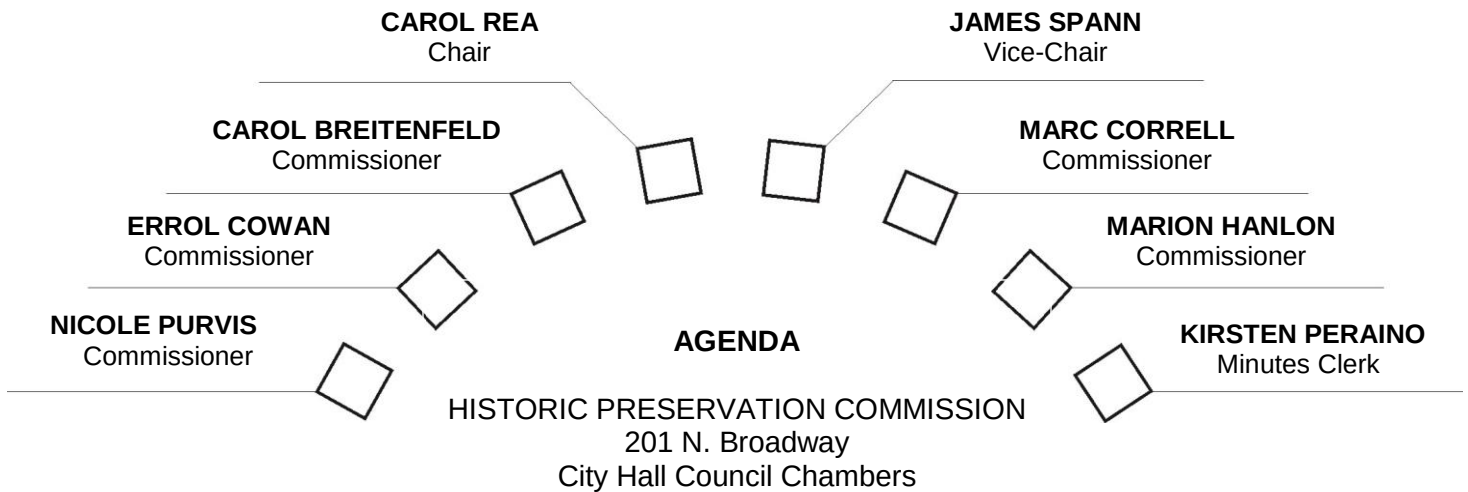


CITY OF ESCONDIDO

Historic Preservation Commission and Staff Seating



3:00 p.m

March 21, 2019

- A. CALL TO ORDER**
- B. FLAG SALUTE**
- C. ROLL CALL**
- D. REVIEW OF MINUTES:** **January 17, 2019**

The Brown Act provides an opportunity for members of the public to directly address the Commission on any item of interest to the public, before or during the Commission's consideration of the item. If you wish to speak regarding an agenda item, please fill out a speaker's slip and give it to the minutes clerk who will forward it to the Chairman.

Electronic Media: Electronic media which members of the public wish to be used during any public comment period should be submitted to the Planning Division at least 24 hours prior to the meeting at which it is to be shown.

The electronic media will be subject to a virus scan and must be compatible with the City's existing system. The media must be labeled with the name of the speaker, the comment period during which the media is to be played and contact information for the person presenting the media.

The time necessary to present any electronic media is considered part of the maximum time limit provided to speakers. City staff will queue the electronic information when the public member is called upon to speak. Materials shown to the Commission during the meeting are part of the public record and may be retained by the City.

The City of Escondido is not responsible for the content of any material presented, and the presentation and content of electronic media shall be subject to the same responsibilities regarding decorum and presentation as are applicable to live presentations.

If you wish to speak concerning an item not on the agenda, you may do so under "Oral Communications" which is listed at the beginning and end of the agenda. All persons addressing the Historic Preservation Commission are asked to state their names for the public record.

Availability of supplemental materials after agenda posting: Any supplemental writings or documents provided to the Historic Preservation Commission regarding any item on this agenda will be made available for public inspection in the Planning Division located at 201 N. Broadway during normal business hours, or in the Council Chambers while the meeting is in session.

The City of Escondido recognizes its obligation to provide equal access to public services to individuals with disabilities. Please contact the A.D.A. Coordinator, (760) 839-4643, with any requests for reasonable accommodation, at least 24 hours prior to the meeting.

E. WRITTEN COMMUNICATION:

"Under State law, all items under Written Communications can have no action and will be referred to the staff for administrative action or scheduled on a subsequent agenda."

F. ORAL COMMUNICATION:

"Under State law, all items under Oral Communications can have no action and will be referred to the staff for administrative action or scheduled on a subsequent agenda." This is the opportunity for members of the public to address the Commission on any item of business within the jurisdiction of the Commission.

G. PUBLIC HEARINGS: None

H. CURRENT BUSINESS:

1. DESIGN REVIEW – Case No. PHG 18-0025 – Grape Day Park Restrooms

REQUEST:	New Restroom Building at Grape Day Park
ZONING/LOCATION:	S-P (Downtown Specific Plan) / Grape Day Park
APPLICANT:	City of Escondido
STAFF:	Adam Finestone, Principal Planner
	Julie Procopio, Director of Engineering Services / City Engineer
STAFF RECOMMENDATION:	Forward positive recommendation to City Council
COMMISSION ACTION:	

2. DESIGN REVIEW – Case No. ADM 18-0189 – Residential Addition

REQUEST:	Review revised design for proposed rear addition
ZONING/LOCATION:	R-1-6 in OEN/ 1055 S. Juniper St.
APPLICANT:	Susana Barajas
STAFF:	Paul K. Bingham, Assistant Planner II
STAFF RECOMMENDATION:	Conditional approval
COMMISSION ACTION:	

3. DESIGN REVIEW – Case No. ADM 17-0081 – Residential Addition

REQUEST:	Review of two illegally enclosed covered patios
ZONING/LOCATION:	R-1-6 in OEN/ 126-128 W. 7 th Ave.
APPLICANT:	Mario Escobar
STAFF:	Paul K. Bingham, Assistant Planner II
STAFF RECOMMENDATION:	Denial
COMMISSION ACTION:	

4. DISCUSSION – Historic Preservation Awards

REPORT BY: Paul K. Bingham, Assistant Planner II

5. DISCUSSION – Certified Local Government Annual Report

REPORT BY: Paul K. Bingham, Assistant Planner II

6. DISCUSSION – Downtown Projects and Downtown Specific Plan Amendment

REPORT BY: Adam Finestone, Principal Planner

Note: Current Business items are those that under state law and local ordinances do not require either public notice or public hearings. Public comments may be limited to a maximum time of three minutes per person.

J. ORAL COMMUNICATION:

"Under State law, all items under Oral Communication can have no action, and will be referred to the staff for administrative action or scheduled on a subsequent agenda." This is the opportunity for members of the public to address the commission on any item of business within the jurisdiction of the Commission.

K. COMMISSIONER COMMENTS

L. ADJOURNMENT to next regularly scheduled HPC meeting on May 16, 2019.

CITY OF ESCONDIDO

**ACTION MINUTES OF THE REGULAR MEETING OF THE
ESCONDIDO HISTORIC PRESERVATION COMMISSION**

JANUARY 17, 2019

The regular meeting of the Historic Preservation Commission was called to order at 3:00 p.m. by Chair Rea in Council Chambers, 201 North Broadway, Escondido, California.

Commissioners present: Carol Rea, Chair; James Spann, Vice-Chair; Carol Breitenfeld, Commissioner; Marc Correll, Commissioner; Errol Cowan, Commissioner; Nicole Purvis, Commissioner, and Marion Hanlon, Commissioner.

Commissioners absent: None.

Staff present: Adam Finestone, Principal Planner; Paul Bingham, Assistant Planner II; and Kirsten Peraino, Minutes Clerk.

MINUTES:

Moved by Commissioner Correll, seconded by Commissioner Purvis, to approve the minutes of the November 15, 2018 meeting. Motion carried unanimously (7-0).

WRITTEN COMMUNICATION: None.

ORAL COMMUNICATION: Welcomed newest Commissioner Marion Hanlon

PUBLIC HEARINGS: None.

CURRENT BUSINESS: None.

1. DESIGN REVIEW – Case Nos. ADM 19-0005 & B18-3133:

REQUEST: Replace a detached double garage at the rear of a Local Register property

ZONING/LOCATION: R-2-18 (Multi-Family) / 449 S. Spruce Street

STAFF RECOMMENDATION: Approval

COMMISSIONER ACTION: Moved by Commissioner Purvis, seconded by Chair Rhea to approve staff's recommendation with the added condition on their approval that the proposed laundry room window be wood-framed. Motion carried unanimously (7-0).

2. DISCUSS UPCOMING HISTORIC PRESERVATION AWARDS

REQUEST: Commission to provide ideas, themes and nominations

STAFF: Adam Finestone

3. CODE AMENDMENT UPDATES

STAFF SUMMARY: Adam Finestone

4. REPORT ON LIMITS IN SIZE OF ADDITIONS TO HISTORIC RESOURCES

REPORT BY: Staff

ORAL COMMUNICATION: None.

COMMISSIONER COMMENTS: None.

ADJOURNMENT: The meeting was adjourned at 3:49 p.m. until the next regularly scheduled HPC Meeting on March 21, 2019.

Kirsten Peraino, *Administrative
Coordinator* Minutes Clerk

Adam Finestone, *Principal Planner*
Witness



HISTORIC PRESERVATION COMMISSION

Agenda Item No.: H.1
Date: March 21, 2019

TO: Historic Preservation Commission

FROM: Adam Finestone, Principal Planner
Julie Procopio, Director of Engineering Services / City Engineer

PROJECT: PHG18-0025 – Grape Day Park Restrooms

LOCATION: 321 N. Broadway

APPLICANT: City of Escondido

PROJECT DESCRIPTION:

This project involves the replacement of the existing restroom structure at Grape Day Park with a new restroom designed to meet Crime Prevention through Environmental Design (CPTED) principles. The existing restroom has been a law enforcement concern due to criminal activity in and around it. These concerns have driven the need to replace the restroom, bringing the opportunity to improve safety and enhance the experience of park users.

Three locations for the restroom were considered. Each of these locations is designed to maintain sight lines into the park from the street. The locations considered are also intended to provide convenient access for the multiple major events held in Grape Day Park while avoiding disruption to flow.

1. Current Location: The draft Master Plan contemplated replacement of the restroom at its current location. Police Department and Park Ranger staff recommend that the restroom be shifted away from Heritage Walk. A location either further from the street or oriented into the park is recommended.
2. Lime Street School site: Shifting the restroom location 300-feet to the south and orienting it toward the park was considered. While this location aligns well with CPTED principles, it is not recommended. This location holds historic importance as the site of Escondido's first grammar school.
3. Palm Walk: This location is close to the geographic center of the park along the main pedestrian access path. Its central location close to the Train Depot and Great Green make it convenient for event participants. In addition, the central location will make it a less attractive for criminal activity. After thorough evaluation by the Police Department, Park Rangers, Recreation, and Public Works staff, this location is recommended.

The floorplan of the new building is designed to minimize hiding spaces while still providing privacy and accessibility for park users. The number of restroom stalls has been increased (from five to ten), which will better support the numerous events held in Grape Day Park and minimize the need for portable toilets. The architecture is designed to blend with near-by City Hall buildings while drawing on the Grape Day Park theme with large sliding doors that allow the covered area to be fully secured after park hours.

DESIGN REVIEW: Design review of this project by the Historic Preservation Commission (HPC) is required because Grape Day Park is identified as a historic landmark on the City's Local Register of Historic Places. The existing restroom itself is not identified as a historic resource.

The purpose of today's item is to provide information and guidance regarding the proposed restroom replacement as it relates to the historic context of Grape Day Park. After finalizing the project design, a CEQA Categorical Exemption (CEQA Guidelines Section 15303 – New Construction or Conversion of Small Structures) will be prepared.

Respectfully Submitted,

A blue ink signature of Adam Finestone, consisting of stylized cursive letters.

Adam Finestone, AICP
Principal Planner

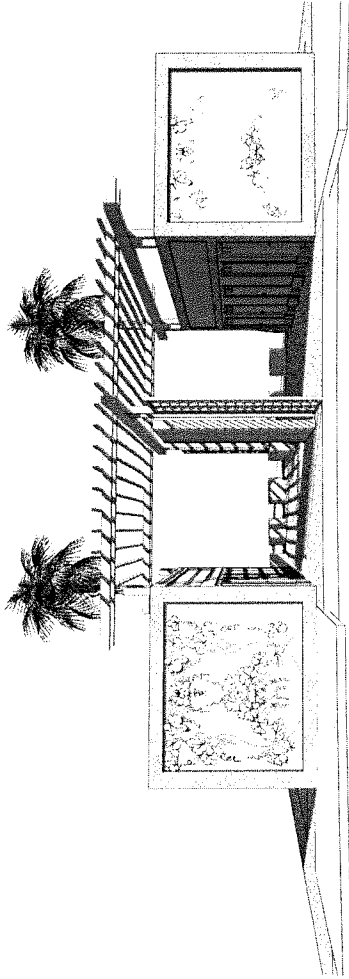
A blue ink signature of Julie Procopio, consisting of stylized cursive letters.

Julie Procopio, P.E.
Director of Engineering Services/City Engineer

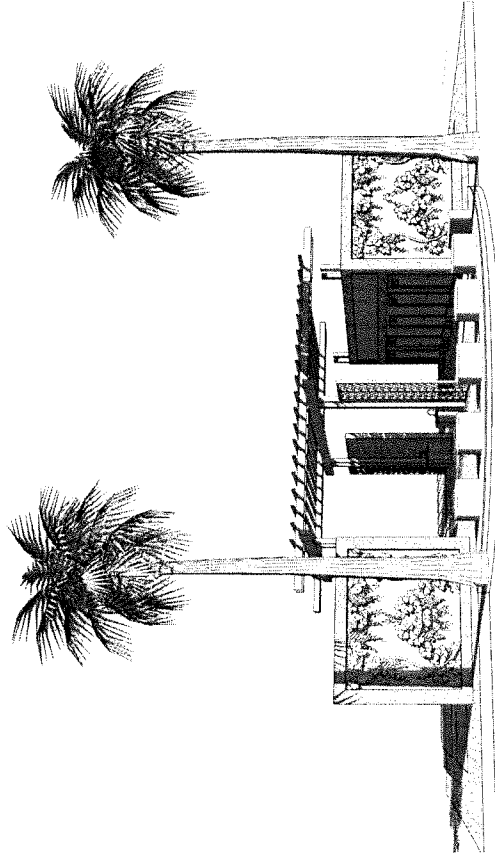
Exhibits:

- A. Elevations and perspectives
- B. Floor plan
- C. Location map

Exhibit A - Restroom Elevation & Perspective



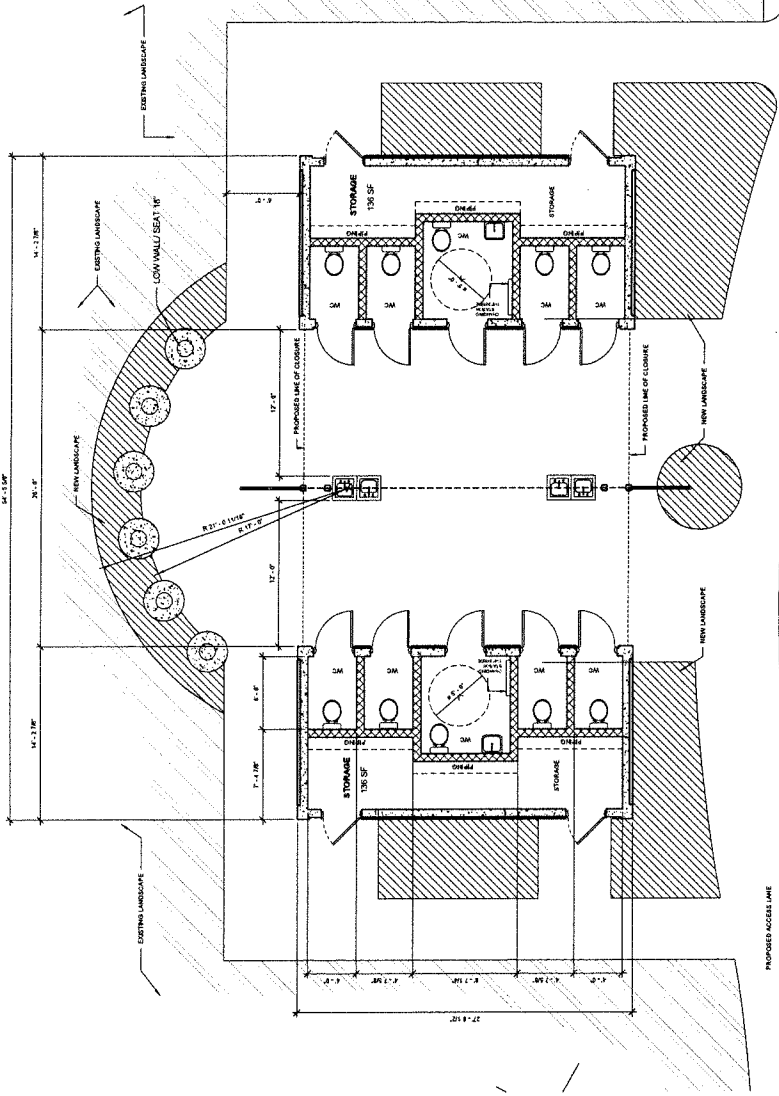
2 OPTION 5- VIEW FROM PARK.



