

CITY OF ESCONDIDO**MINUTES OF REGULAR MEETING OF THE
ESCONDIDO HISTORIC PRESERVATION COMMISSION****May 18, 2017**

The regular meeting of the Historic Preservation Commission was called to order at 3:01 p.m. by Chair Rea in Mitchell Room, 201 North Broadway, Escondido, California.

Commissioners present: Chair Rea, Vice-chair Spann, Commissioner Breitenfeld, Commissioner Danskin, and Commissioner Hanwit.

Commissioners absent: Commissioner Correll and Commissioner Lee.

Staff present: Rozanne Cherry, Principal Planner; Paul Bingham, Assistant Planner II; and Adam Finestone, Principal Planner.

MINUTES:

Moved by Commissioner Breitenfeld, seconded by Vice-chair Spann, to approve the minutes of the March 8, 2017 meeting. Motion carried unanimously.

WRITTEN COMMUNICATIONS: None.

ORAL COMMUNICATIONS:

Adam Finestone, Principal Planner, noted that Rozanne Cherry, Principal Planner, would be retiring and as such this was her last meeting.

Chair Rea presented Mrs. Cherry with a Certificate of Appreciation. The Commission thanked Mrs. Cherry for her work.

PUBLIC HEARINGS: None.

CURRENT BUSINESS:**1. DESIGN REVIEW - Case No. ADM 17-0071:**

REQUEST: Large renovation/addition in the OEN

Location: 243 East 10th Avenue

Paul Bingham, Assistant Planner II, provided a brief overview of the property its tiny rear residential structure and renovation proposal. He noted that the request involved adding to the front and rear, as well as the east side. He noted that the addition would bring the house closer to the street, similar to the adjacent houses. Staff recommended approval.

Commissioner Danskin confirmed with staff that it would meet the R-1-6 zoning standards and was single story.

Commissioner Hanwit and staff discussed the proposed outdoor space for the property.

Chair Rea asked if the front of the newly renovated house would be in line with the neighbors. Mr. Bingham replied in the affirmative, noting that the setback would be comparable to the neighbors.

Chair Rea was pleased with the single-story design.

ACTION:

Moved by Vice-chair Spann, seconded by Commissioner Danskin, to approve staff's recommendation. Motion carried unanimously.

2. DESIGN REVIEW - Case No. ADM 17-0081:

REQUEST: Expand existing duplex units to 2-bedroom.

Location: 126-128 West 7th Avenue

Paul Bingham, Assistant Planner II, provided a brief overview of the property and noted that the request involved expanding the duplex units to 2-bedrooms. He noted that the duplex had two distinct entrances with flanking windows and porch eyebrows. He stated that there is a significant change in grade on the site from the front to rear. He stated that the request included adding onto the back of the living area, which would create a covered patio under the addition. He also noted that the new addition would not be visible from the street. Staff recommended approval.

Commissioner Hanwit liked the eyebrows over the front doors and confirmed with Mr. Escobar that they would remain. Mr. Escobar, applicant, noted that they intended on using period appropriate window replacements.

Chair Rea requested clarification about the windows. Mr. Bingham noted the windows would be changed to era appropriate windows.

Commissioner Danskin and the applicant discussed the structural support needed to hold up the addition along with the proposed locations for the water heaters and HVAC system.

ACTION:

Moved by Commissioner Danskin, seconded by Vice-chair Spann, to approve staff's recommendation. Motion carried. Ayes: Danskin, Spann, Hanwit, and Rea. Noes: None. Abstained: Breitenfeld. (4-0-1)

3. PROJECT INFORMATION - Case No. SUB 17-0001:

REQUEST: Receive information on a proposed commercial project (Centre City Shopping Center)

Location: 425-427 West Mission Avenue

Adam Finestone, Principal Planner, referenced the staff report and noted that this was an informational item to notify the Commission of the public comment period on the Mitigated Negative Declaration.

Commissioner Hanwit expressed her disappointment with demolishing the motel structure, feeling it would be better to renovate the existing motel.

Chair Rea felt it was unfortunate that the Commission was not provided with the historic report. She felt the motel was a significant representation of a motor-court motel that would make a marvelous boutique motel. She also felt it would tie in well with Cruising Grand events. She felt the City had a serious lack in lodging and did not need another carwash facility. She also stated that the motel was a part of the Pine Tree Lumber family holdings.

Commissioner Breitenfeld expressed her concern with losing the Robinhood Motel in the past and now losing the subject motel. She felt the proposed development was cookie cutter and ordinary.

4. UPDATE ON CITY'S EFFORTS TO ALIGN ORDINANCE WITH STATE'S ADU LEGISLATION

Rozanne Cherry, Principal Planner, provided the update and noted that the Planning Commission would be holding a workshop on June 15 before brining it to the full Planning Commission later in June. The HPC minutes and staff report were to be included in the reports.

5. DISCUSS BELLWETHER EVENTS WHICH LIKELY SHAPED ESCONDIDO

Rozanne Cherry, Principal Planner, described a joint event with the Pioneer Room for the library's summer program and asked for comments and suggestions regarding significant events that shaped the City of Escondido.

Commissioner Danskin noted that the individuals tied to events that shaped the City were important to acknowledge, feeling it personalized the events.



Chair Rea noted the Escondido Town & Land Company were instrumental in establishing the downtown area and Old Escondido.

Commissioner Danskin suggested taking a regional look at examples like Lake Hodges and how I-15 dramatically changed Escondido's focus.

Discussion ensued regarding individuals who flew in and out of the J&W Redwood Airstrip.

Vice-chair Spann noted that Wynona Ranch was the first planned development in Escondido.

Chair Rea referenced the establishment of the Historic District.

6. AD HOC WORK GROUP REPORT ON MILLS ACT PROPERTIES

Chair Rea said they would begin doing a group of visits again soon. Paul Bingham, Assistant Planner II, noted that he had five new visit letters for Chair Rea to sign.



7. AD HOC WORK GROUP REPORT ON UPDATING THE CITY'S HISTORIC GUIDELINES

The workgroup stated that they would be meeting in June.

ORAL COMMUNICATIONS - None.

COMMISSIONER COMMENTS:

Chair Rea noted that the Home Tour was a great success with over 600 attendees. She noted that the City Manager complimented her about the event. She also indicated that the OEN needed more sidewalks and lighting.

Commissioner Breitenfeld and Mr. Finestone discussed the demolition of the old school behind the Wells Fargo building at 442 South Escondido Blvd.

ADJOURNMENT:

The meeting was adjourned at 3:56 pm. The next regular meeting was scheduled for July 20, 2017 at 3:00 p.m.


Adam Finestone, Principal Planner


Ty Paulson, Minutes Clerk