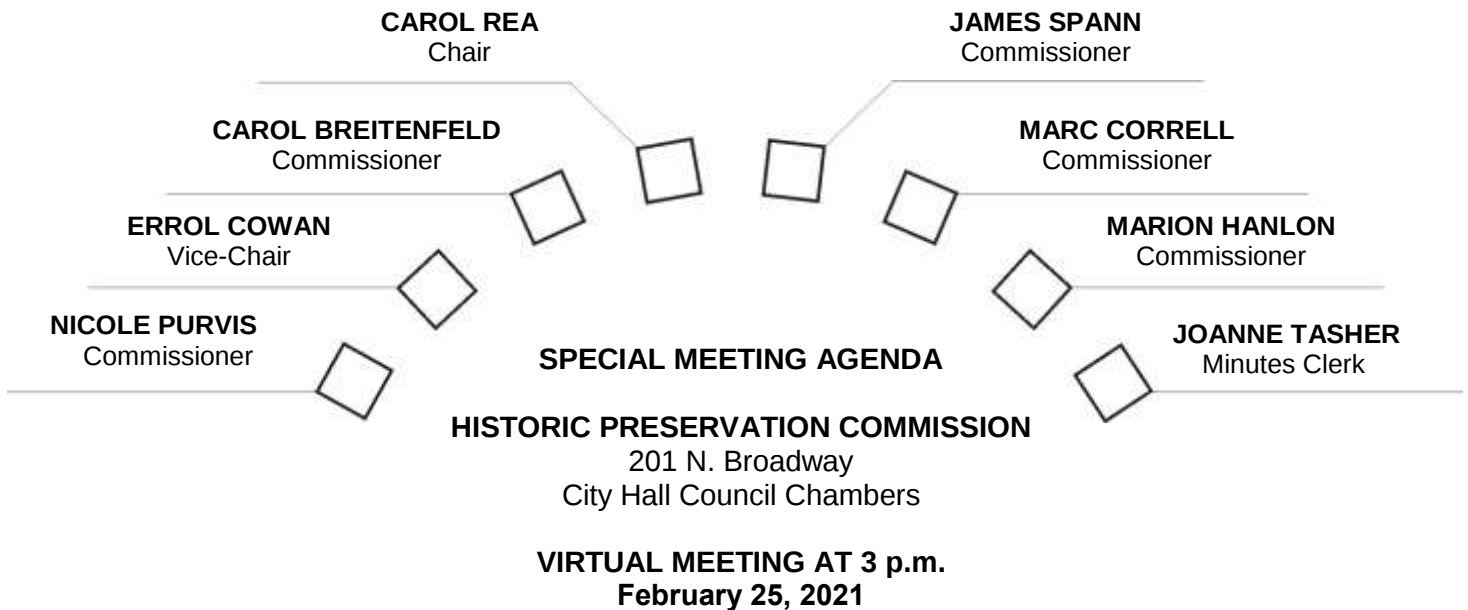


CITY OF ESCONDIDO

Historic Preservation Commission and Staff Seating



- A. CALL TO ORDER
- B. FLAG SALUTE
- C. ROLL CALL
- D. REVIEW OF MINUTES: **November 19, 2020**

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.

Pursuant to Governor Newsom's Executive Orders, including N-25-20 and N-29-20: Certain Brown Act requirements for the holding of a public meeting have been temporarily suspended and members of the Zoning Administrator and staff will participate in this meeting via teleconference. In the interest of reducing the spread of COVID-19, members of the public are encouraged to submit their agenda and non-agenda comments online at the following link <https://www.escondido.org/public-comment-form.aspx>. Council Chambers will be closed, no public allowed.

Public Comment: To submit comments in writing, please do so at the following link: <https://www.escondido.org/public-comment-form.aspx>. If you would like to have the comment read out loud at the meeting (not to exceed three minutes), please write "Read Out Loud" in the subject line. All comments received from the public will be made a part of the record of the meeting. The meeting will be available for viewing via public television on Cox Communications Channel 19 (Escondido only). The meeting will also be live streamed online at the following link: <https://www.escondido.org/> and click on the graphic showing "live stream - meeting in progress".

To watch the archived Historic Preservation Commission meeting(s) please visit:
<https://escondido.12milesout.com/presentations/boards-and-commissions-and-state-of-the-city-videos>

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:

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.

1. DESIGN REVIEW – CASE NO. PL 21-0055:

REQUEST: Grand Avenue Vision Plan – Phase I HPC guidance in selection of place-making features proposed for the Grand Avenue Vision Plan (Phase I), including ornamental lighting fixtures, fencing and sidewalk treatments

ZONING/LOCATION: Downtown Specific Plan, Downtown Historic District / Grand Avenue between Maple Street and Broadway

APPLICANT: City of Escondido

STAFF: Julie Procopio, Director of Engineering Services/City Engineer

STAFF RECOMMENDATION: Provide direction

2. DESIGN REVIEW – CASE NOS. SUB 19-0010, PHG 19-0050:

REQUEST: Hacienda de Vega condo project - historic design element

ZONING/LOCATION: South Centre City Specific Plan, Southern Entry District / 2608 S. Escondido Boulevard

APPLICANT: South Escondido L.P. (Kitchell Development Co.)