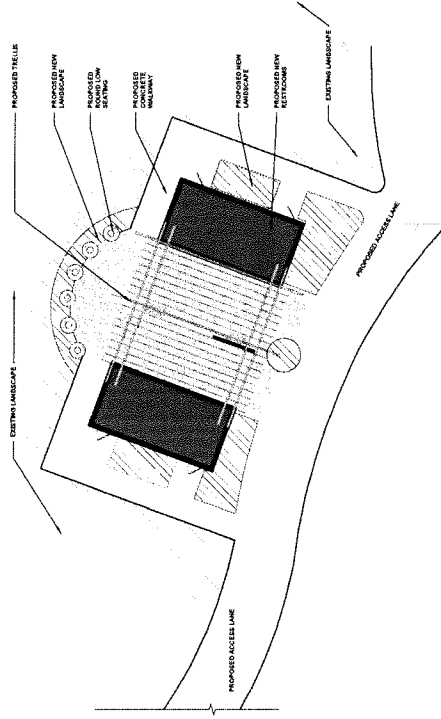
1 OPTION 5-VIEW FROM STREET



Exhibit B - Restroom Floorplan



2 1ST LEVEL FLOOR PLAN - OPTION 5 (760 SF)



3 KEY SITE PLAN - ENLARGED RESTROOM AREA PLAN - OPTION 5 BLDG. AREA 760 SF/FLATWORK 1,612 SF/LANDSCAPE 1,436 SF

CONSULTANTS

STAMP

KEY PLAN

CLIENT

OWNER

PROJECT

PROJECT NAME

ADDRESS

ENTER ADDRESS HERE

PROJECT NO.

PROJECT NUMBER

SCALE

1/8" = 1'-0"

TITLE

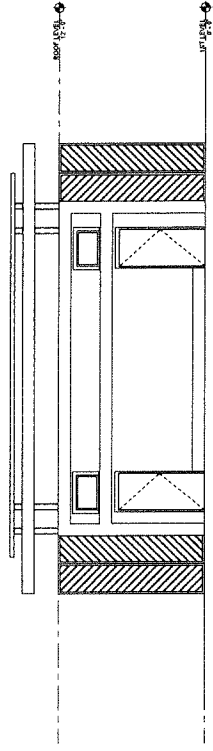
OPTION 5 VIEW 1

PRINTED ON: 11/07/2018 10:22:34 AM

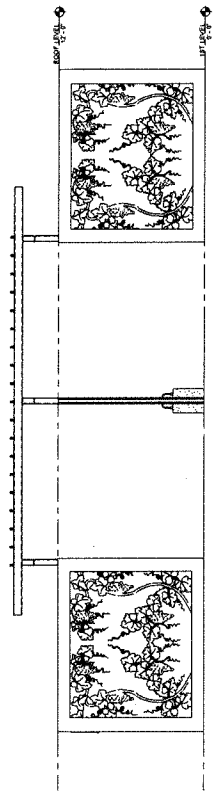
CLIENT LOGO

A5.2

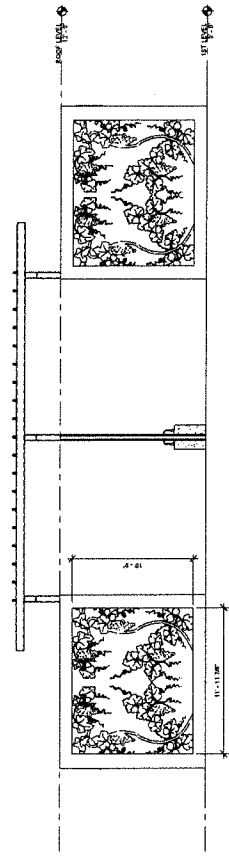
MARCA-TECTIS ARCHITECTS | January 2013 ©



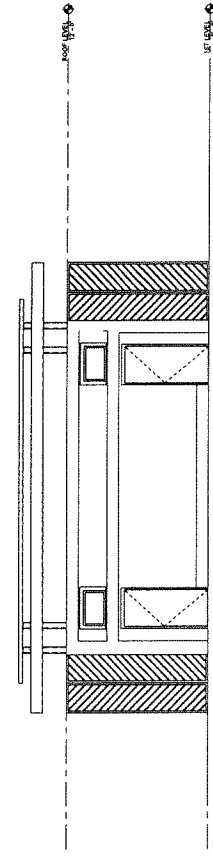
④ OPTION 5 - EAST ELEVATION



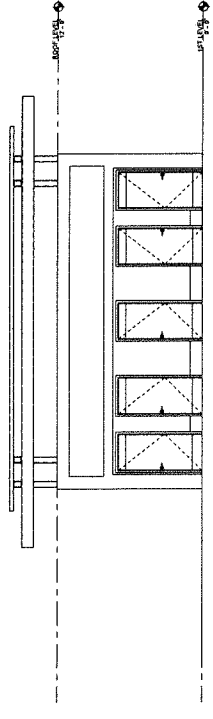
③ OPTION 5 - NORTH ELEVATION



② OPTION 5 - SOUTH ELEVATION



① OPTION 5 - WEST ELEVATION



⑥ OPTION 5 - INTERIOR ELEVATION



**HISTORIC PRESERVATION
COMMISSION**

Agenda Item No.: H.2
Date: March 21, 2019

TO: Historic Preservation Commission

FROM: Paul Bingham, Assistant Planner II

SUBJECT: ADM 18-0189 – Design Review of proposed rear addition to house in the Old Escondido Neighborhood historic district

LOCATION: 1055 S. Juniper Street

APPLICANT: Miguel Barajas

The subject property consists of a circa 1920 Craftsman Cottage in the Old Escondido Neighborhood historic district. Corresponding pages from the City's 1990 historic survey are attached here for reference.

Attached is an exhibit supplied by the applicant showing the design of a proposed rear addition, previously reviewed by Commission on November 15, 2018. The site plan presented at that meeting (also attached) included two options being considered by the applicant. Option A was a proposal to enclose the existing patio cover at the rear of the house. Option B proposed a larger addition to the south side of the existing historic residence. The Commission felt that Option B was inappropriate and that insufficient information was provided to adequately review Option A. The Commission directed the applicant to provide additional and more detailed information for the proposed patio enclosure (Option A) and to remove Option B from consideration.

Respectfully Submitted,

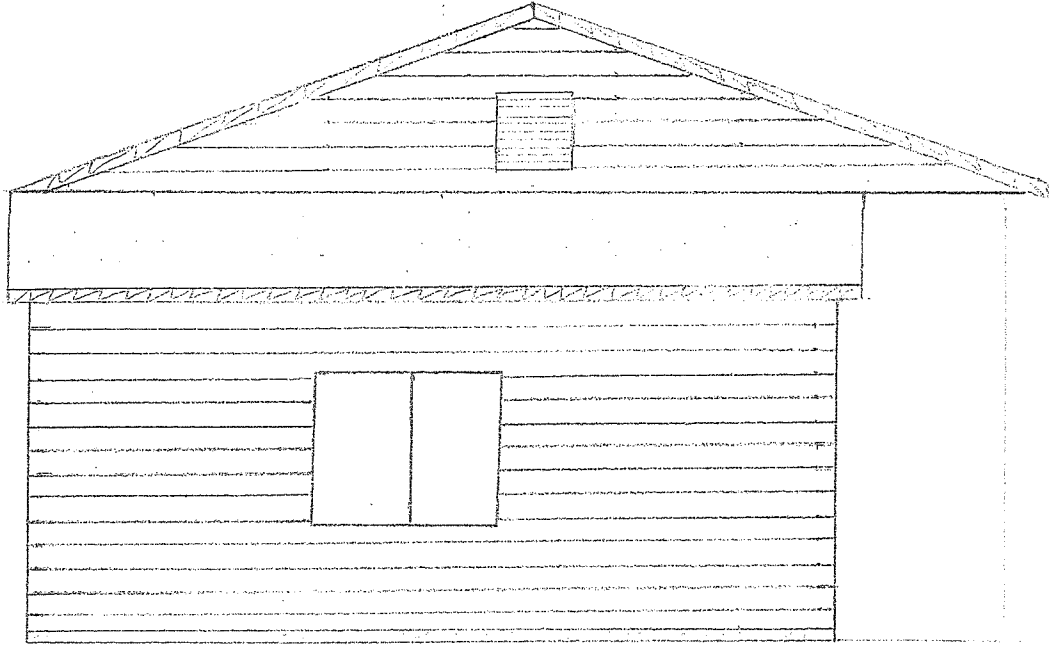


Paul Bingham
Assistant Planner II

Exhibits:

- A. Elevations (dated February 27, 2019)
- B. Site Plan and Floor Plan (from November 15, 2018, HPC meeting)
- C. Historic Survey pages

EXHIBIT "A"
ADM 18-0189

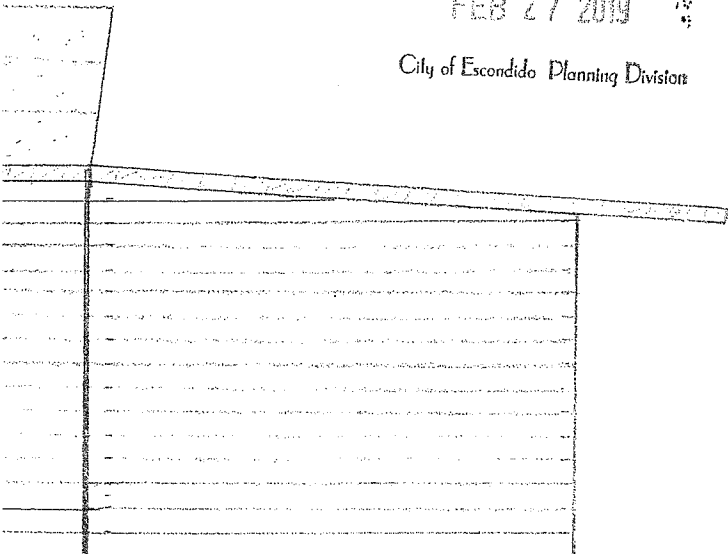


WEST

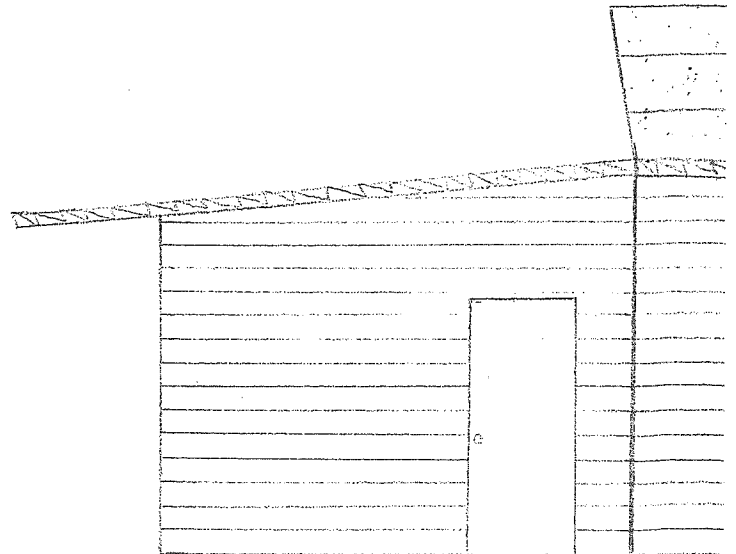
RECEIVED

FEB 27 2019

City of Escondido Planning Division

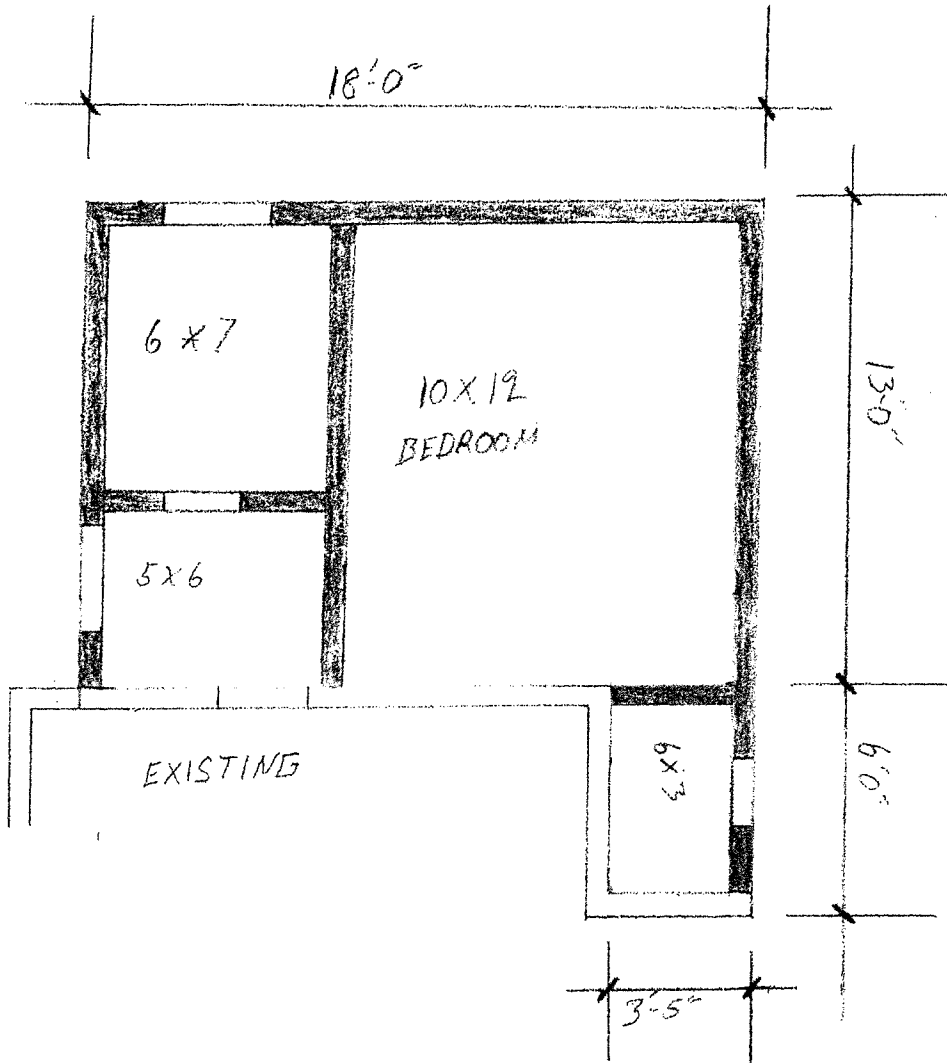
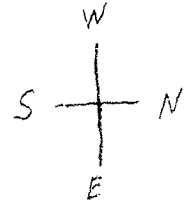


NORTH



SOUTH

EXHIBIT "B"
ADM 18-0189



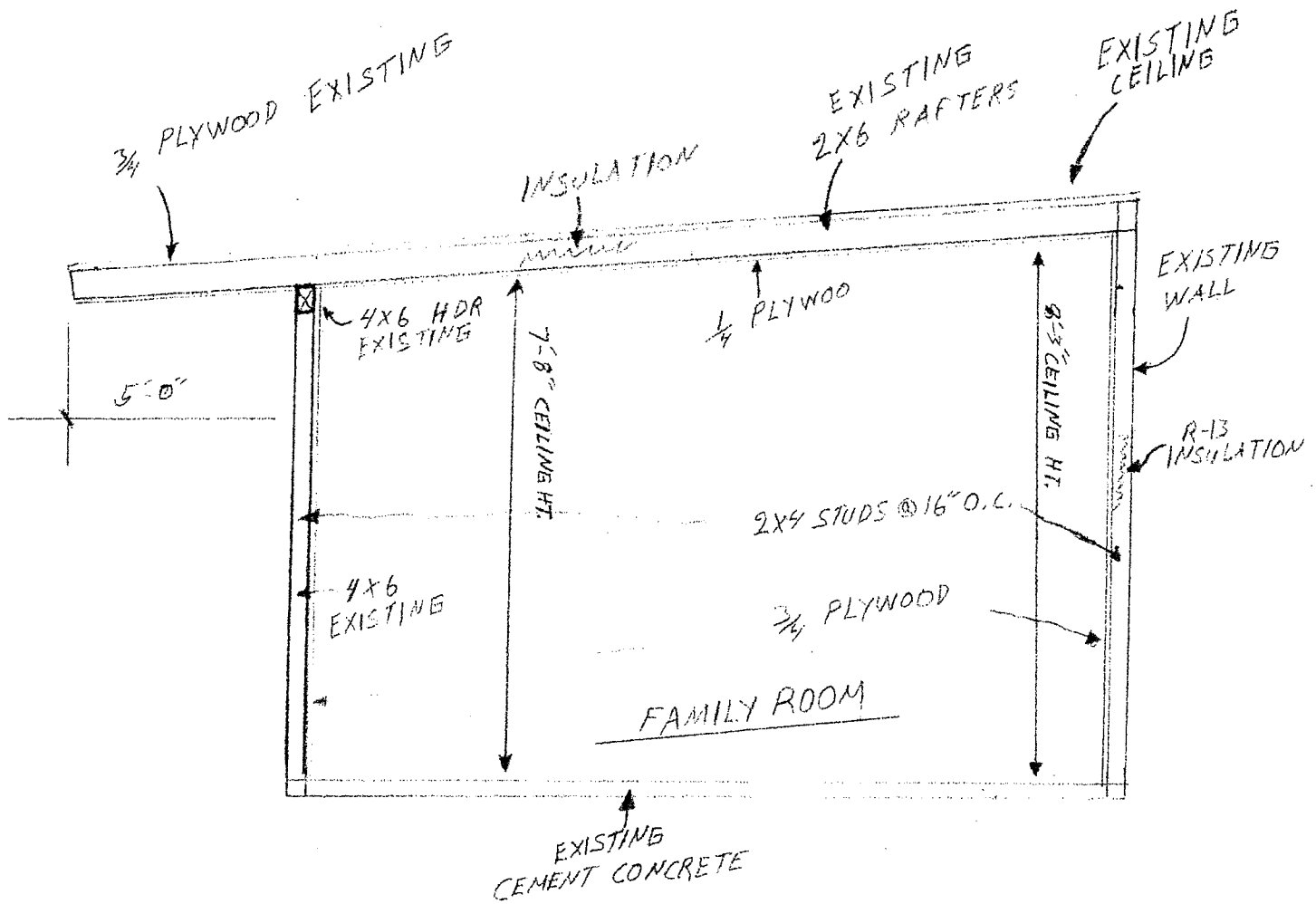
WALL KEY

- EXISTING WALL
- NEW WALL
- WALL REMOVED

Alternative
"A"

EXISTING HOUSE:	730 SF
PROPOSED ADDITION:	255 SF
TOTAL HOUSE:	985 SF

EXHIBIT "B" (cont.)



