, the Historic Preservation Commission hereby approves the request for a Certificate of Appropriateness subject to the conditions attached herein and by this reference (Exhibit A).

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 E. B Street, Ontario, California 92264. The custodian for these records is the City Clerk of the City of Ontario.

SECTION 6. The Secretary shall certify to the adoption of the Resolution.

APPROVED AND ADOPTED by the members of the Historic Preservation Commission of the City of Ontario this 19th day of December 2011, by the following vote:

AYES: Gage, Gregorek, Hartley, Reyes, and Delman

NOES: None

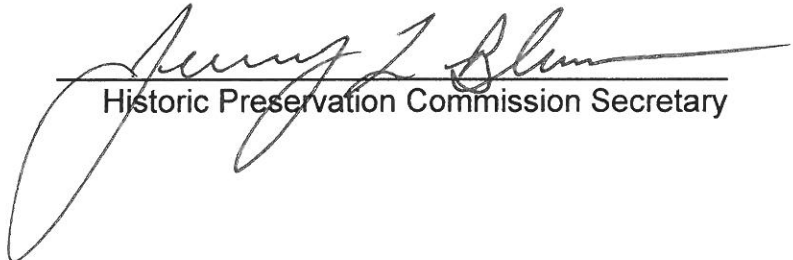
ABSENT: Downs, Willoughby

ABSTAIN: None



Historic Preservation Commission Chairman

I, Jerry L. Blum, Secretary of the Planning/Historic Preservation Commission of the City of Ontario, do hereby certify that the foregoing Resolution was duly and regularly introduced, passed and adopted by the Planning/Historic Preservation Commission of the City of Ontario at a regular meeting thereof held on the 19th day of December 2011, and the foregoing is a full, true and correct copy of said Resolution, and has not been amended or repealed.



Historic Preservation Commission Secretary

Exhibit A- Conditions of Approval

1. The Certificate of Appropriateness shall become void eighteen (18) 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. All materials, finishes, and colors of the project shall match the existing building.
3. The style (i.e. grid pattern, frame thickness, opening direction, etc.) of the new windows shall be consistent with existing original windows.
4. All new lighting fixtures and doors shall be period appropriate and approved by the Planning Department prior to installation.
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. Modifications and additions to the original structure shall be made in conformance with approved plans on file with the city. Any variation from the approved plans must be reviewed and approved by the Planning Department prior to building permit issuance.
8. All new construction and/or remodeled buildings are subject to the State Building Code.
9. Conditions of Approval shall be reproduced onto the plans submitted for permits.
10. Prior to Final of building permits, 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. Upon the completion of the addition and compliance with the requirements stated above, the Planning Department shall issue a Certificate of Completion.