STAFF: Jay Paul, Senior Planner

STAFF RECOMMENDATION: Approval

3. DESIGN REVIEW– CASE NO. PL 21-0078:

REQUEST: Detached pavilion on a local register property located outside of a historic district

ZONING/LOCATION: RE-20 (Residential Estates, min. lot size 20,000 SF) / 538 S. Citrus Avenue

APPLICANT: Dennis Ortman

STAFF: Grant Ruroede, Assistant Planner I

STAFF RECOMMENDATION: Approval

4. DESIGN REVIEW– CASE NO. PL 20-0612:

REQUEST: Room addition on the front of a single-family home in the Old Escondido Neighborhood

ZONING/LOCATION: R-1-6 (Single-family residential, min. lot size 6,000 SF) / 334 E. Ninth Ave.

APPLICANT: Mitch Mitchell, Residential Designs

STAFF: Jessica Relucio, Assistant Planner I

STAFF RECOMMENDATION: Approval

5. INFORMATION ITEM – REVIEW OF PREVIOUS AGENDA ITEMS:

REQUEST: None (informational item only)

STAFF: Adam Finestone, City Planner

6. DISCUSSION – ENVIRONMENTAL REVIEW PROCEDURES:

REQUEST: Establish an ad-hoc subcommittee to address environmental review procedures

STAFF: Adam Finestone, City Planner

7. DISCUSSION – ACCESSORY DWELLING UNITS:

REQUEST: Establish an ad-hoc subcommittee to identify objective design criteria for Accessory Dwelling Units on historic properties

STAFF: Adam Finestone, City Planner

8. DISCUSSION – 2021 HISTORIC PRESERVATION AWARDS:

REQUEST: Discuss potential themes and/or recipients for 2021 Historic Preservation awards

STAFF: Paul K. Bingham, Assistant Planner II

I. ORAL COMMUNICATION:

"Under State law, all items under Oral Communication

J. COMMISSIONER COMMENTS

K. ADJOURNMENT TO NEXT REGULARLY SCHEDULED MEETING ON MARCH 18, 2021

CITY OF ESCONDIDO

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

November 19, 2020

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

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

Commissioners absent: Carol Breitenfeld, Commissioner.

Staff present: Adam Finestone, City Planner; Paul Bingham, Assistant Planner II; Grant Ruroede, Assistant Planner I; and Joanne Tasher, Minutes Clerk.

MINUTES:

Moved by Commissioner Correll, seconded by Commissioner Hanlon, to approve the action minutes of the September 17, 2020 meeting. Motion carried unanimously (6-0-0; Breitenfeld was absent).

WRITTEN COMMUNICATION: None.

ORAL COMMUNICATION: None.

PUBLIC HEARINGS: None.

CURRENT BUSINESS:

1. MILLS ACT – CASE NO. PL 20-0562 (CONTINUED FROM 9/17/2020):

REQUEST: Local Register and Mills Act request for a 1964 Adobe known as “The Castle.”

ZONING/LOCATION: RE-30 (Residential Estates, minimum lot size 30,000 SF) / 2775 Las Palmas Avenue

APPLICANT: Camille Helminksi

STAFF: Paul Bingham, Assistant Planner II

STAFF RECOMMENDATION: Approval

COMMISSIONER DISCUSSION:

The Commissioners discussed many aspects of the request and property including the 1991 conversion of the detached garage into a two-story, master bedroom.

COMMISSIONER ACTION:

Moved by Commissioner Correll, to accept the Castle House on the Mills Act with the exception of the 1991 garage conversion, seconded by Commissioner Purvis, to approve staff's recommendation. Motion carried unanimously (6-0-0, Breitenfeld was absent).

2. HISTORIC ASSESSMENTS FOR HISTORIC PROPERTY – CASE NO. ADM 20-0110:

REQUEST: Review and consider the adequacy of historic assessments done for a Craftsman Bungalow included in the City's 1990 Historic Survey

ZONING/LOCATION: S. Centre City Specific Plan / 1405 – 1417 S. Escondido Blvd.

APPLICANT: Catherine Ferguson, Attorney at Law representing the Schniepp Family Trust

STAFF: Paul Bingham, Assistant Planner II

STAFF RECOMMENDATION: Receive input, no action to be taken

COMMISSIONER DISCUSSION:

The Commissioners discussed various aspects of this property and provided input.

COMMISSIONER ACTION: None. The Commission provided input to staff only.

3. DESIGN REVIEW– CASE NO. PL 20-0587:

REQUEST: Addition to a Local Register / Mills Act property in the Old Escondido Neighborhood

ZONING/LOCATION: R-1-6 (Single-family Residential, minimum lot size 6,000 SF) / 323 East 10th Avenue

APPLICANT: Jason and Allison Vanderwarker

STAFF: Grant Ruroede, Development Technician II

STAFF RECOMMENDATION: Approval

COMMISSIONER DISCUSSION:

The Commissioners discussed various aspects of the project.

COMMISSIONER ACTION:

Moved by Commissioner Correll, to approve the application as written with the alteration that there needs to be some “differentiation” between the two structures (the existing home and the new addition) seconded by Commissioner Spann. Motion carried unanimously (6-0-0, Breitenfeld was absent).

4. DISCUSSION – ENVIRONMENTAL REVIEW PROCEDURES:

REQUEST: Discuss environmental review procedures related to historic resources

STAFF: Adam Finestone, Principal Planner

COMMISSION ACTION: No action taken, discussion only.

ORAL COMMUNICATION: None.

COMMISSIONER COMMENTS:

Chair Rea announced that while the Escondido History Center was closed due to COVID, the director Robin Fox was responding to phone calls and emails and that they would have the 2021 calendar out soon.

ADJOURNMENT: The meeting was adjourned at 4:40 p.m. to the next regularly scheduled Historic Preservation Commission Meeting on January 21, 2021.