Alternative "A"

PLU1 PLAIN

1055 S.
JUNIPER STREET

EXHIBIT "B" (cont.)

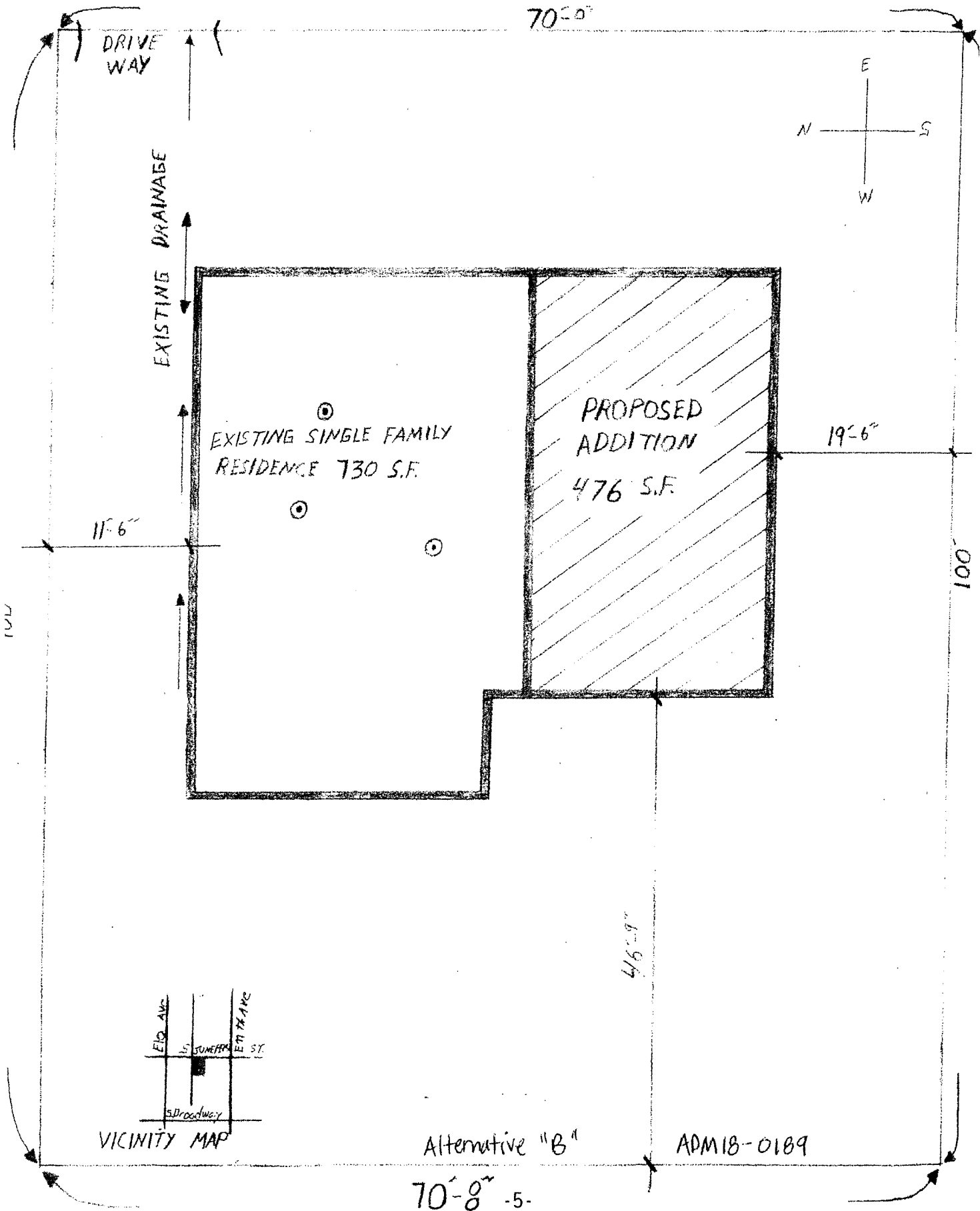
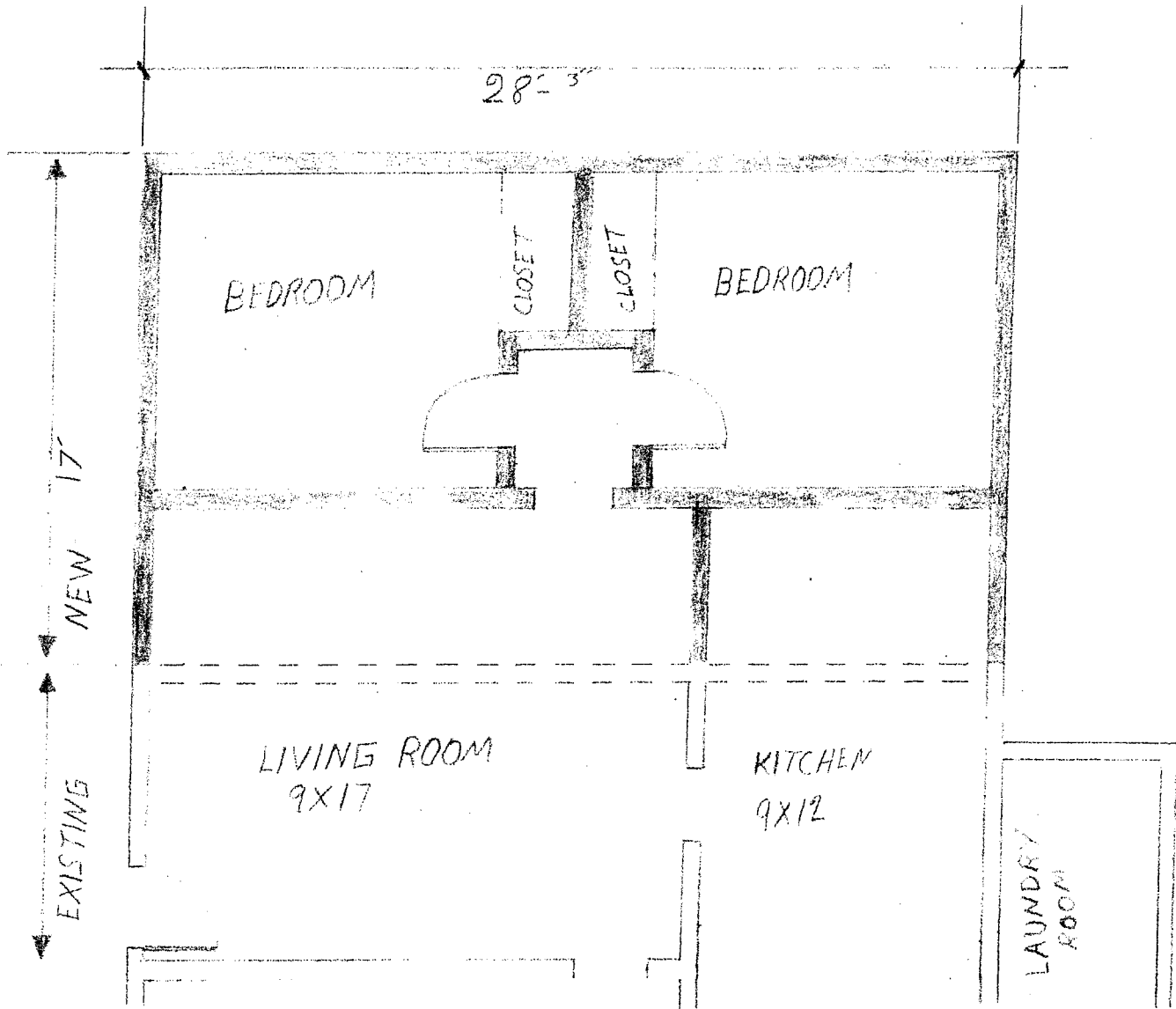


EXHIBIT "B" (cont.)



WALL KEY

- EXISTING WALL
- NEW WALL
- WALL REMOVED

EXISTING HOUSE	730
PROPOSED ADDITION	476
TOTAL HOUSE	1,206

Alternative "B"

EXHIBIT "C"
ADM 18-0189
City of Escondido
HISTORIC RESOURCES INVENTORY

IDENTIFICATION AND LOCATION

1. Historic Name

2. Common or Current Name

3. Number & Street 1055 South Juniper Street

Ser.No.

Natl. Reg. Status

Local Designation

Local Ranking Non Contribut.

City: Escondido Vicinity Only

Zip 92025 County: San Diego

4. UTM zone

A E4932.4

B N36637.70

C Zone 11

D

5. Quad map No.

Parcel No. 233-542-15/04

Cross-Corridor

Other

DESCRIPTION

6. Property Category

If district, number of documented resources

7. Briefly describe the present physical appearance of the property, including condition, boundaries, related features, surroundings, and (if appropriate) architectural style.

This very small, rectangular cottage features a gabled roof, wide clapboard siding, casement windows, exposed beam ends, a gabled porch roof with triangular brackets and a shed-style addition in the back.

The architectural style is: Cottage

The condition is: good

The related features are: none

The surroundings are: residential

The boundaries are:



8. Planning Agency

City of Escondido

9. Owner and Address

Edwin and Mamie Smith

1223 Knob Hill Road

San Marcos, CA 92069

10. Type of Ownership private

11. Present Use residence

12. Zoning

13. Threats none known

HISTORICAL INFORMATION

14. Construction Date(s) c1920 Original location unknown Date moved
15. Alterations & date none apparent
16. Architect unknown Builder unknown
17. Historic attributes (with number from list)

SIGNIFICANCE AND EVALUATION

18. Context for Evaluation: Theme architecture Area
Period Property Type Context formally developed?
19. Briefly discuss the property's importance within the context. Use historical and architectural analysis as appropriate. Compare with similar properties.

This structure, while not being of great architectural or historic significance alone, may be a contributing building in the formation of an historic district.

20. Sources
21. Applicable National Register criteria
22. Other Recognition:
State Landmark Number
23. Evaluator
Date of Evaluation 1990
24. Survey type
25. Survey name
26. Year Form Prepared 1983
By(Name) Donald A. Cotton Associates
Organization Revised by AEGIS 1990
Address 111 Spring Street
City & Zip Claremont, CA 91711
Phone (714) 621 1207

HISTORIC PRESERVATION COMMISSION

Agenda Item No.: H.3
Date: March 21, 2019

TO: Historic Preservation Commission

FROM: Paul Bingham, Assistant Planner II

SUBJECT: ADM 17-0081 – Design Review of proposed patio enclosures to duplex in the Old Escondido historic district

LOCATION: 126-128 W. 7th Ave.

APPLICANT: Mario Escobar

The subject property consists of a post-war duplex in the Old Escondido Neighborhood historic district. It was built in 1941 and was not included in the City's 1990 Historic Survey. Because it is a duplex in a single-family zone (R-1-6), it is considered a legal nonconforming use.

The Historic Preservation Commission reviewed and approved a previous project on May 19, 2017, to add a second bedroom to the rear of each of the existing units. Due to the topography of the lot, the bedroom additions also created covered patios on the lower level of each unit. Window replacements and paint colors were to be appropriate to the post-war period. These additions were within the scope of what is allowed pursuant to the City's nonconforming use regulations (Article 61, Division 3 of the Escondido Zoning Code).

Subsequent to the construction of the bedroom additions, the property owner enclosed the two covered patios and converted them into additional dwelling units without the benefit of building permits, and is seeking to legalize the conversion. Staff believes the additional square footage created by enclosing these patios would exceed the limitations established by the nonconforming use regulations noted above and will be preparing a nonconforming use valuation calculation to confirm this.

At the insistence of the applicant, staff is bringing the proposed conversion to the Commission for review. Plans and photographs from the applicant and the City's Code Enforcement division are attached to this report for reference. If the conversions are approved by the Commission and determined to comply with the nonconforming use regulations, the kitchen facilities in each of the illegally enclosed patios will be required to be removed.

Respectfully Submitted,



Paul Bingham
Assistant Planner II

Exhibits:

- A. Project plans – previous addition
- B. Project plans – current proposal
- C. Property photographs

EXISTING FIRST FLOOR

123-125 WEST 7TH AVE SECOND FLOOR, CA 95025

MARIO ESCOBAR

DATE: 4-28-11

SCALE: 1/4" = 1'-0"

PROJECT NO: 11-0001

OWNER: MARIO ESCOBAR

ARCHITECT: MARIO ESCOBAR

123-125 WEST 7TH AVE SECOND FLOOR, CA 95025

TWO BEDROOM ADDITION

123-125 WEST 7TH AVE SECOND FLOOR, CA 95025

MARIO ESCOBAR

DATE: 4-28-11

SCALE: 1/4" = 1'-0"

PROJECT NO: 11-0001

OWNER: MARIO ESCOBAR

ARCHITECT: MARIO ESCOBAR

123-125 WEST 7TH AVE SECOND FLOOR, CA 95025

GRAPHIC SCALE

0 1 2 3 4 5 6 7 8 9 10

EXISTING FIRST FLOOR

123-125 WEST 7TH AVE SECOND FLOOR, CA 95025

MARIO ESCOBAR

DATE: 4-28-11

SCALE: 1/4" = 1'-0"

PROJECT NO: 11-0001

OWNER: MARIO ESCOBAR

ARCHITECT: MARIO ESCOBAR

123-125 WEST 7TH AVE SECOND FLOOR, CA 95025

TWO BEDROOM ADDITION

123-125 WEST 7TH AVE SECOND FLOOR, CA 95025

MARIO ESCOBAR

DATE: 4-28-11

SCALE: 1/4" = 1'-0"

PROJECT NO: 11-0001

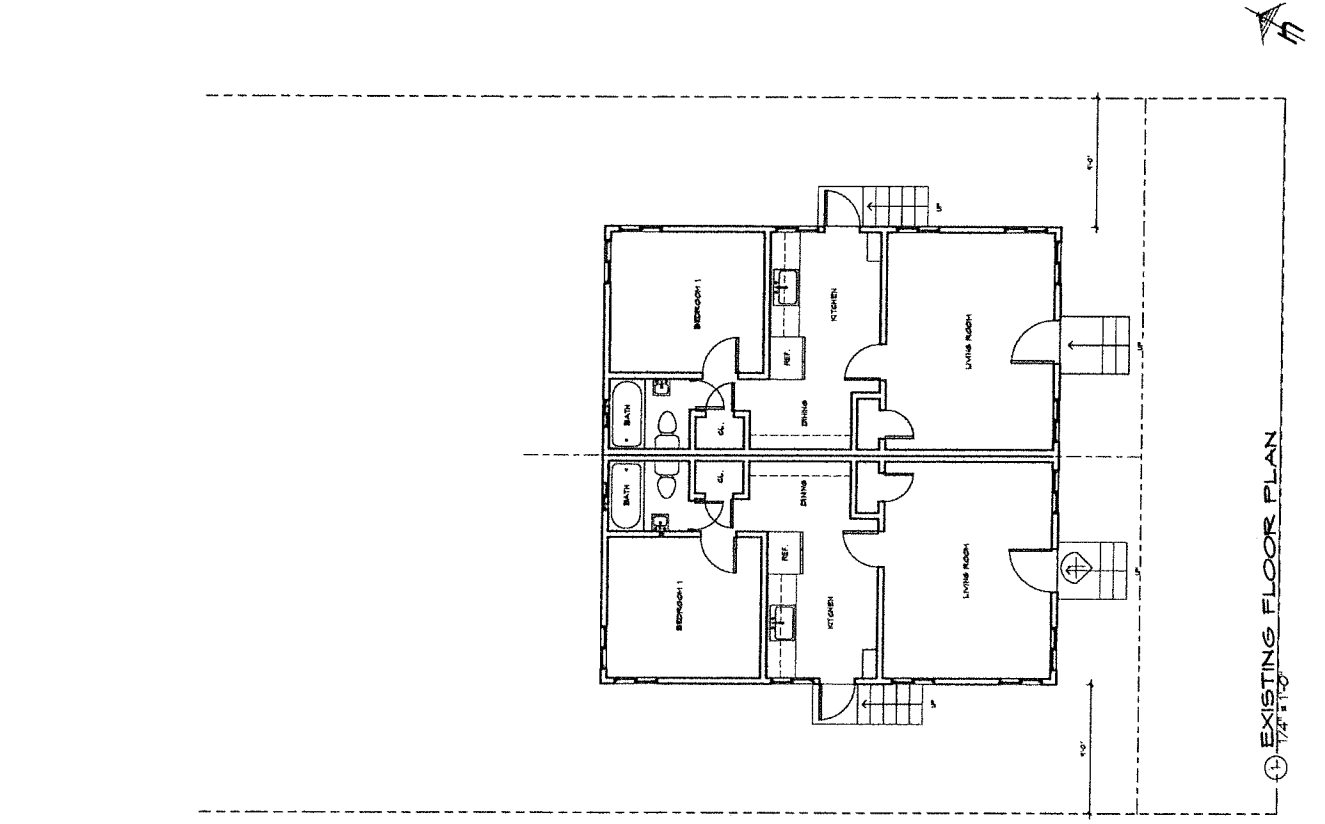
OWNER: MARIO ESCOBAR

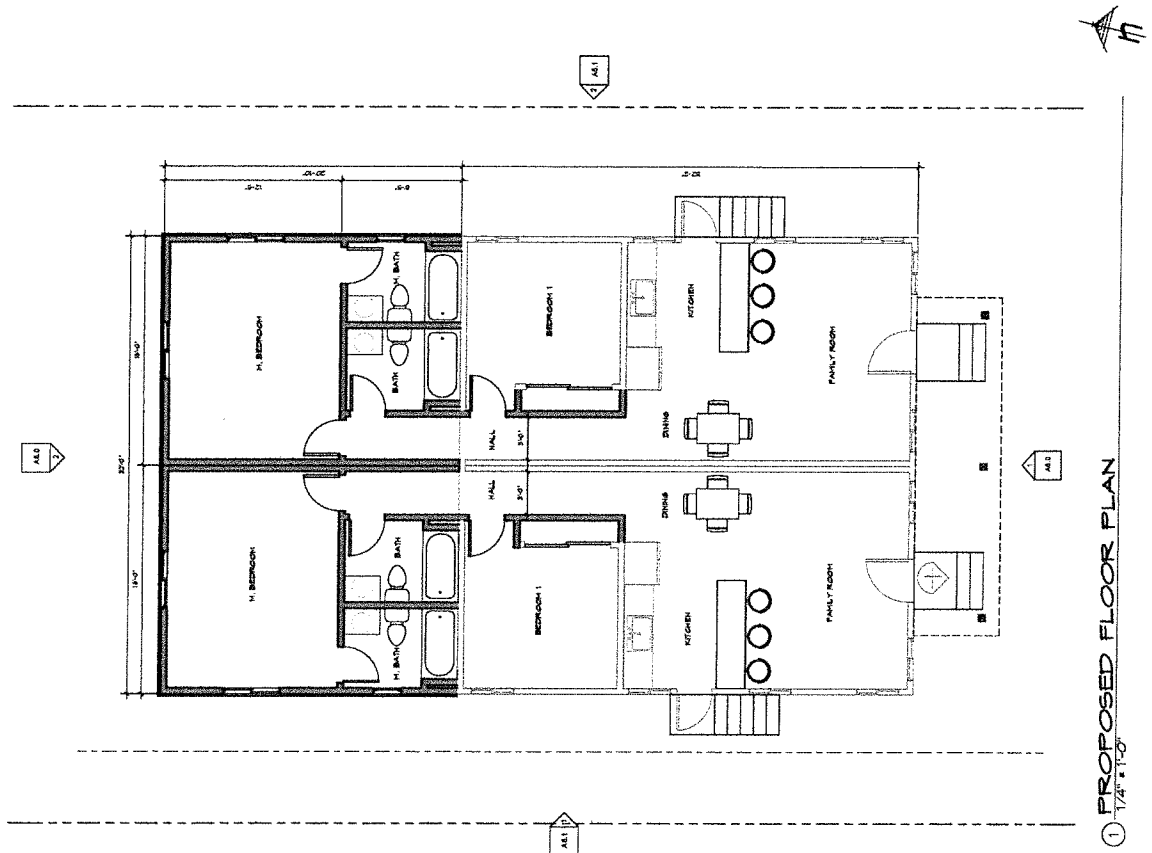
ARCHITECT: MARIO ESCOBAR

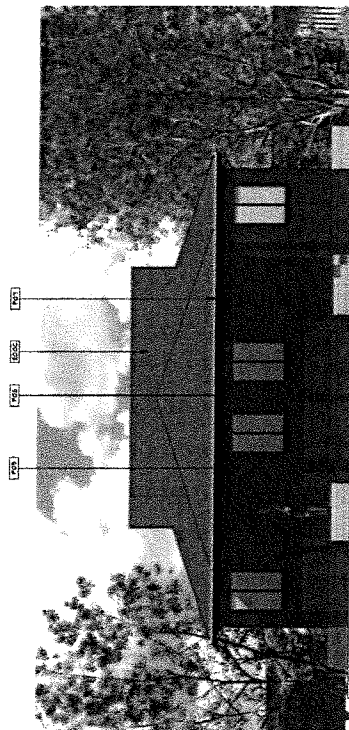
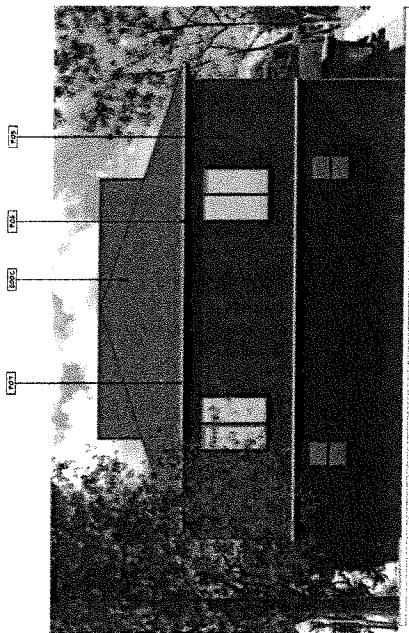
123-125 WEST 7TH AVE SECOND FLOOR, CA 95025

GRAPHIC SCALE

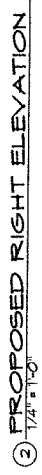
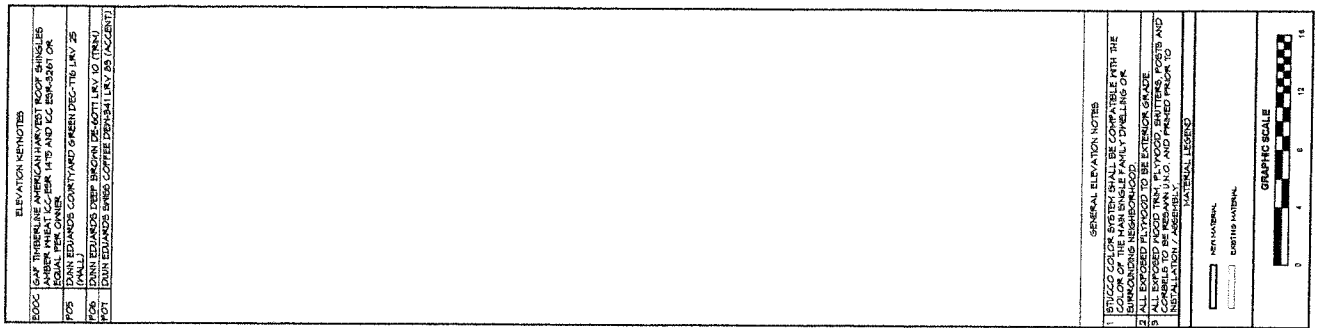
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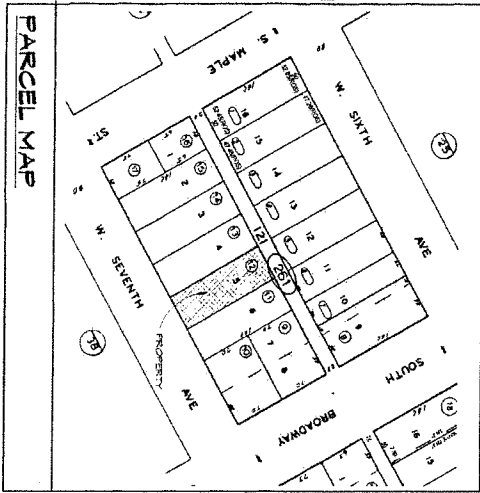
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[illegible]

	SHEET: A6.0	
	DATE:	
ELEVATIONS		
MARIO ESCOBAR		
125-126 WEST 7TH AVE ESCONIDO, CA 95025		
SCALE: 1/8" = 1'-0"	DATE: 4-28-17	DRAWN: M/ESA
PROJECT NO:		
AT PERISH & CONSTRUCTION		
2000 CALAHO CIRCLE		
ESCONIDO, CA 95026		
PROJECT: CA 0264		
TEL: 858-515-0206 ANDR@perish.com		

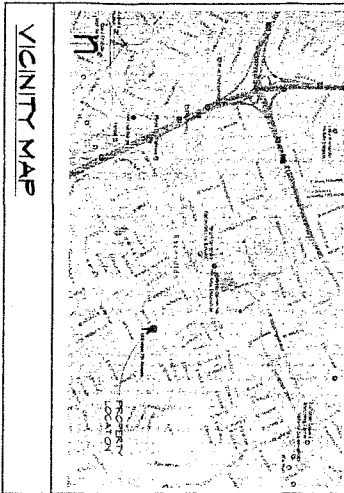


COMPLIANCE WITH THE DOCUMENTATION REQUIREMENTS OF THE 2016 ENERGY EFFICIENCY RATING SYSTEM IS NECESSARY FOR THIS PROJECT. RESPECTED SIGNED AND DATED BY THE BUILDING OWNER. THE BUILDING OWNER SHALL BE RESPONSIBLE FOR THE AVAILABILITY OF NECESSARY INFORMATION FOR BUILDING PERFORMANCE REVIEW AND COMPLETED FORMS MUST BE AVAILABLE FOR THE BUILDING OWNER.

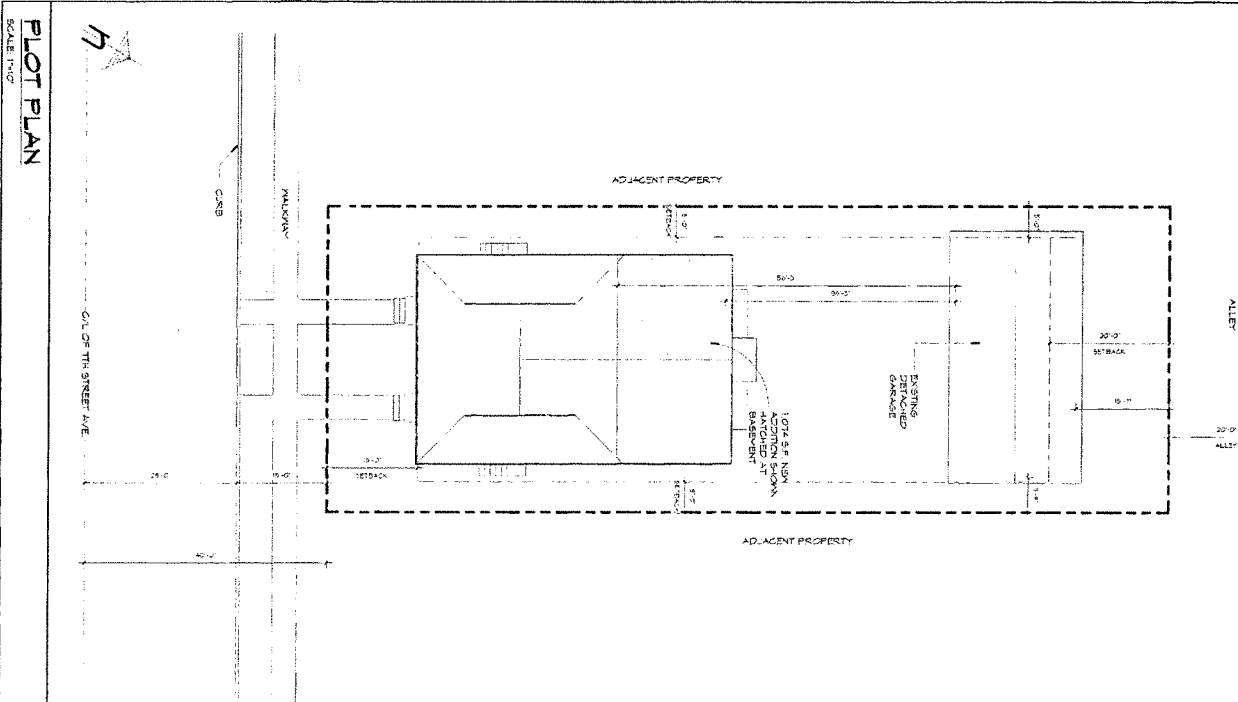


PARCEL MAP

THIS PROJECT IS NOT WITHIN A NOISE CRITICAL AREA (CNEL CONTOUR OF 60 DB) AS SHOWN ON THE GENERAL PLAN FIGURE 4.12-1



VICINITY MAP



PLOT PLAN
SCALE: 1"=10'

SCALE: 1"=10'

101	1ST FLOOR PLAN
102	PLAN OF RECONSTRUCTED MAIN CORNER SHEETS
103	PLAN OF RECONSTRUCTED MAIN CORNER SHEETS
104	2016 CAL. GREENBELT HANDBOOK HEIGHTS
105	2016 CAL. GREENBELT HANDBOOK HEIGHTS
106	EXISTING FLOOR PLANS
107	EXISTING FLOOR PLANS
108	PROPOSED FLOOR PLAN
109	PROPOSED FLOOR PLAN
110	ELEVATIONS
111	ELEVATIONS
112	1ST FLOOR PLAN
113	2ND FLOOR PLAN
114	DETAILS
115	TITLE 24
116	TITLE 24
117	TITLE 24
118	TITLE 24
119	TITLE 24
120	TITLE 24

[illegible][illegible][illegible]

Remodel of an existing 1,604 s.f. Residential Multi-Family, AED228 in the bottom level, two (2) add s.f. storage (utility before) and two Red Rooms 576 s.f. enclosing openings w/tn new walls at (E) patio cover upper level not to be altered

THE UNIVERSITY OF MICHIGAN

[illegible]

THE BUILDING IS NOT ENCOMPASSING THE AUTOMATIC FIRE PROTECTIVE

CONTRACTOR FIRM	NO.
BEYER & ASSOCIATES	1-3
BRIDGES & ASSOCIATES	4-7
LEWIS FIRM	8-14
LEWIS	15-17
ROBINSON & ASSOCIATES	18-20
ROBINSON	21-22
ROBINSON	23-24
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ROBINSON	99-100

NAME: VANCE
ADDRESS: 1000 E. 10TH ST.
CITY: LOS ANGELES, CA 90015

[illegible]

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PL
DO.

E-MARIO ESCOBAR

F-128-126 WEST 7TH AVE ESCONZIDO CA 93025

REC ROOM AND STORAGE

DATE: 12-13-13
DATE: 2-7-14
DRAWN: S. YEGA

JV DESIGN + CONSTRUCTION
92486 ROMAN WARREN WAY
WINCHESTER, CA 92506

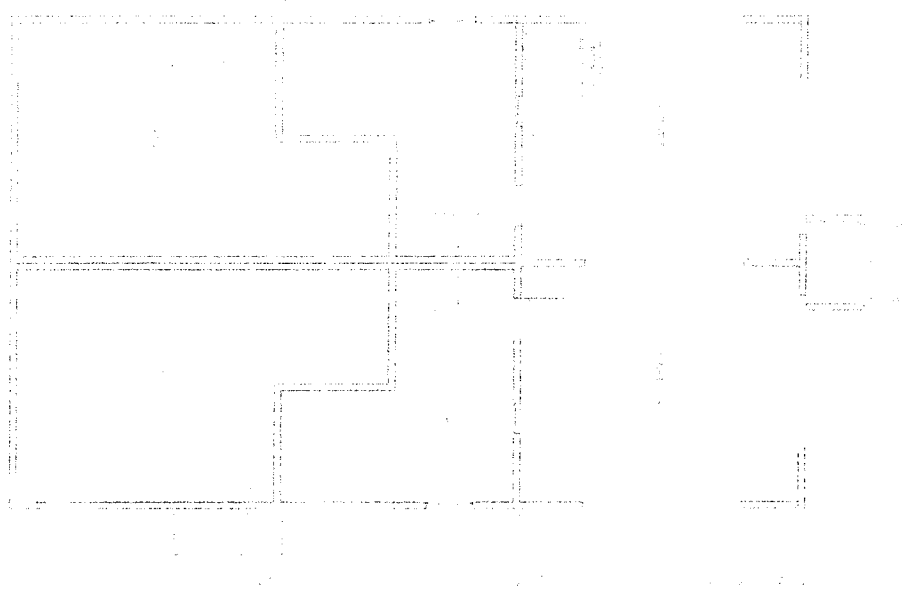
City of Escondido, Plan check

Handwritten signature: *[Signature]*

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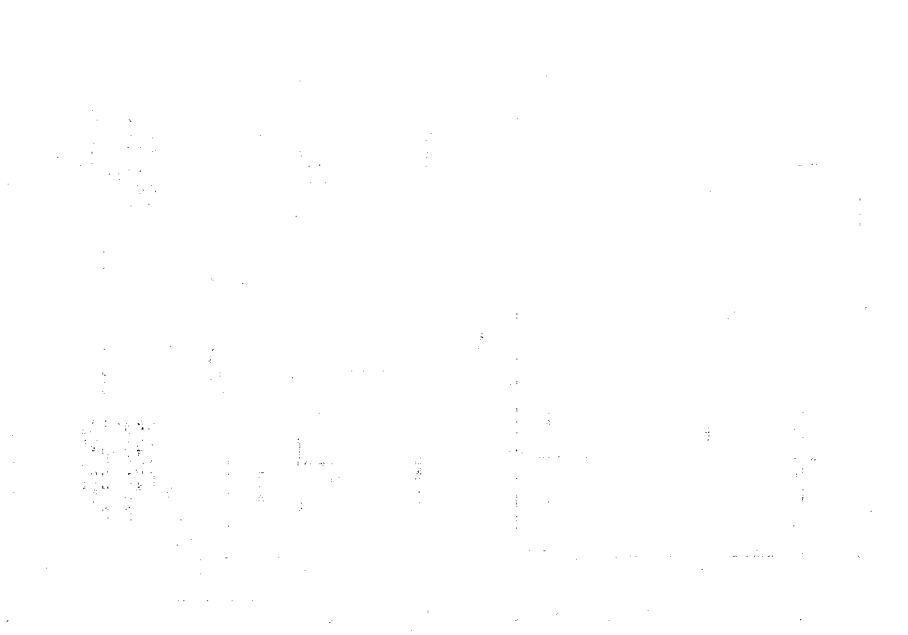
2 EXISTING BASEMENT