Adam Finestone, City Planner
Secretary of the Historic Preservation
Commission

Joanne Tasher, Minutes Clerk

HISTORIC PRESERVATION COMMISSION

Agenda Item No.: H.1
Date: February 25, 2021

TO: Historic Preservation Commission

FROM: Julie Procopio, Director of Engineering Services/City Engineer

PROJECT: PL 21-0055, Grand Avenue Vision Plan – Phase I

LOCATION: Grand Avenue between Escondido Boulevard and Juniper Street

APPLICANT: City of Escondido

PROJECT DESCRIPTION:

The project aims to revitalize Grand Avenue between Escondido Boulevard and Juniper Street by enhancing the pedestrian experience through narrower traffic lanes, wider sidewalks and place-making features. The project is the first phase of a multi-phase Vision Plan established for Grand Avenue.

Project features include:

- Narrowing Grand Avenue to one lane in each direction and adding diagonal parking to at least one side of the street between Escondido Boulevard and Juniper Street.
- Replacing and widening the sidewalk on the north side of the street between Maple Street and Broadway and expanding outdoor dining area fencing. Historic tiled entry areas are to be preserved (see Exhibit 1). Existing trees are also to be preserved, to the extent feasible, and one tree is to be added.
- Removal of medians between Maple Street and Kalmia Street, and installation of ornamental street and festoon lighting.

Realignment of North County Transit District (NCTD) Breeze bus routes 351 and 352 from Grand Avenue to nearby Second Avenue and Valley Parkway, respectively. Two new bus shelters and benches meeting NCTD standards are to be installed at existing bus stops along Second Avenue and Valley Parkway.

DESIGN REVIEW: Design review of this project by the Historic Preservation Commission (HPC) is requested due to the historic nature Grand Avenue. HPC guidance is requested in selection of place-making features proposed for the project, including ornamental lighting fixtures, fencing and sidewalk treatments.

BACKGROUND: In 2017, downtown merchants, property owners, residents and other key stakeholders came together to develop a vision to revitalize Escondido's historic Grand Avenue. Concept plans were developed and a public meeting was held on October 12, 2017, to receive community input on the concepts. The City Council approved the Grand Avenue Vision Plan on February 14, 2018.

In August, 2019, the San Diego Association of Governments (SANDAG) agreed to provide funding for the City's Grand Avenue Vision Project - Phase I, in the amount of \$1,443,161, and the City Council approved matching funds, in the amount of \$1,100,000. A Consultant contract for design services was authorized by the City Council in August, 2019. Building on the Vision Plan, the designer prepared elevation sketches and a concept plan that includes ideas to enhance the streetscape with the goal of seeking feedback from the public. A Project website has been developed to enable the City to share with the public the project's history, including the Vision Plan, Phase I Site Plan and Perspective Sketches: <https://www.escondido.org/grand-avenue-vision-project.aspx>.

A survey was sent to downtown business owners, property owners, along with key stakeholders and was advertised on the City's website in July 2020. Survey respondents overwhelmingly supported the concepts offered, with 75% strongly agreeing or agreeing that the proposed improvements will add beauty and economic vitality to Grand Avenue. When asked to identify their favorite features, more than 72% of survey respondents identified the string or festoon lighting, 33% supported enhanced fencing, 31% supported sidewalk etching/engraving, and 30% supported the gateway towers. Key Project features required by the grant, including wider sidewalks and diagonal parking, were identified as favorite features of 51% and 46% of respondents, respectively.

Based on public feedback, the festoon lighting has been added to the project for the area of Grand Avenue between Kalmia Street and Maple Street. The project budget also permits the addition of enhanced fencing and sidewalk etching/engraving.

PLACE-MAKING FEATURES: The HPC is being asked to review proposed place-making features, including ornamental street lighting, enhanced fencing and sidewalk etching/engraving. Photographs of the proposed materials are provided in Exhibit 2

1. Ornamental Street Lighting: Between Maple Street and Kalmia Street, the project proposes to replace the existing pedestrian scale Acorn light fixtures with taller, Double-Acorn style light fixtures that would light both the street and the sidewalk. The new fixtures would also serve as a mounting point for the festoon lighting, as well as banners and hanging baskets.

The Double-Acorn style fixtures are recommended because they fit well with the existing Single-Acorn style lighting that exists in the downtown area. A Bishop Crook light fixture is also provided as an option to the HPC, should it be preferred over the recommended Double-Acorn fixture.

2. Enhanced Fencing: The project replaces the fencing around the outdoor dining areas on the north side of Grand Avenue between Maple Street and Broadway, and expands outdoor dining areas along the frontage of restaurants. The existing tree wells are to remain and outdoor dining areas will be limited to the area between the buildings and the tree wells. Three options for fencing are provided.

The Thicket style fencing, a laser cut steel fence, is recommended as the best option that provides an aesthetically appealing decorative fence that can be carried through future phases of the project. A custom fence is included as an option, but since the goal is to create a consistent look for the remaining phases of the Vision Plan, the cost of \$20,000-\$26,000 per average storefront could deter future phases of the project and may be a burden to future outdoor dining expansion along this block. The standard fencing is also an option but it doesn't accomplish the desired enhancement supported by survey respondents.

3. Sidewalk Treatments: The existing sidewalk on the north side of Grand Avenue between Maple Street and Broadway is to be replaced and widened by five feet. While outdoor dining will be encouraged on the interior portion of the sidewalk, the expanded sidewalk area on the outside of the tree wells is intended to be free from permanent obstructions to support pedestrian activity and provide additional capacity for the numerous events held on Grand Avenue.

Two Urban Design options have been provided that both include variations of scored grey and colored concrete. Both include spiral interpretative sandblasting. We are working with the Escondido History Center to identify a few pieces of information that might be included in the sandblasting. In addition, other ways to celebrate the City's multi-cultural richness, including use of various languages represented in the City are being explored.