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1 EXISTING FLOOR PLAN (MAIN)

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GRAPHIC SCALE

FLOOR PLAN NOTES

EXISTING FLOOR PLANS

REC ROOM AND STORAGE

MARIO ESCOBAR

128-126 WEST 11TH AVE ESCONDIDO, CA 92025

-8-

WY DESIGN & CONSTRUCTION
33486 ROMAN PARKWAY
KING-ESTER, CA 92598
TEL: 951-610-0299 wydesign@aol.com

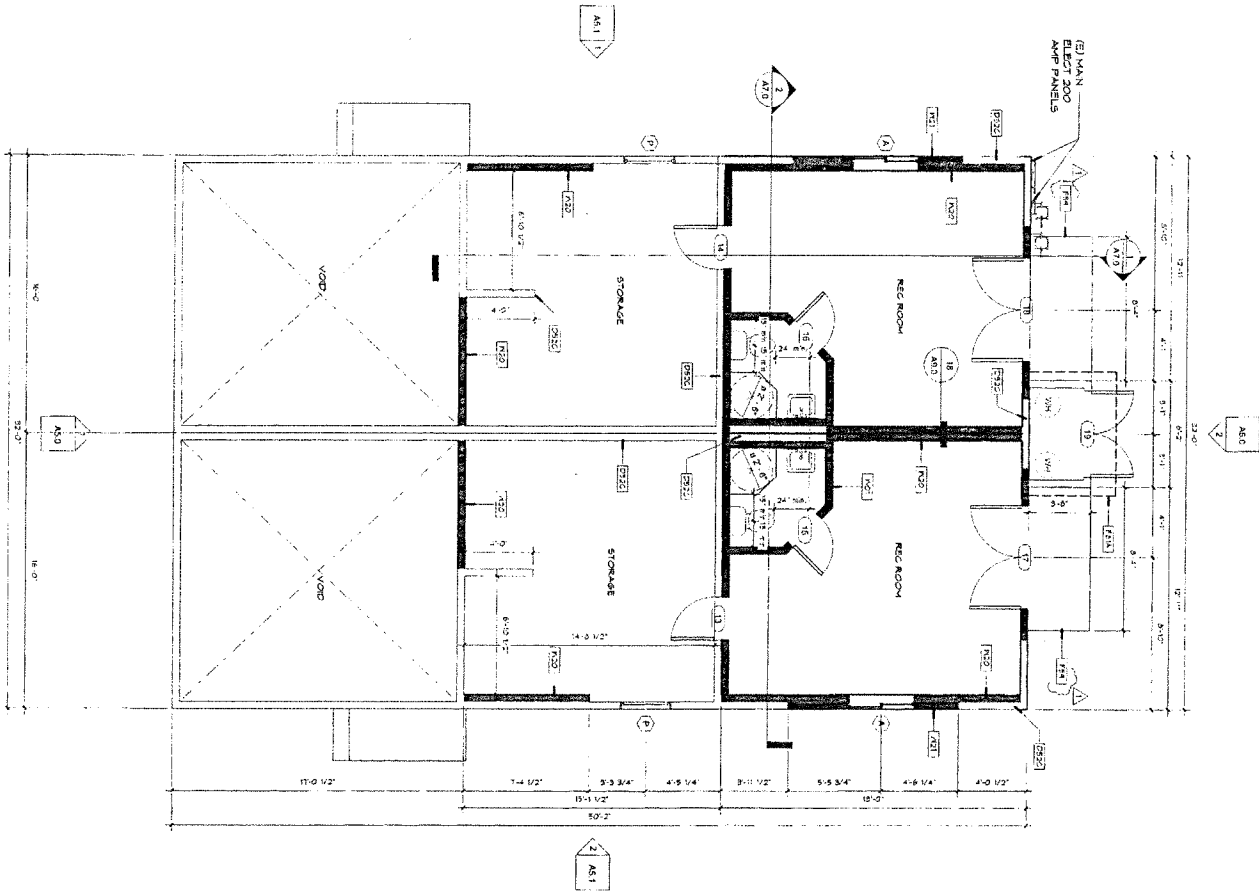
REVISIONS

NO.	DATE	DESCRIPTION

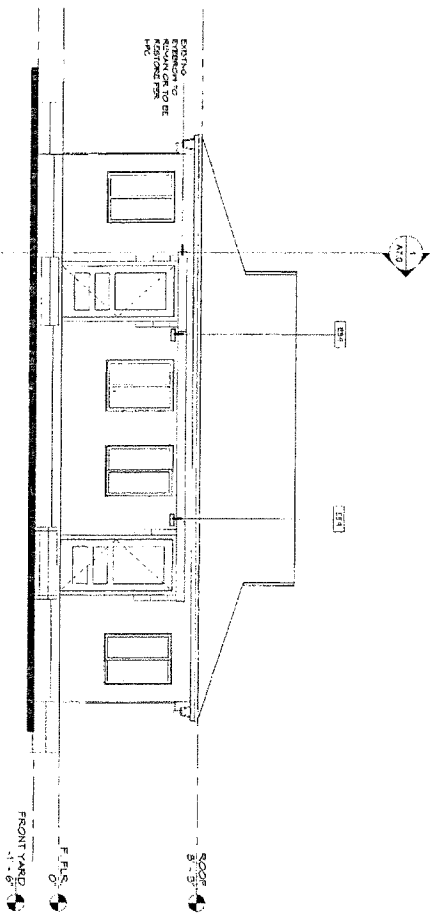


2 PROPOSED BASEMENT

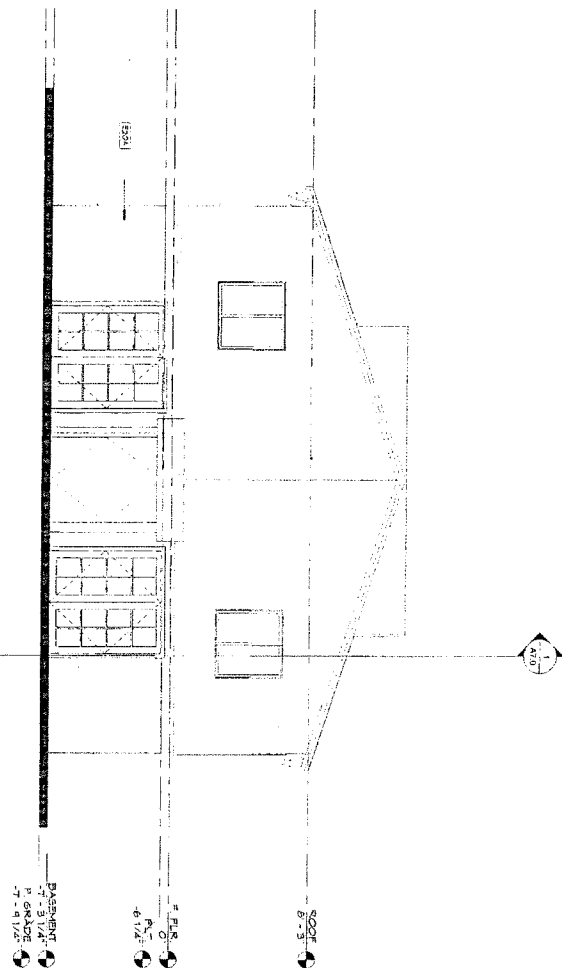
1/4" = 1'-0"



1 1/4" = 1'-0" EXISTING FRONT ELEVATION TO REMAIN



2 1/4" = 1'-0" PROPOSED REAR ELEVATION



7/8" MIN. EXTERIOR PLASTER, PROVIDE TWO LAYERS OF
GRADE 50 PAPER OVER ALL MOSS BAYE SHAPINGS,
MINIMUM 1/2" THICK (SEE SPEC. 210.6) SEE SPEC. 711,
COLOR TO MATCH EXISTING.
BUILDINGS SHALL HAVE APPROVED BUILDING NUMBERS,
BUILDING NUMBERS OR APPROVED ADDRESS NUMBERS,
SHALL BE PLACED ON THE FRONT OR REAR OF THE
LEGIBLE AND VISIBLE FROM THE STREET OR
FRONTING THE PROPERTY. THESE NUMBERS SHALL
CONTRAST WITH THEIR BACKGROUND ADDRESS
NUMBERS SHALL BE BLACK NUMBERS OR BE A MINIMUM
OF 4 INCHES (102 MM) HIGH WITH A MINIMUM STROKE
WIDTH OF 5/8 INCH (12.7 MM). WHERE ACCESS IS BY MEANS
CANNOT BE VIEWED FROM THE STREET OR FRONTING
MOUNTAIN, MOLE OR OTHER SIGN OR MEANS SHALL BE
USED TO IDENTIFY THE STRUCTURE. (R341.01C)

GENERAL ELEVATION NOTES
1. STUCCO COLOR SYSTEM SHALL BE COMPATIBLE WITH THE
COLOR OF THE MAIN SINGLE FAMILY DWELLING OR
SURROUNDING NEIGHBORHOOD.
2. ALL EXTERIOR PLASTER TO BE EXTERIOR GRADE
3. ALL EXTERIOR WOOD TRIM, WOOD SHUTTERS, POSTS AND
CORNICES SHALL BE MAINTAINED AND PAINTED PRIOR TO
INSTALLATION / ASSEMBLY.
MATERIAL LEGEND
[Symbol] OPTIONAL
[Symbol] EXTERIOR MATERIAL
GRAPHIC SCALE
0 4 8 12 16

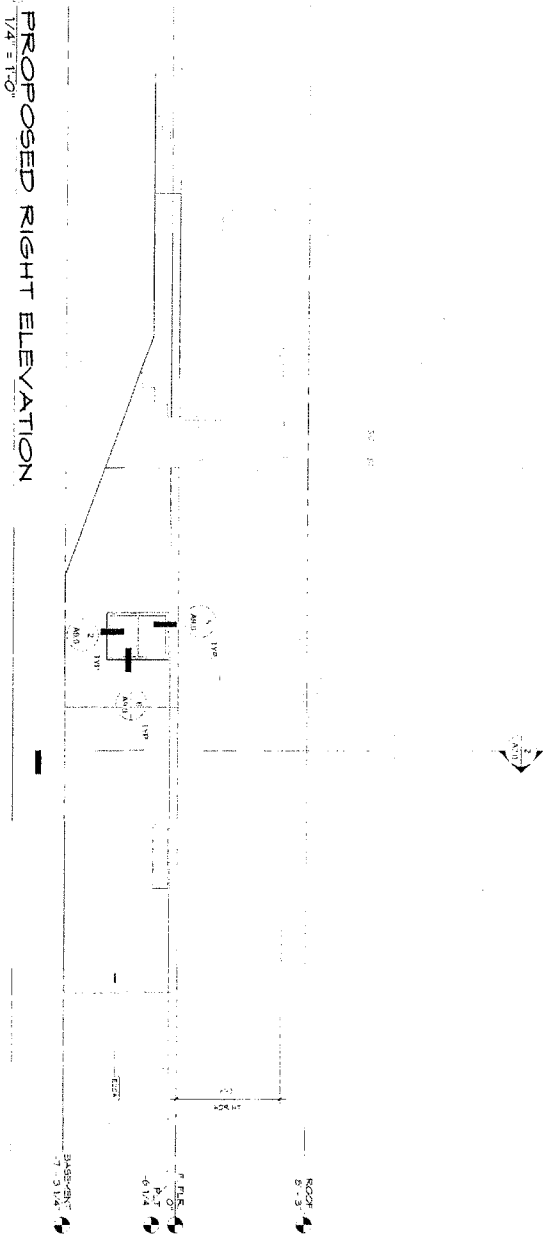
ELEVATIONS
DATE: 12-15-15
DRAWN: D.YESA
REV DATE: 04-11-16
MARIO ESCOBAR
128-126 WEST 1TH AVE ESCONDIDO, CA 92025

REC ROOM AND STORAGE
DATE: 12-15-15
DRAWN: D.YESA
REV DATE: 04-11-16
JY DESIGN & CONSTRUCTION
52436 ROMAN WAREN MAY
ANCHESTER, CA 92506

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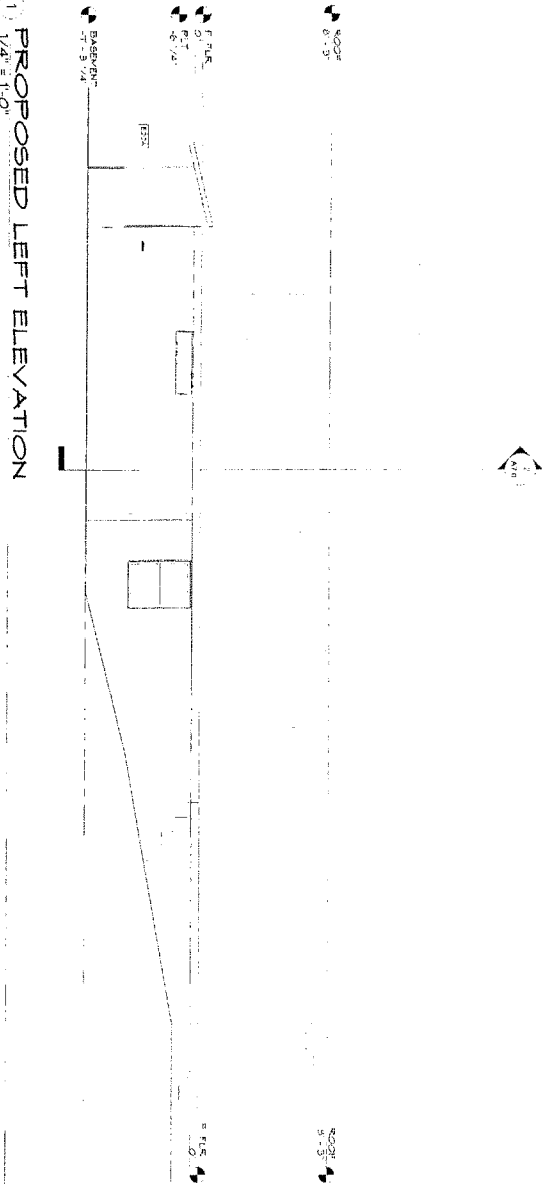
2. PROPOSED RIGHT ELEVATION

1/4" = 1'-0"



1. PROPOSED LEFT ELEVATION

1/4" = 1'-0"



ELEVATION NOTES
1. 3/8\"/>

GENERAL ELEVATION NOTES
1. ELEVATIONS ARE TO FACE UNLESS NOTED OTHERWISE.
2. FINISHES ARE TO BE INDICATED BY THE ARCHITECT.
3. ALL EXPOSED FLOORS TO BE EXTERIOR GRADE.
4. ALL EXPOSED ROOF RAYS, GYPSUM, SHIMMER, ROOF, AND
INSULATION / ASSEMBLY.

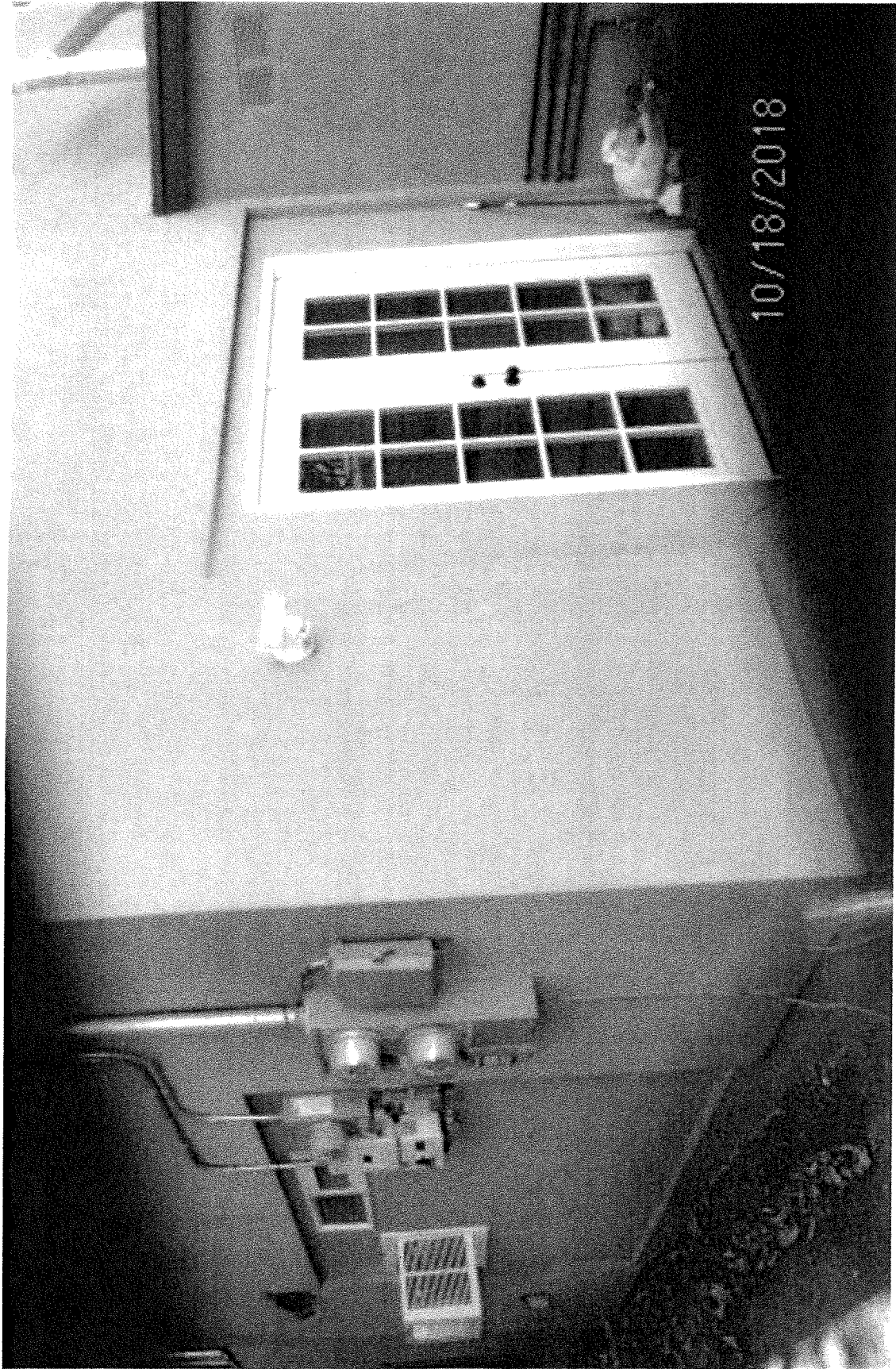
SYMBOLS
EXTERIOR MARKS



EXHIBIT "C"
ADM 17-0081



126-128 W. 7th Ave.