Option 1 is recommended as the option that best highlights the differing uses proposed. It also provides the larger scoring pattern and grey concrete within the outdoor dining areas, which will facilitate cleaning.

Staff will incorporate the recommendations of the HPC into the final design in March. Bid and award of the contract is anticipated to follow shortly thereafter with construction beginning in the summer of 2021.

ATTACHMENTS:

Exhibit 1: Historic Tiled Entry Areas

Exhibit 2: Place-making Features

EXHIBIT 1 PL 21-0055

Historic Tiled Entryways to be Preserved



Replacement of sidewalk will begin on the outer edge of the concrete band the exists between the tiled entries and the sidewalk.



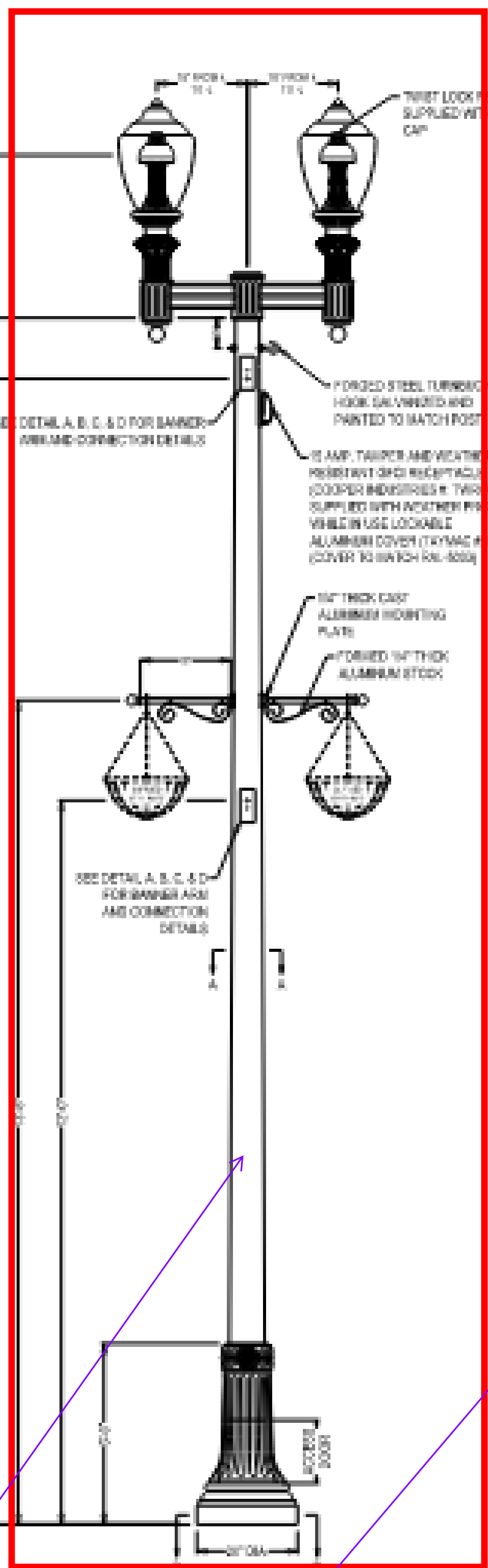
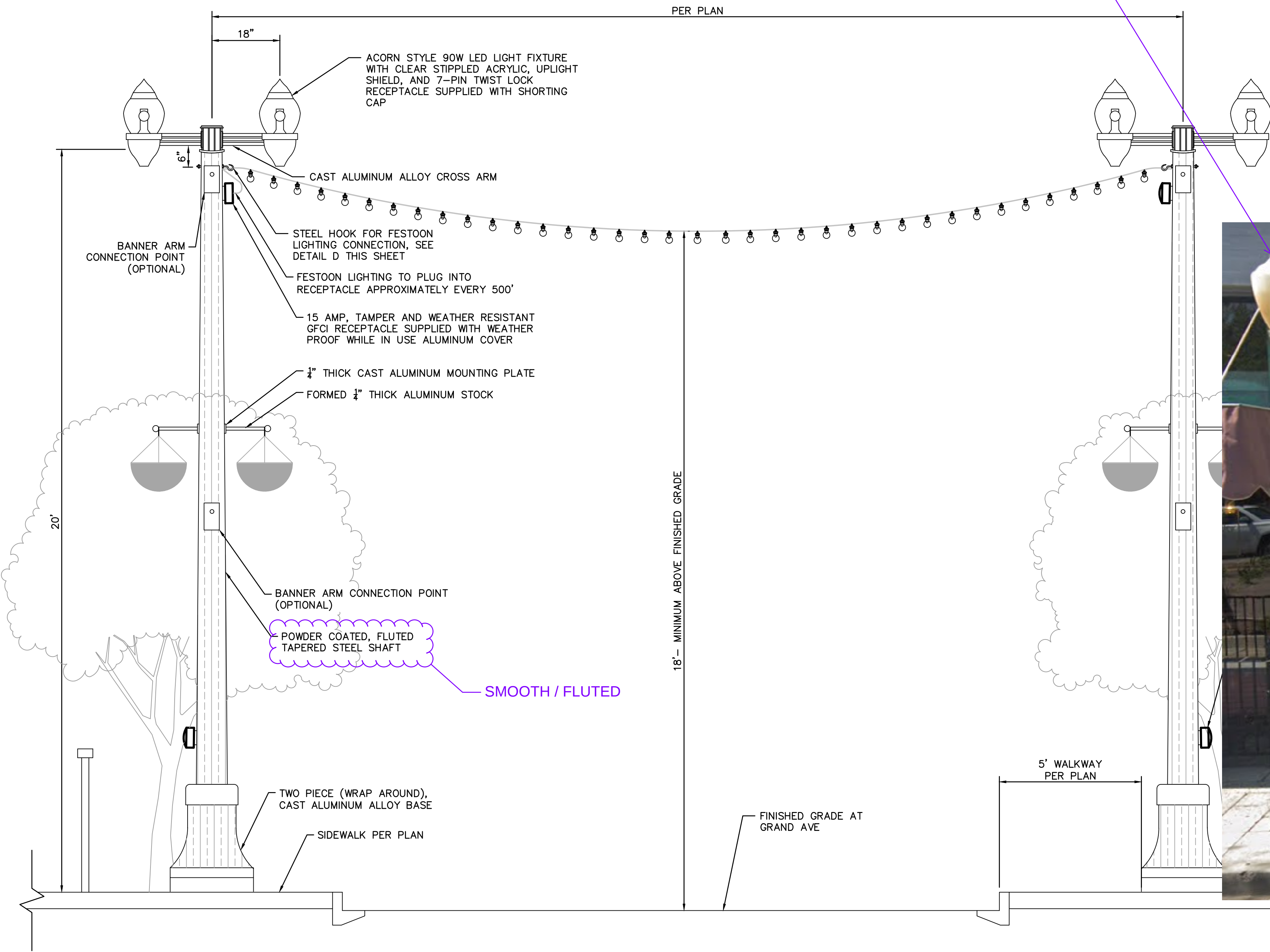
EXHIBIT 2