Code Enforcement photo of rear covered patio enclosed & converted to an additional unit



Subject property: non-conforming duplex at 126 & 128 W. 7th Ave.



Original rearview photo of the duplex



Rearview photo of approved upper room additions being constructed over covered patios

HISTORIC PRESERVATION COMMISSION

Agenda Item No.: H.4
Date: March 21, 2019

TO: Historic Preservation Commission
FROM: Paul Bingham, Assistant Planner II
SUBJECT: Nominations for this Year's Historic Preservation Awards

Traditionally the City of Escondido recognizes deserving individuals, groups and properties each year for their historic preservation contributions. The Historic Preservation Commission selects nominees who are presented with historic preservation awards by the Mayor and City Council in May. This year's awards presentation is tentatively scheduled for the May 22, 2019, City Council meeting.

In recent years, the awards would revolve around a theme. Last year it was our agricultural heritage; previous years honored adobe structures, iconic signs, and commercial facades, amongst others. However, it is not required that a theme be specified. The awards can simply honor specific cases of historic preservation work.

At the January 17, 2019, HPC meeting, staff solicited nominations from the Commission. Additional nominations were requested via email. A list of properties discussed to date includes the Larzalere House (538 S. Citrus Avenue), the Bandy House (address?), the Turrentine House (208 E. 5th Ave.), the Escondido air strip (J&W Lumber at 1179 W. Washington), and the North County Times building (254 E. Valley Parkway, now a charter school).

Please be prepared to make further nominations and to finalize the list of recipients. Staff would like to keep the list of recipients to three.

Respectfully Submitted,



Paul Bingham
Assistant Planner II

HISTORIC PRESERVATION COMMISSION

Agenda Item No.: H.5
Date: March 21, 2019

TO: Historic Preservation Commission

FROM: Adam Finestone, Principal Planner
Paul Bingham, Assistant Planner II

SUBJECT: Draft CLG Annual Report 2017 – 2018

Attached is the draft Certified Local Government (CLG) annual report for the period of October 1, 2017 – September 30, 2018. Any necessary revisions based on comments and input from the Commission will be made prior to submittal of the report to the State of California's Office of Historic Preservation.

Please review this draft report and be prepared to discuss it. Please pay particular attention to **Section II** where commissioner information, attendance and training is recorded, and **Section IV** where our public education efforts are highlighted. Staff has included all of the information they are aware of, but would benefit from any corrections that are identified by the Commission. For instance, if you attended conferences, seminars or web-based training opportunities during the reporting period which are not shown, please let staff know so it can be added to the report.

Please also think about local historic preservation goals for the year. Staff has identified a few goals on page 13 of the report (including a couple carry-overs from last year), and would like to supplement and/or revise those goals with additional input from the Commission.

Respectfully Submitted,



Adam Finestone, AICP
Principal Planner



Paul Bingham
Assistant Planner II

Certified Local Government Program -- 2017-2018 Annual Report

(Reporting period is from October 1, 2017 through September 30, 2018)

INSTRUCTIONS: This is a Word form with expanding text fields and check boxes. It will probably open as Read-Only. Save it to your computer before you begin entering data. This form can be saved and reopened.

Because this is a WORD form, it will behave generally like a regular Word document except that the font, size, and color are set by the text field.

- Start typing where indicated to provide the requested information.
- Click on the check box to mark either yes or no.
- To enter more than one item in a particular text box, just insert an extra line (Enter) between the items.

Save completed form and email as an attachment to Lucinda.Woodward@parks.ca.gov. You can also convert it to a PDF and send as an email attachment. Use the Acrobat tab in WORD and select Create and Attach to Email. You can then attach the required documents to that email. If the attachments are too large (greater than 10mb total), you will need to send them in a second or third email.

Name of CLG

City of Escondido

Report Prepared by: *Adam Finestone, Principal Planner; Paul K. Bingham, Assistant Planner II*

Date of commission/board review: *March 21, 2019*

MINIMUM REQUIREMENTS FOR CERTIFICATION

I. Enforce Appropriate State or Local Legislation for the Designation and Protection of Historic Properties.

A. Preservation Laws

1. What amendments or revisions, if any, are you considering to the certified ordinance? Please forward drafts or proposals.

REMINDER: Pursuant to the CLG Agreement, OHP must have the opportunity to review and comment on ordinance changes prior to adoption. Changes that do not meet the CLG requirements could affect certification status.

None

2. Provide an electronic link to your ordinance or appropriate section(s) of the municipal/zoning code.

<http://www.qcode.us/codes/escondido/view.php?topic=33-40&frames=on>

Certified Local Government Program -- 2017-2018 Annual Report

(Reporting period is from October 1, 2017 through September 30, 2018)

B. New Local Landmark Designations (Comprehensive list of properties/districts designated under local ordinance, HPOZ, etc.)

1. During the reporting period, October 1, 2017 – September 30, 2018, what properties/districts have been locally designated?

Property Name/Address	Date Designated	If a district, number of contributors	Date Recorded by County Recorder
<i>None</i>	<i>N/A</i>	<i>N/A</i>	<i>N/A</i>

REMINDER: Pursuant to California Government Code § 27288.2, “the county recorder shall record a certified resolution establishing an historical resources designation issued by the State Historical Resources Commission or a local agency, or unit thereof.”

2. What properties/districts have been de-designated this past year? For districts, include the total number of resource contributors?

Property Name/Address	Date Removed	Reason
<i>None</i>	<i>N/A</i>	<i>N/A</i>

C. Historic Preservation Element/Plan

1. Do you address historic preservation in your general plan? ☐ No
☐ Yes, in a separate historic preservation element. ☒ Yes, it is included in another element.

Provide an electronic link to the historic preservation section(s) of the General Plan.

<https://www.escondido.org/Data/Sites/1/media/PDFs/Planning/GPUpdate/GeneralPlanChapterVII.pdf>

Certified Local Government Program -- 2017-2018 Annual Report

(Reporting period is from October 1, 2017 through September 30, 2018)

2. Have you made any updates to your historic preservation plan or historic preservation element in your community's general plan? ☐ Yes ☒ No If you have, provide an electronic link. [Type here.](#)
3. When will your next General Plan update occur? **2030**

D. Review Responsibilities

1. Who takes responsibility for design review or Certificates of Appropriateness?

☐ All projects subject to design review go the commission.

☒ Some projects are reviewed at the staff level without commission review. What is the threshold between staff-only review and full-commission review? *Major projects involving Register Listed properties or properties within a Historic District are reviewed by the HPC. Minor projects are reviewed by Planning Division staff for conformance with Article 40, Section 33-798(b) of the Escondido Zoning Code. Staff can refer projects to the HPC. Projects not reviewed by staff or the HPC are reviewed by the Planning Commission.*

2. California Environmental Quality Act

- What is the role of the staff and commission in *providing input* to CEQA documents prepared for or by the local government? *Environmental documents are typically prepared by an environmental consultant with review and input by staff.*

What is the role of the staff and commission in *reviewing* CEQA documents for projects that are proposed within the jurisdiction of the local government? *Staff reviews CEQA documents. The HPC reviews projects that may have a significant impact on an historic resource. The final approval body certifies the project's environmental document(s) prior to taking action on the project.*

3. Section 106 of the National Historic Preservation Act

Certified Local Government Program -- 2017-2018 Annual Report

(Reporting period is from October 1, 2017 through September 30, 2018)

- What is the role of the staff and commission in *providing input* to Section 106 documents prepared for or by; the local government? *The City's Housing Division and Planning Division staff provide input to draft Section 106 and NEPA documents.*
- What is the role of the staff and commission in *reviewing* Section 106 documents for projects that are proposed within the jurisdiction of the local government? *City staff reviews the Section 106 and NEPA documents prior to the HPC's review of projects that may have a significant impact on an historic resource.*

II. Establish an Adequate and Qualified Historic Preservation Review Commission by State or Local Legislation.

A. Commission Membership

Name	Professional Discipline	Date Appointed	Date Term Ends	Email Address
Carol Breitenfeld	Owens historic home	4-23-08	3-31-2020	breitps4610@att.net
Marc Correll	Contractor, owns historic home	3-26-14	3-31-2022	marccorrell@yahoo.com
Error Cowan	PhD in Urban Planning, former UVA professor	3-21-18	3-31-2022	errolcowan013043@gmail.com
Jesse Hanwit	Grant Writer, owns historic home	3-23-16	3-31-2020	jessemh28@gmail.com
Nichole Purvis	Historic Preservation & Planning Consultant	3-21-18	3-31-2022	nicole@beraglass.com
Carol Rea	Owens historic home, OEN Historic District President	9-22-10	3-31-2020	carolrea@aol.com
James Spann	Planning Commission Chair, owns historic home	10-8-08	3-31-2022	spannjimmie@yahoo.com
Greg Danskin	Architect, former member of historic downtown district Design Advisory Committee	6-25-14	3-31-2018	
Michael Lee	History professional	2-13-02	3-31-2018	

Attach resumes and Statement of Qualifications forms for all members. **New members attached. See previous years reports for the others.**

Certified Local Government Program -- 2017-2018 Annual Report

(Reporting period is from October 1, 2017 through September 30, 2018)

1. If you do not have two qualified professionals on your commission, explain why the professional qualifications not been met and how professional expertise is otherwise being provided. **N/A**
2. If all positions are not currently filled, why is there a vacancy, and when will the position will be filled? **N/A**

B. Staff to the Commission/CLG staff

1. Is the staff to your commission the same as your CLG coordinator? ☒ Yes ☐ No If not, who serves as staff?
2. If the position(s) is not currently filled, why is there a vacancy? **N/A**

Attach resumes and Statement of Qualifications forms for staff.

Name/Title	Discipline	Dept. Affiliation	Email Address
Adam Finestone, AICP Principal Planner	Planning and Public Administration	Community Development Department, Planning Division	afinestone@escondido.org
Paul K. Bingham Assistant Planner II	Planning and Landscape Architecture	Community Development Department, Planning Division	pbingham@escondido.org
Kirsten Peraino, Administrative Coordinator	Planning and Public Administration	Community Development Department, Planning Division	kperaino@escondido.org
Ty Paulson (left in July)	Minutes Clerk	City Clerk's office	

C. Attendance Record

Please complete attendance chart for each commissioner and staff member. Commissions are required to meet four times a year, at a minimum. If you haven't met at least four times, explain why not.

Commissioner/Staff	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep
Carol Breitenfeld	☒	☐	☐	☐	☐	☒	☐	☒	☐	☐	☐	☒
Marc Correll	☒	☐	☐	☐	☐	☒	☐	☒	☐	☐	☐	☒

Certified Local Government Program -- 2017-2018 Annual Report

(Reporting period is from October 1, 2017 through September 30, 2018)

Errol Cowan (began in May)	☐	☐	☐	☐	☐	☐	☐	☒	☐	☒	☐	☒
Greg Danskin (left in March)	☐	☐	☐	☐	☐	☒	☐	☐	☐	☐	☐	☐
Jesse Hanwit	☒	☐	☐	☐	☐	☒	☐	☒	☐	☒	☐	☒
Michael Lee (left in March)	☒	☐	☐	☐	☐	☒	☐	☐	☐	☐	☐	☐
Nicole Purvis (began in May)	☐	☐	☐	☐	☐	☐	☐	☒	☐	☒	☐	☒
Carol Rea	☒	☐	☐	☐	☐	☒	☐	☒	☐	☒	☐	☒
James Spann	☒	☐	☐	☐	☐	☒	☐	☒	☐	☒	☐	☒
Mike Strong (staff)	☒	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐
Adam Finestone (staff)	☒	☐	☐	☐	☐	☒	☐	☒	☐	☒	☐	☒
Paul K. Bingham (staff)	☒	☐	☐	☐	☐	☒	☐	☒	☐	☒	☐	☒
Jay Paul (staff)	☐	☐	☐	☐	☐	☐	☐	☒	☐	☒	☐	☒
Jasmin Perunovich (staff)	☐	☐	☐	☐	☐	☐	☐	☐	☐	☒	☐	☒
Ty Paulson (staff left in July)	☒	☐	☐	☐	☐	☒	☐	☐	☐	☐	☐	☐
Kirsten Peraino (staff)	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☒
Eva Heter (staff)	☐	☐	☐	☐	☐	☐	☐	☒	☐	☐	☐	☐

D. Training Received

Indicate what training each commissioner and staff member has received. Remember it is a CLG requirement is that all commissioners and staff to the commission attend at least one training program relevant to your commission each year. It is up to the CLG to determine the relevancy of the training.

Commissioner/Staff Name	Training Title & Description (including method	Duration of Training	Training Provider	Date
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Certified Local Government Program -- 2017-2018 Annual Report

(Reporting period is from October 1, 2017 through September 30, 2018)

	presentation, e.g., webinar, workshop)			
Carol Breitenfeld	Type here.	Type here.	Type here.	Type here.
Marc Correll	Type here.	Type here.	Type here.	Type here.
Errol Cowan (new in May)	Summary of OHP Seminar in Long Beach	1 hour	City staff	7/19/18
Greg Danskin (left in March)	Type here.	Type here.	Type here.	Type here.
Jesse Hanwit	Summary of OHP Seminar in Long Beach	1 hour	City staff	7/19/18
Mike Lee (left in March)	Type here.	Type here.	Type here.	Type here.
Nicole Purvis (new in May)	Summary of OHP Seminar in Long Beach, Arch Stained Glass in San Diego	3 hours	City staff, Stained glass professional	7/19/18, 8/28/18
Carol Rea	Ethics Training, Summary of OHP Seminar in Long Beach	3 hours	City staff	1/13/18, 7/19/18
James Spann	CPF Crowdfunding Historic Preservation webinar, Summary of OHP Seminar in Long Beach	2.5 hours	Webinar, City staff	4/17/18, 7/19/18
Adam Finestone (staff)	Summary of OHP Seminar in Long Beach	1 hour	City staff	7/19/18
Paul K. Bingham (staff)	OHP Seminar in Long Beach, CPF Crowdfunding Historic Preservation webinar	All day + 1.5 hours	OHP Sminar in Long Beach, Webinar	3/23/18, 4/17/18
Jasmin Perunovich (staff)	Summary of OHP Seminar in Long Beach	1 hour	City staff	7/19/18

III. Maintain a System for the Survey and Inventory of Properties that Furthers the Purposes of the National Historic Preservation Act

Certified Local Government Program -- 2017-2018 Annual Report

(Reporting period is from October 1, 2017 through September 30, 2018)

A. Historical Contexts: initiated, researched, or developed in the reporting year (excluding those funded by OHP)

NOTE: California CLG procedures require CLGs to submit survey results, including historic contexts, to OHP. If you have not done so, submit a copy (PDF or link if available online) with this report.

Context Name	Description	How it is Being Used	Date Submitted to OHP
None	N/A	N/A	N/A

B. New Surveys or Survey Updates (excluding those funded by OHP)

NOTE: The evaluation of a single property is not a survey. Also, material changes to a property that is included in a survey, is not a change to the survey and should not be reported here.

Survey Area	Context Based-yes/no	Level: Reconnaissance or Intensive	Acreage	# of Properties Surveyed	Date Completed	Date Submitted to OHP
None	N/A	N/A	N/A	N/A	N/A	N/A

How are you using the survey data?

C. Corrections or changes to Historic Property Inventory

Property Name/Address	Additions/Deletions to Inventory	Status Code Change From _ To _	Reason	Date of Change
None	N/A	N/A	N/A	N/A

Certified Local Government Program -- 2017-2018 Annual Report

(Reporting period is from October 1, 2017 through September 30, 2018)

IV. Provide for Adequate Public Participation in the Local Historic Preservation Program

A. Public Education

What public outreach, training, or publications programs has the CLG undertaken? How were the commissioners and staff involved? Please provide copy of (or an electronic link) to all publications or other products not previously provided to OHP.