PL 21-0055

PROPOSING DUAL ACORN FIXTURES
SINCE WE ARE REMOVING THE
MEDIAN STREET LIGHTS

Item H.1
LIGHT POLES SHOWN ARE NOT TO SCALE

ALTERNATIVE TWIN BISHOP CROOK FIXTURE



D STREET LIGHTING POLE WITH FESTOON LIGHTING DETAIL
NTS

EXISTING LIGHT POLE SHAFTS ARE
SMOOTH; WE COULD PROPOSE
EITHER A SMOOTH OR A FLUTED POLE
SHAFT, PAINTED TO MATCH CITY
PREFERRED COLOR (GREEN)

RECOMMENDED

RECORD DRAWING
PRINT ENGINEER'S NAME R.C.E. DATE

90% SUBMITTAL
NOT FOR CONSTRUCTION

Kimley»Horn



KIMLEY-HORN
MICHAEL A. COLOMBO
401 B STREET, STE. 800
SAN DIEGO, CA 92101
602.371.4538



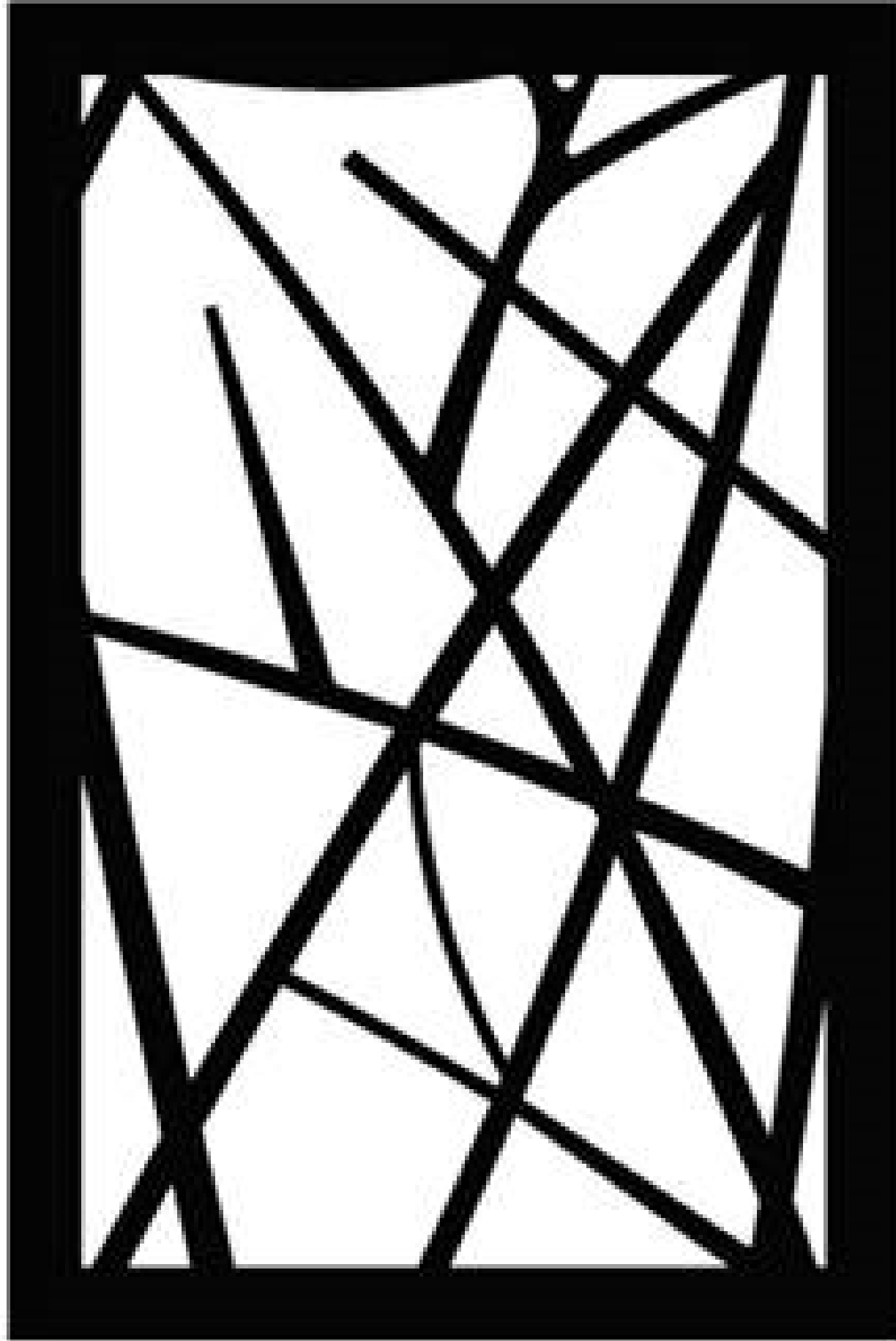
CITY PROJECT NO.
ENG. XX-XXXX

CONSTRUCTION RECORD			REFERENCES			Date	By	REVISIONS			App'd	Date	BENCH MARK			SCALE	Office	Designed By	Drawn By	Checked By	Submitted	Approved	ENGINEERING SERVICES			Drawing No.
Contractor																		MB	MB	BH			GRAND AVENUE VISION PROJECT			T20-XXXX
Inspector																		Plans Prepared Under Supervision Of MARK ARAUJO			By	City Engineer/Director of Engineering Services	ELECTRICAL AND LIGHTING DETAILS			Sheet25 of 25
Date Completed																										

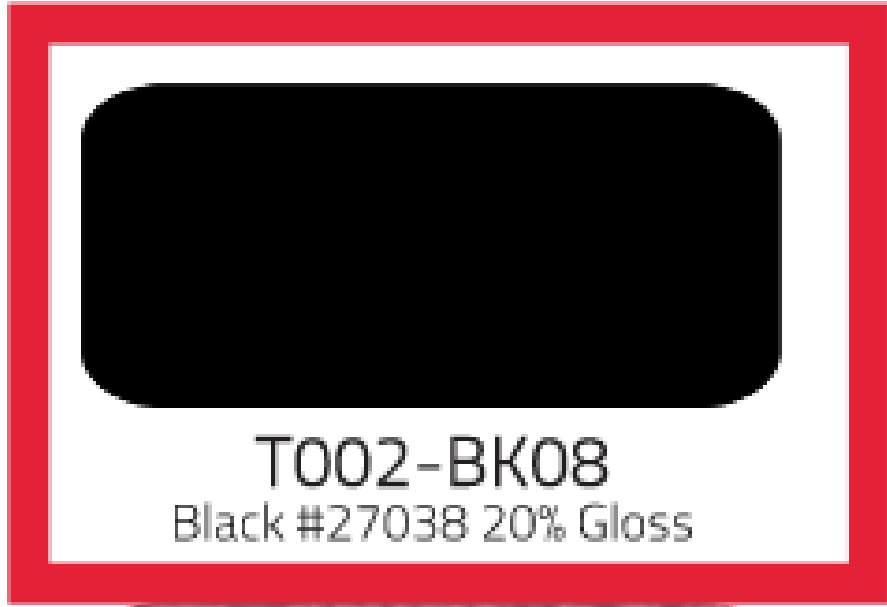


CUSTOM FENCE
\$300 - \$400 PER LF

THICKET



DECORATIVE MANUFACTURED FENCE (CUSTOM APPEARANCE)
\$180-\$200 PER LF

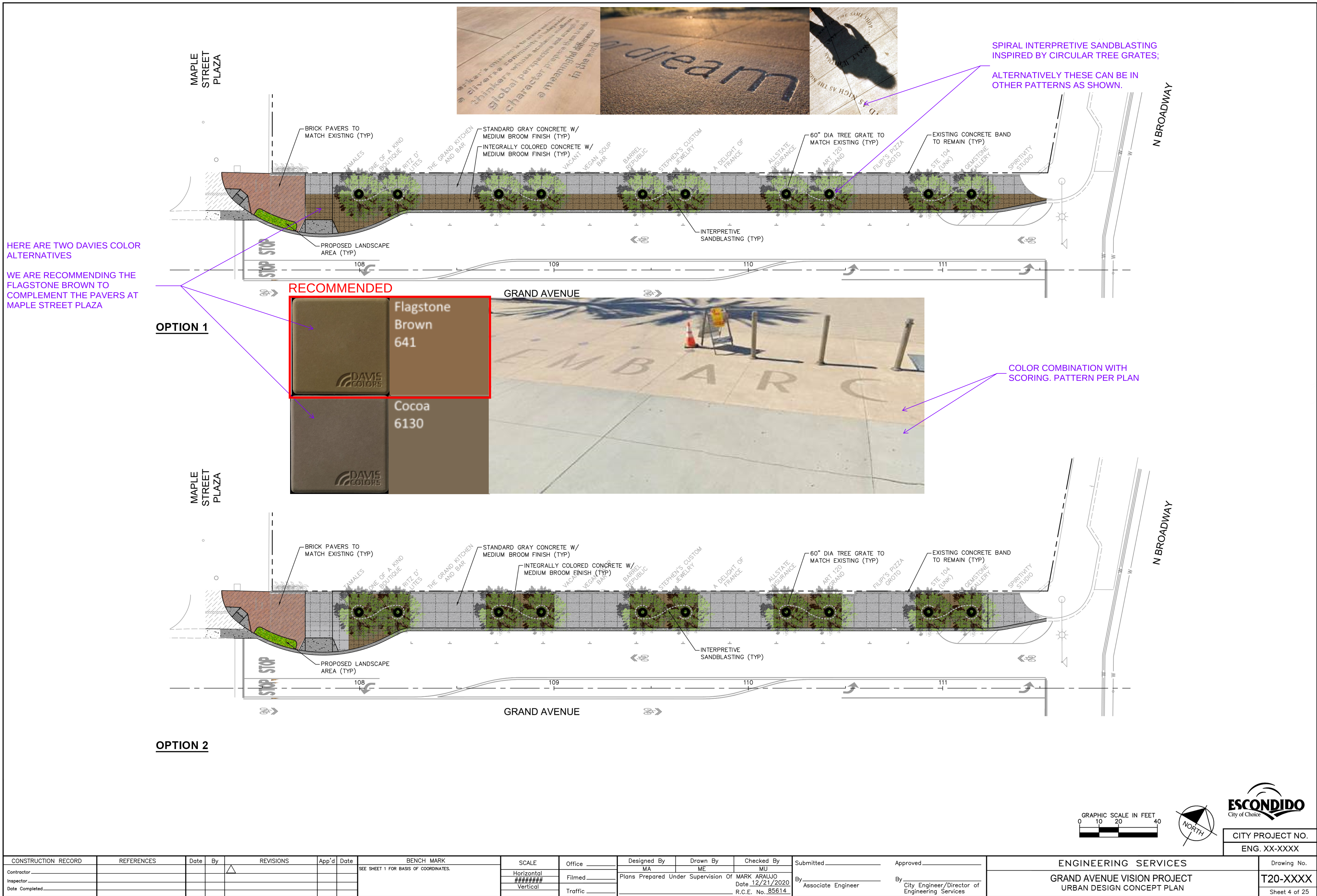


RECOMMENDED



Majestic Style

STANDARD AMERISTAR FENCE
\$80-\$100 PER LF



CONSTRUCTION RECORD		REFERENCES		Date	By	REVISIONS		App'd	Date	BENCH MARK		SCALE		Office	Designed By	Drawn By	Checked By	Submitted		Approved		ENGINEERING SERVICES		CITY PROJECT NO.		Drawing No.	
Contractor						△				SEE SHEET 1 FOR BASIS OF COORDINATES.		Horizontal		Filmed	MA	ME	MU	By		By		Grand Avenue Vision Project		ENG. XX-XXXX		T20-XXXX	
Inspector												Vertical		Traffic	Plans Prepared Under Supervision Of		MARK ARAUJO	Associate Engineer		City Engineer/Director of Engineering Services		URBAN DESIGN CONCEPT PLAN				Sheet 4 of 25	
Date Completed															Date 12/21/2020		R.C.E. No. 85614										

TO: Historic Preservation Commission

FROM: Jay Paul, Senior Planner

PROJECT: (SUB 19-0010, PHG 19-0050) – Hacienda De Vega condo project - historic design element

LOCATION: The approximately 1.75-acre site generally is located on the eastern side of S. Escondido Boulevard, south of Citracado Parkway, addressed as 2608 S. Escondido Boulevard (APNs 238-152-06-00 and 238-152-07-00).

APPLICANT: South Escondido L.P./Kitchell Development Co.