Item or Event	Description	Date
Historic Preservation Commission Meetings	All Historic Preservation Commission meetings are open to the public and often contain agenda items providing training about historic preservation topics, legislation updates, trends and community news related to historic preservation. http://www.escondido.org/HPC-agendas.aspx	Held every other month in City Hall's Council Chambers
Historic Escondido Walking Tours	Members of the Escondido History Center and Escondido Citizens Ecology Committee host free City walking tours	2 nd Saturday of the month, excluding December
Annual Mother's Day Home Tour	After twenty years, the Old Escondido Neighborhood Historic District continues to host this popular annual event where five historic homes are open to the public for tours.	May 13, 2018
Historic Preservation on City's Website	Provides information on historic preservation in the City's historic districts, announcements for residents within the Old Escondido Neighborhood (residential) district, links to historic preservation resources and to the City's website regarding applications and City codes. http://www.escondido.org/historic-preservation.aspx Presentation on Tax Incentives- https://www.escondido.org/Data/Sites/1/media/pdfs/Planning/OE N Mills Act Presentation for Website.pdf	On-going

Certified Local Government Program -- 2017-2018 Annual Report

(Reporting period is from October 1, 2017 through September 30, 2018)

Item or Event	Description	Date
Historic Awards Program	The Historic Preservation Commission and City Council present awards to City residents and business owners whose efforts or projects best exemplify preservation, rehabilitation, restoration, reconstruction, adaptive reuse, research, overall appearance, historic signs, landscaping and/or special merit.	In May every year; May 2018 awards honored those places and families important to the City's agricultural history
Annual Adobe Home Tour	The Escondido History Center continues to host this annual event where historic adobe homes are open to the public for tours.	March 2018

ADDITIONAL INFORMATION FOR NATIONAL PARK SERVICE ANNUAL PRODUCTS REPORTS FOR CLGS

NOTE: OHP will forward this information to NPS on your behalf. Please read "Guidance for completing the Annual Products Report for CLGs" located at http://www.nps.gov/clg/2015CLG_GPRA/FY2013_BaselineQuestionnaireGuidance-May2015.docx.

A. CLG Inventory Program

During the reporting period (October 1, 2017-September 30, 2018) how many historic properties did your local government **add** to the CLG inventory? This is the total number of historic properties and contributors to districts (or your best estimate of the number) added to your inventory **from all programs**, local, state, and Federal, during the reporting year. These might include National Register, California Register, California Historic Landmarks, locally funded surveys, CLG surveys, and local designations.

Program area	Number of Properties added
Local Register	Three

Certified Local Government Program -- 2017-2018 Annual Report

(Reporting period is from October 1, 2017 through September 30, 2018)

B. Local Register (i.e., Local Landmarks and Historic Districts) Program

1. During the reporting period (October 1, 2017-September 30, 2018) did you have a local register program to create local landmarks and/or local districts (or a similar list of designations) created by local law? ☒ Yes ☐ No
2. If the answer is yes, then how many properties have been added to your register or designated from October 1, 2017 to September 30, 2018? Three

C. Local Tax Incentives Program

1. During the reporting period (October 1, 2017-September 30, 2018) did you have a Local Tax Incentives Program, such as the Mills Act? ☒ Yes ☐ No
2. If the answer is yes, how many properties have been added to this program from October 1, 2017 to September 30, 2018?

Name of Program	Number of Properties Added During 2017-2018	Total Number of Properties Benefiting From Program
Mills Act	Three	100

D. Local “bricks and mortar” grants/loan program

1. During the reporting period (October 1, 2017-September 30, 2018) did you have a local government historic preservation grant and/or loan program for rehabilitating/restoring historic properties? ☐ Yes ☒ No
2. If the answer is yes, then how many properties have been assisted under the program(s) from October 1, 2017 to September 30, 2018?

Name of Program	Number of Properties that have Benefited

Certified Local Government Program -- 2017-2018 Annual Report

(Reporting period is from October 1, 2017 through September 30, 2018)

E. Design Review/Local Regulatory Program

1. During the reporting period (October 1, 2017-September 30, 2018) did your local government have a historic preservation regulatory law(s) (e.g., an ordinance) authorizing Commission and/or staff review of local government projects or impacts on historic properties? ☒ Yes ☐ No
2. If the answer is yes, how many historic properties did your local government review for compliance with your local government's historic preservation regulatory law(s) from October 1, 2017 to September 30, 2018? HPC reviewed 6 projects, staff reviewed 74 projects

F. Local Property Acquisition Program

1. During the reporting period (October 1, 2017-September 30, 2018) did you have a local program to acquire (or help to acquire) historic properties in whole or in part through purchase, donation, or other means? ☐ Yes ☒ No
2. If the answer is yes, then how many properties have been assisted under the program(s) from October 1, 2017 to September 30, 2018? N/A

Name of Program	Number of Properties that have Benefited
Type here.	Type here.

IN ADDITION TO THE MINIMUM CLG REQUIREMENTS, OHP IS INTERESTED IN A SUMMARY OF LOCAL PRESERVATION PROGRAMS

- A. What are your most critical preservation planning issues? **The City of Escondido needs to conduct another historic survey.**

Certified Local Government Program -- 2017-2018 Annual Report

(Reporting period is from October 1, 2017 through September 30, 2018)

- B. What is the single accomplishment of your local government this year that has done the most to further preservation in your community? **N/A**
- C. What recognition are you providing for successful preservation projects or programs? **Recognition awards of preservation efforts presented to property and business owners by the HPC and Mayor every May. In 2018, the City honored the places and families important to the City's rich agricultural history.**
- D. How did you meet or not meet the goals identified in your annual report for last year? **Mid-century design guidelines are still being drafted. Staff and the HPC have been considering the best way(s) to conduct an historic resources survey, however due to limited resources, moving forward with a survey has proved challenging.**
- E. What are your local historic preservation goals for 2018-2019? **Top priorities remain the drafting of mid-century design guidelines and conducting a new historic resources survey. Staff also hopes to digitize historic survey records and make them available online.**
- F. So that we may better serve you in the future, are there specific areas and/or issues with which you could use technical assistance from OHP? **Impacts of various senate and assembly bills on local historic preservation efforts (Accessory Dwelling Units, SB 35 – Streamlined approval of affordable housing projects, wireless communication facilities, etc.)**
- G. In what subject areas would you like to see training provided by the OHP? How you like would to see the training delivered (workshops, online, technical assistance bulletins, etc.)?

Training Needed or Desired	Desired Delivery Format
1. How to maintain integrity of historic properties/districts in relation to new development in the area. 2. What to look for in archaeological and cultural resources reports	Webinars and informational handouts/web pages. For number 2, a checklist would be helpful.

Certified Local Government Program -- 2017-2018 Annual Report

(Reporting period is from October 1, 2017 through September 30, 2018)

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H. Would you be willing to host a training working workshop in cooperation with OHP? ☐ Yes ☐ No

G. Is there anything else you would like to share with OHP?

XII Attachments

- ☒ Resumes and Statement of Qualifications forms for **all** commission members/alternatives and staff
- ☒ Minutes from commission meetings

Email to Lucinda.Woodward@parks.ca.gov



HISTORIC PRESERVATION COMMISSION

Agenda Item No.: H.6
Date: March 21, 2019

TO: Historic Preservation Commission

FROM: Adam Finestone, Principal Planner

SUBJECT: Discussion of proposed major development projects in downtown Escondido, and a Specific Plan Amendment to establish a density transfer program in the Downtown Specific Plan

LOCATION: Downtown Escondido

Three major development projects have been proposed in the Historic Downtown District of the Downtown Specific Plan and are currently under review by the City. City staff has also been working on an amendment to the Downtown Specific Plan to establish a density transfer program for the specific plan area. A brief summary of each development project and the Specific Plan Amendment is provided below. A map showing the locations of these projects, as well as other projects elsewhere in the Downtown Specific Plan area which are either under review by city staff or under construction, has been attached to this report as Exhibit "A."

DEVELOPMENT PROJECTS

The Ivy (Project No. SUB19-0001)

Location: 343 E. 2nd Avenue
Applicant: Touchstone Communities
Site Area: 1.00 acres

Project Details

The project would be a Planned Development that would include 127 dwelling units on a one (1) acre parcel, with a resulting density of 127 dwelling units per acre. The Downtown Specific Plan allows for a maximum density of 75 dwelling units per acre for this site, however the applicant has requested a density bonus which would allow the project to exceed the maximum density by providing a certain percentage of affordable housing units. The applicant has also indicated that they intend to take advantage of the density transfer program to be discussed later in this report.

The project would be comprised of eight (8) studio units, 59 one-bedroom units, and 60 two-bedroom units. Units would range in size from 550 square feet up to approximately 1,000 square feet. Eleven (11) of the 127 units would be affordable units available to households earning at or below 50 percent of the area median income. The building would be five (5) stories tall, sitting on top of a two-story subterranean/grade-level parking garage. Due to site topography, the average height of the building would be approximately 63 feet, however portions of the building would be up to 75 feet tall.

Residential amenities would include a pool and spa, and additional passive open space area on a podium deck (above the garage), as well as a clubhouse, media room, and fitness center. Approximately 1,200 square feet of retail area and a 1,000 square foot retail plaza (outdoor seating area) are proposed on the first floor at the northeast corner of the building. A total of 184 parking stalls would be provided, including 27 on-street guest spaces. The project site is currently vacant but was previously developed with medical office uses.

A site plan and architectural renderings have been attached to this report as Exhibit "B."

Aspire (Project No. SUB17-0024)

Location: 137 W. Valley Parkway
Applicant: Touchstone Communities
Site Area: 1.04 acres

Project Details

The proposed Planned Development project would include 131 dwelling units on a 1.04 acre parcel of land, with a resulting density of 126 dwelling units per acre. The Downtown Specific Plan allows for a maximum density of 75 dwelling units per acre for this site, however the applicant has requested a density bonus which would allow the project to exceed the maximum density by providing a certain percentage of affordable housing units. The applicant has also indicated that they intend to take advantage of the density transfer program to be discussed later in this report.

The project would be comprised of 30 studio units, 46 one-bedroom units, and 55 two-bedroom units. Units would range in size from 370 square feet up to approximately 1,300 square feet. Eleven (11) of the 131 units would be affordable units available to households earning at or below 50 percent of the area median income. The building would be six (6) stories tall, with one (1) level of subterranean parking, and would reach a maximum height of 67 feet. The first floor would contain retail/commercial space, residential amenities, and a parking garage, with residential units and additional residential amenities on the five floors above.

Residential amenities would include a 10,223 square foot outdoor deck area with a pool, spa, barbeques and lounge area, as well as a business center, recreation room, and secure bicycle storage area. Approximately 4,000 square feet of retail/commercial space would be provided, fronting upon Maple Street Plaza. The project would provide a total of 225 parking spaces, 76 of which would be public spaces. The project site is currently a public parking lot providing 118 spaces. The project would result in a net loss of 42 public parking spaces at the site.

A site plan and architectural rendering have been attached to this report as Exhibit "C."

Palomar Heights (Project No. SUB18-0011)

Location: 555 E. Valley Parkway and adjacent properties
Applicant: Integral Communities
Site Area: 13.8 acres

The Palomar Heights project would be a major development project on the east end of the Historic Downtown District. The project would redevelop the former Palomar Hospital site and several adjacent properties into a master planned community that would serve as an anchor on the east side of downtown Escondido. As currently envisioned, the project would provide a variety of multi-family housing types including townhomes, stacked flats, and senior apartments. The total number of proposed units and unit types has not been finalized, however the latest information provided to city staff puts the total at somewhere around 500 units. The project would also provide approximately 5,500 square feet of commercial space, residential amenities, and public open space at the corner of Valley Boulevard and E. Grand Avenue.

It should be noted that this project is still being refined and that the details above are subject to change. Additional information will be posted on the Planning Division's Active Development Projects webpage as it becomes available (<https://www.escondido.org/active-projects.aspx>). An Environmental Impact Report (EIR) will be prepared for the project pursuant to the California Environmental Quality Act (CEQA).

A conceptual site plan has been attached to this report as Exhibit "D."

SPECIFIC PLAN AMENDMENT

Density Transfer Program

The purpose of the Density Transfer Program is to enable the City to transfer densities from undeveloped or underutilized properties (sending areas) within the Downtown Specific Plan (DSP) to developing properties (receiving areas). The program would increase the probability that the anticipated number of dwelling units in the Downtown Specific Plan area could actually be achieved by allowing a developing property to increase its density beyond what current zoning would permit when other properties have underdeveloped to less than the maximum density. The transfer density would be held in a Density Credit Pool until assigned to a particular development project.

A more detailed summary of the density transfer program has been attached to this report as Exhibit "E."

CONCLUSION

The projects described above have the potential to guide the redevelopment of downtown Escondido for years to come. The proposed Specific Plan Amendment would set up a framework to allow unused residential density to be transferred to another property, which would assist the City in achieving its housing goals for the Downtown Specific Plan area. The proposed development projects would result in the most significant transformation in downtown Escondido since the California Center for the Arts, Escondido, was constructed.

Pursuant to Figure VIII-1 of the Downtown Specific Plan, design review by the Historic Preservation Commission is not required for new primary structures. The projects described in this report are being presented to the Commission for informational purposes only, and no formal action requested.

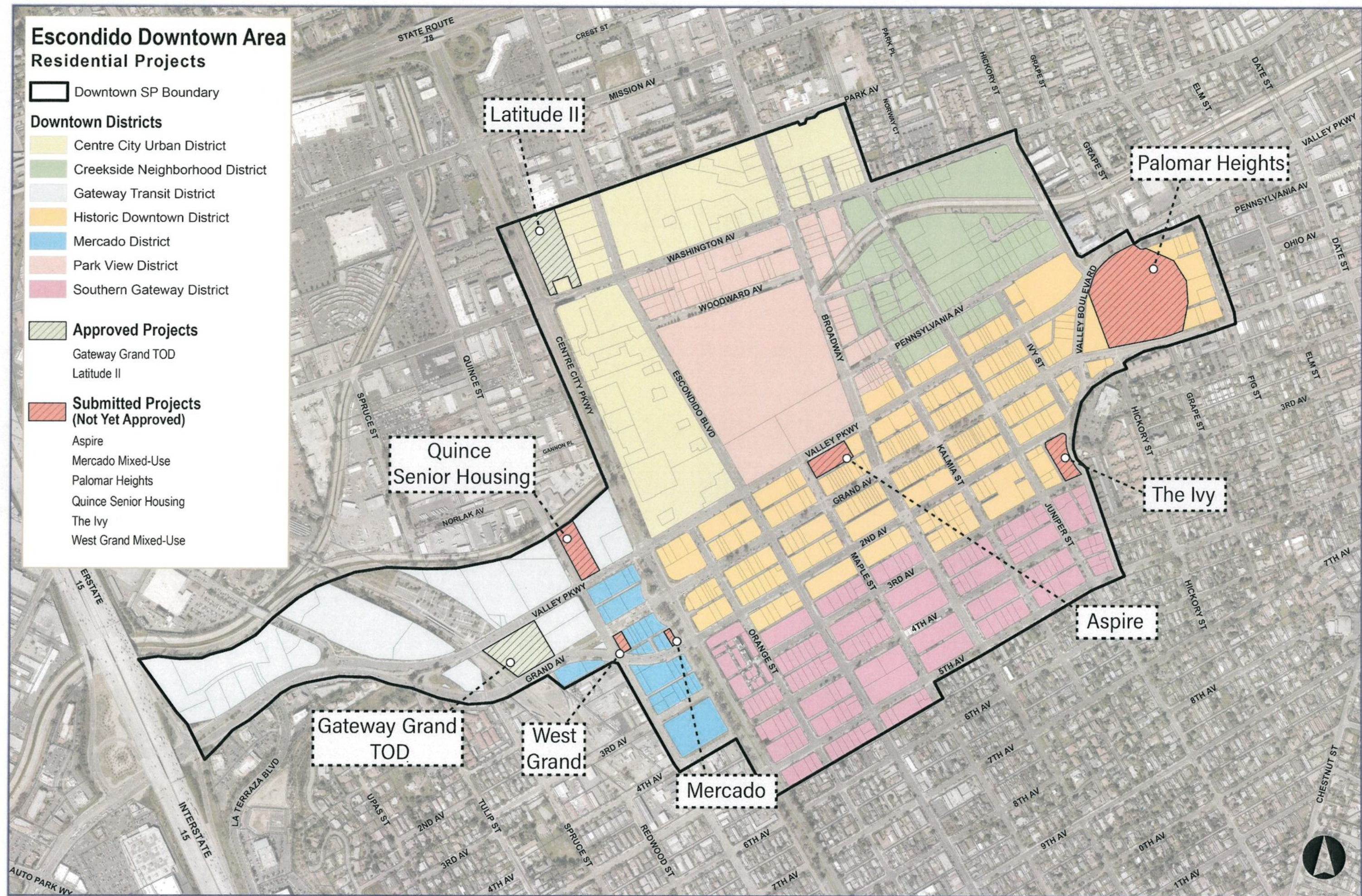
Respectfully Submitted,



Adam Finestone, AICP
Principal Planner

Exhibits:

- A. Downtown projects map
- B. The Ivy site plan and renderings
- C. Aspire site plan and rendering
- D. Palomar Heights conceptual site plan
- E. Density Transfer Program summary



ALLEY

EAST 3RD AVENUE

EAST 2ND AVENUE



the

IVY

SITE MASTER PLAN



0' 20' 40' 80'





Exhibit "C"

MASTER PLAN
PRECISE PLAN

Notes:
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DBRDS
DE BARTOLO • RIMANIC DESIGN STUDIO

PROJECT TEAM

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CITY OF ESCONDIDO
201 NORTH BROADWAY
ESCONDIDO, CA 92025

APPLICANT:
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PHONE: (619) 795 7603
CONTACT: TIM JACHLEWSKI
EMAIL: tim@insitelandarch.com

MASTER & PRECISE
DEVELOPMENT PLAN

LOT SIZE: 45,489 sq.ft.
1.04 acres

ZONE: DOWNTOWN SPECIFIC PLAN
HISTORIC DOWNTOWN DISTRICT -
RETAIL CORE AREA

APN: 229-421-26-00

131 RESIDENTIAL UNITS
(30) STUDIO
(46) 1-BEDROOM
(55) 2-BEDROOM



DRAWING TITLE:
PROPOSED SITE PLAN

PROJECT:
PROPOSED MIXED USE
DEVELOPMENT

137 W VALLEY PARKWAY
ESCONDIDO, CA 92025

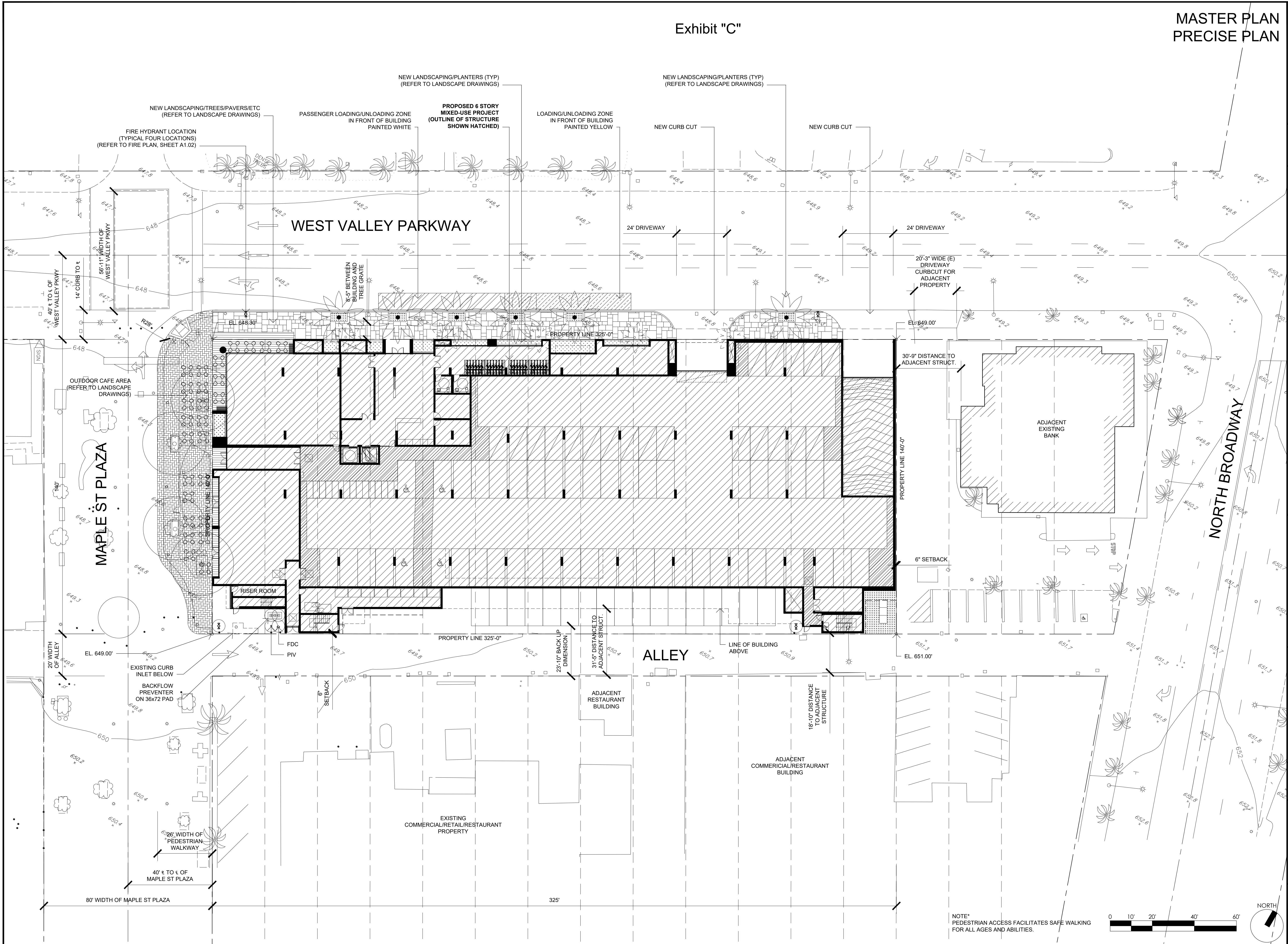
DBRDS PROJECT NO: 17009

DATE: MAR 2019

DRAWN BY: CH

SCALE: 1" = 20'-0"

SHEET NO: A1.01



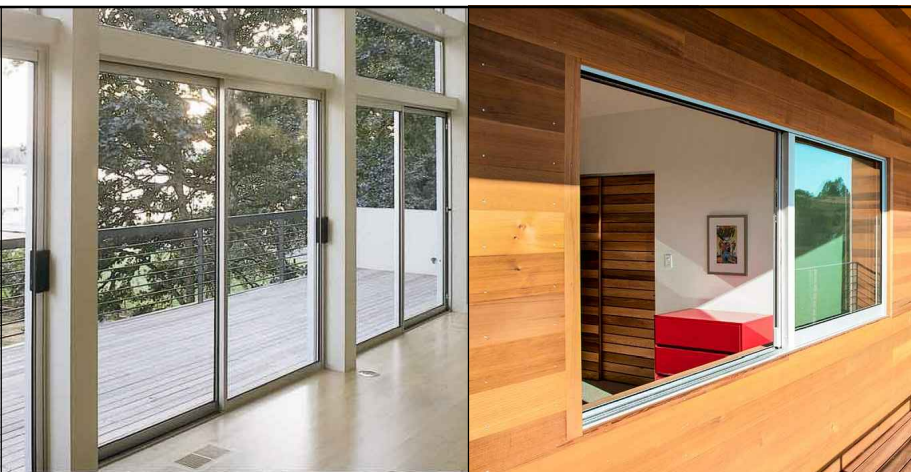
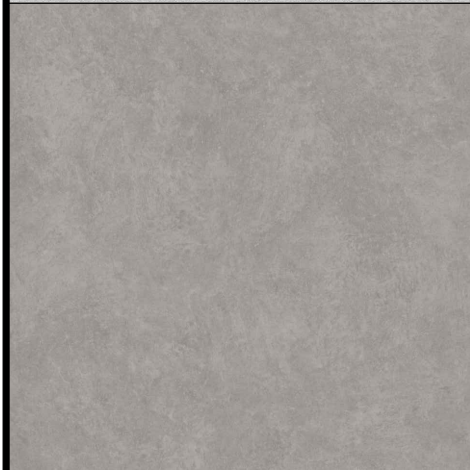
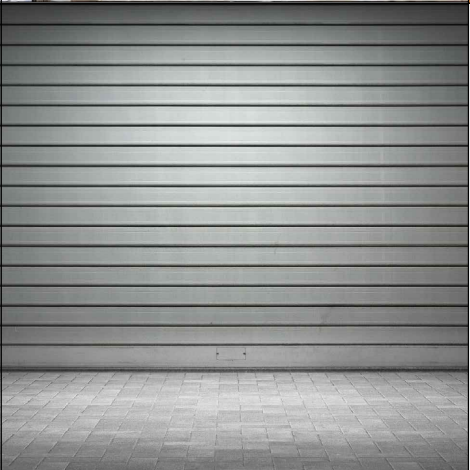
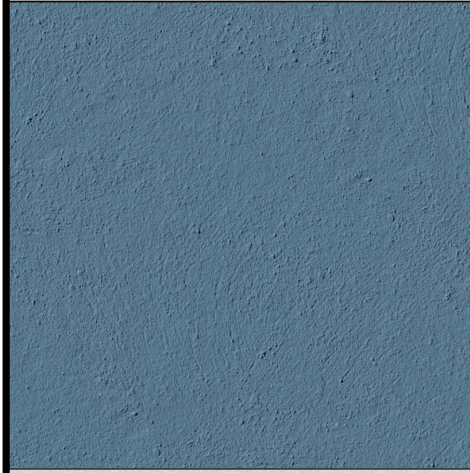
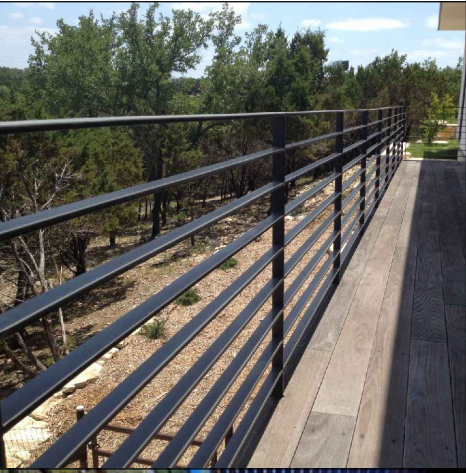
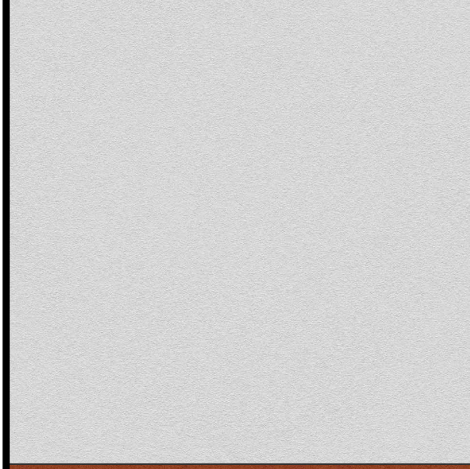
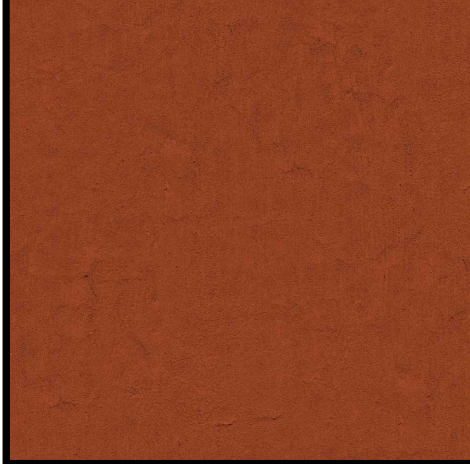
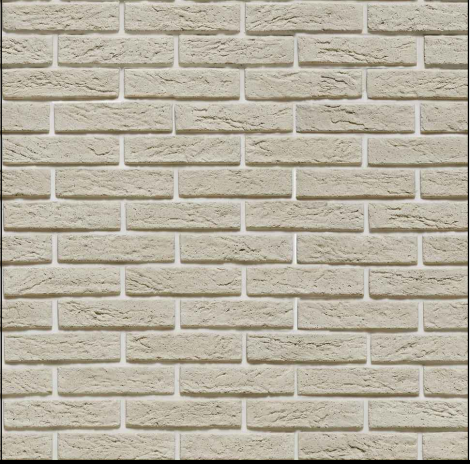
NOTE*
PEDESTRIAN ACCESS FACILITATES SAFE WALKING
FOR ALL AGES AND ABILITIES.

PROPOSED SITE PLAN

PLANNED DEVELOPMENT PERMIT SUBMITTAL - 03.14.2019



NORTH ELEVATION (VALLEY PARKWAY)

	1. SMOOTH STUCCO - WHITE		6. OPERABLE GLAZING		11. NOT USED
	2. SMOOTH STUCCO - CHARCOAL		7. ALUMINUM FRAMED ROLL UP GARAGE DOOR		12. NOT USED
	3. SMOOTH STUCCO - BLUE		8. THINSET BRICK VENEER - DARK GRAY TONES		13. HORIZONTAL METAL RAILING
	4. SMOOTH STUCCO - LIGHT GRAY		9. HARDIEPLANK WOOD SLATS - KHAKI BROWN		14. WOOD CORNER TRELLIS
	5. SMOOTH STUCCO - BURNT ORANGE		10. FEATURE TILE - LIGHT GRAY TONES		15. ALUMINUM OVERHANG

MATERIAL'S BOARD

Notes:
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MASTER & PRECISE
DEVELOPMENT PLAN
DOWNTOWN SPECIFIC PLAN
AMENDMENT

LOT SIZE: 45,489 sq.ft.
1.04 acres

ZONE: DOWNTOWN SPECIFIC PLAN
HISTORIC DOWNTOWN DISTRICT -
RETAIL CORE AREA

APN: 229-421-26-00

106 RESIDENTIAL UNITS
(46) 1-BEDROOM
(50) 2-BEDROOM
(10) 3-BEDROOM



DRAWING TITLE:
MATERIAL'S BOARD

PROJECT:
PROPOSED MIXED USE
DEVELOPMENT

137 W VALLEY PARKWAY
ESCONDIDO, CA 92025

DBRDS PROJECT NO: 17009

DATE: JUNE 2017

DRAWN BY: CH

SCALE: NTS

SHEET NO: A5.00



VIEW FROM THE CORNER OF W VALLEY AND MAPLE STREET LOOKING SOUTHEAST



VIEW FROM MAPLE STREET PLAZA LOOKING EAST



VIEW FROM W VALLEY LOOKING SOUTHWEST



POOL DECK LOOKING EAST

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DBRDS
DE BARTOLO • RIMANIC DESIGN STUDIO

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ESCONDIDO, CA 92025

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1.04 acres

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RETAIL CORE AREA

APN: 229-421-26-00

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(46) 1-BEDROOM
(55) 2-BEDROOM



DRAWING TITLE:
PERSPECTIVES

PROJECT:
PROPOSED MIXED USE
DEVELOPMENT

137 W VALLEY PARKWAY
ESCONDIDO, CA 92025

DBRDS PROJECT NO: 17009

DATE: MAR 2019

DRAWN BY: CH

SCALE: NTS

SHEET NO: A6.00



ESCONDIDO, CA

INTEGRAL COMMUNITIES
2235 Encinitas Blvd., Suite 216
Encinitas, CA 92024
(760) 944-7511

PALOMAR HEIGHTS

FEBRUARY 7, 2019

SCALE: 0 50 100 150



CONCEPTUAL MASTER PLAN

SUMMA
ARCHITECTURE

5256 S. Mission Road, Ste 404
Bonsall, CA 92003
760.724.1198 summarch.com

DRAFT Density Transfer Program December 13, 2018

Program Purpose

The purpose of the Density Transfer Program is to enable the City to transfer densities from undeveloped or underutilized properties (sending areas) within the Downtown Specific Plan (DSP) to developing properties (receiving areas). The program would increase the probability that the anticipated number of dwelling units in the Downtown Specific Plan area could actually be achieved by allowing a developing property to increase its density beyond what current zoning would permit when other properties have underdeveloped to less than the maximum density. The transfer density would be held in a Density Credit Pool until assigned to a particular development project.

- ***Sending Area*** - Areas identified to be constrained from further growth or density. This may include an area or property where residential development has occurred at less than the maximum density and further development is not anticipated. unused density is transferred to a Density Credit Pool.
- ***Receiving Area*** - Area identified as having additional potential for development beyond that allowed by existing zoning. The increased density can only be utilized by transferring density from a Density Credit Pool.
- ***Density Credit Pool*** - A Density Transfer Pool consists of unused density from undeveloped or underutilized properties. Available density with the Density Credit Pool could be transferred to a developing parcel to increase the density beyond what is permitted through the current DSP density allowances. The overall transfer of density from sending areas to receiving areas would not exceed the overall planned density of a specific area.

Program Administration

The Density Transfer Program would establish a density credit pool. The City would kick start the density credit pool with unused density from city-owned parcels within the DSP. The City would consider continuing to fill the density credit pool with excess unused density transferred from other undeveloped, developed, or developing properties that are not developing to the maximum density allowed by current zoning (sending areas). A deed restriction would be placed on a sending area property to document the transfer of unused density into the pool.

At a later time, the property owner of a sending property could request reallocation of transferred density should they desire to increase the density on their property if the density units are still available or if there are additional units available in the density credit pool.

Allocation of the density from the pool would only occur when developing properties request additional density beyond that permitted by the DSP. The request for an increase in units would require City Council approval of a Planned Development Permit. Provided there is adequate density available in the Pool, there would be no ceiling on the amount of density that could be requested, but rather each development would be scrutinized through the entitlement and

environmental review process to ensure appropriate and desired development that is compatible with the downtown community.

A property owner or developer who requests density from the Density Credit Pool would submit an application for a Planned Development Permit to the Planning Division. The Planning Division would review the Planned Development application for completion, project design, environmental concerns, CEQA process, zoning compliance, and other city and state regulations.

When a development is approved to receive density from the Density Credit Pool, those density units would be deducted from the density credit pool. Monitoring of the density credit pool would be accomplished by utilizing tables which detail information regarding sending and receiving properties and documents the available density within the DSP. Comprehensive tables would list pertinent data for each sending and receiving property such as assessor parcel numbers, addresses, ownerships, acreages, existing dwelling units and/or allowable dwelling units, additional dwelling units requested, application dates, approval dates, available number of units within the pool, and resolution number approving the allocations.

Administration of the transfer of density between the density credit pool, sending areas, and receiving areas would be routinely monitored to ensure that the number of dwelling units for the DSP would not be permitted to exceed the buildout of 5,275 units. An annual report to the City Council regarding the DSP density pool would be presented by staff to outline approved projects, constructed projects, balance left in the density pool and recommendations for the upcoming year.

Density Transfer Program Benefits

The benefits of a Density Transfer Program and a Density Credit Pool include:

1. Simple effective method for maximizing density in the urban core to support an established business community.
2. City maintains oversight for managing transfers and density accounting.
3. There is no assumed “taking” property rights as only excess density is transferred into the pool.
4. It is a mechanism that can transfer density without the expenditure of public funds.
5. The deed restriction is absolute as long as there is available density so there is no taking of property rights.
6. Consideration of requesting density is an option to each property owner who may have utilized only a portion of their density and may request additional density at later time.
7. There is no need to conduct costly appraisals or property evaluations.
8. It reduces negotiation of value of density but rather focus on benefits to the DSP.
9. It reduces administration time of monitoring sending and receiving areas.
10. Increased residential activity to the DSP would improve financial viability and City’s goals.
11. Improvements within DSP would further the goals of the DSP.
12. The City would realize increased property values and tax revenues.
13. It encourages new residential and mixed-use development because of the simplification of the process as it does not involve complex appraisals and negotiations.
14. It allows opportunities for a variety of housing for various income levels by increasing the amount of density in a development.
15. It is consistent with recent state housing law regarding “no net loss.”