PROJECT DESCRIPTION: On October 21, 2020, the Escondido City Council approved a proposed land-use development project consisting of a Tentative Subdivision Map, Condominium Permit and Plot Plan for the development of 42 three-story air-space condominium units. A non-emergency demolition permit also was approved for the demolition of a Spanish Colonial Revival-style adobe structure constructed in 1946 that is classified as a significant historic resource. A Final Initial Study/Mitigated Negative Declaration (IS/MND) was adopted in conformance with the California Environmental Quality Act (CEQA).

DESIGN REVIEW: Design review by the Historic Preservation Commission (HPC) is required as a result of a cultural resources mitigation measure. Specifically, mitigation measure MM-CUL-3 states:

The Project Applicant shall prepare an interpretive program on-site that references the property's history and the contribution of the historical resource to the broader neighborhood or historic district. An example of an interpretive program may be installation of interpretive signs or commemorative plaques in a publicly accessible and visible location that describe the history of the site must be installed prior to certificate of occupancy. The project applicant shall submit the interpretative program for consideration and approval by the Historic Preservation Commission. Although implementation of this mitigation measure may reduce impacts on historic resources, it would not lessen the effects to a less than significant level.

The project applicant has been working with City staff on a concept design for consideration that would represent the previous restaurant uses, as well as to memorialize the original residential use that includes the following elements:

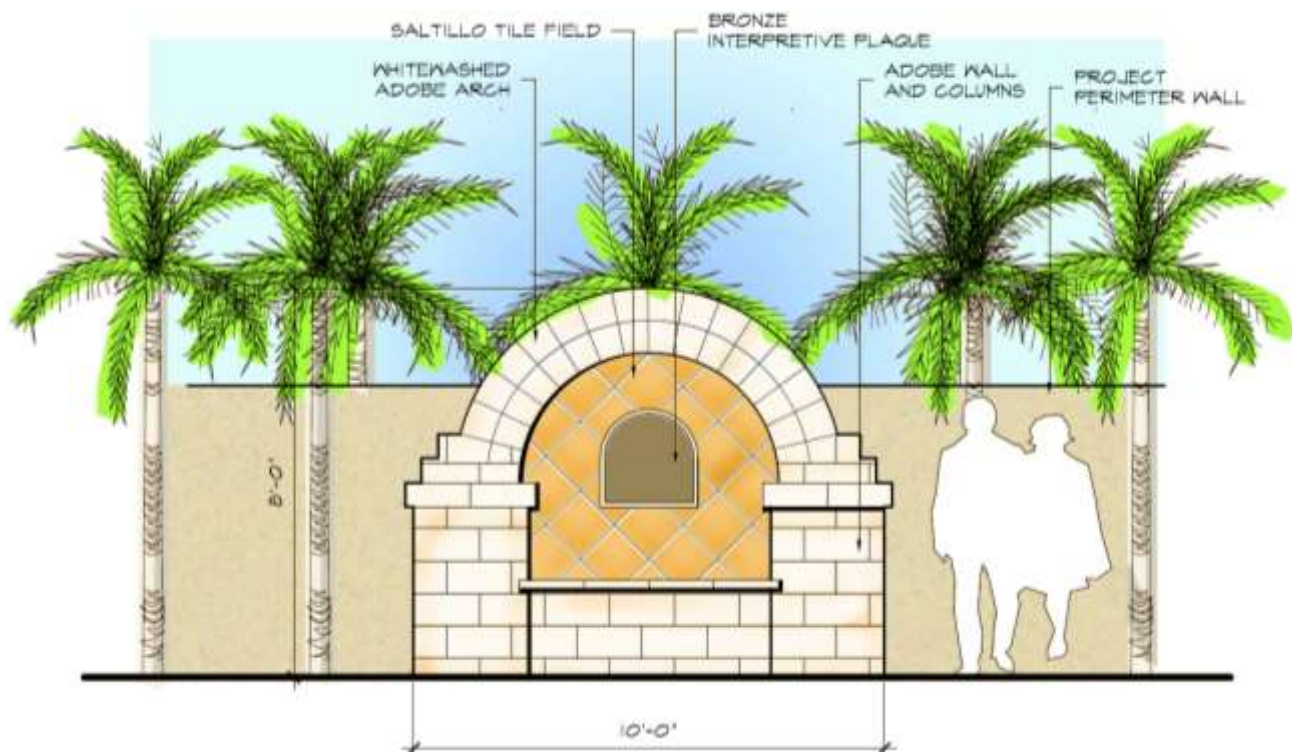
- Reuse of the salvaged adobe block (if structurally feasible) to be incorporated into an arched wall feature to represent the adobe wall/archway entrance to the former restaurant site. The adobe would be painted white, similar to the previous adobe finish. The metal sun type element that existed under the arch either would be salvaged and/or a new metal feature installed under the new arch (concept design attached).
- Incorporation of clay pots into the final landscape design around the adobe feature to represent to clay pots used around the pond/waterfall features located within the restaurant's outdoor seating area.
- Installation of a bronze plaque describing the history of the adobe structure/site. A copy of the draft language is attached.
- Installation of a black/white photo of the original adobe model home. The bronze plaque and photo would be incorporated under the arch element.

STAFF RECOMMENDATION: Approval of the concept design

ATTACHMENTS:

1. Interpretative Wall Design
2. Plaque Narrative and Photograph

Attachment 1 Interpretive Wall Design



Attachment 2 PROPOSED BRONZE PLAQUE NARRATIVE

PAXTON ADOBE

The Paxton Adobe, previously located at this site, was designed and built in 1946 by Charles H. Paxton, part owner and operator of the Adobe Brick Manufacturing Company in Escondido and the Adobe Construction Company in La Jolla. The building was designed as a Spanish Colonial Revival-style, single-family residence for Paxton, which was also used as the model home for the Longview Acres Estates subdivision. The Longview Acres Estates subdivision is located to the south and east of this property and consisted of adobe residences, many of which still exist. The pool and detached garage were completed in 1949 and the garage initially functioned as the sales office for the subdivision. Paxton was born in Canada in 1908 and came to the United States in 1928. In 1936, he married Virginia Grunwell in Indiana. The couple lived in Michigan until moving to San Diego sometime between 1942 and 1945. By 1948, Paxton had partnered with avocado and citrus fruit grower Lawrence Green and established their two adobe brick manufacture and contracting companies. Paxton and Green helped to supply the adobe bricks used in the construction of the Paxton Adobe. With Green, Paxton is also known for the development of various other adobe residences throughout Riverside, Orange, Imperial, and San Diego counties and was a contributor to the adobe revival movement in southern California in the 1940s and 1950s. In 1961, the property was sold to Marvin and Carol Cecchini and Sisto Ganz, and in 1962, the building was remodeled into "Pat Brillo's Adobe Hacienda Mexican Restaurant," which opened in 1963. In 1964, the restaurant was renamed "Los Amigos" when Benjamin Cueva, Sr. took over. In 2003, the Cueva family leased the property out to the Vega family, who operated the "Hacienda de Vega" restaurant here until 2017.

PHOTO OF ADOBE MODEL HOME



HISTORIC PRESERVATION COMMISSION

Agenda Item No.: H.3
Date: February 25, 2021

TO: Historic Preservation Commission

FROM: Grant Ruroede, Assistant Planner I

PROJECT: PL 21-0078 – Design Review for an existing detached approximately sixteen (16) foot tall, 625 square foot, pavilion and an enclosed barbeque to the rear of an existing single-family residence

LOCATION: 538 S. Citrus Avenue

APPLICANT: Dennis Ortman

PROJECT DESCRIPTION:

The project is located on an approximately one-acre lot on the east side of S. Citrus Avenue, between Patterson Road and Oak Hill Drive, addressed as 538 S. Citrus Avenue (APN 231-240-28-00). The property (otherwise referred to as the Larzalere House) is on the City's Local Register of historic places, and is identified as individually significant in the City's historic site survey. The Larzalere House was moved to the property from its previous address (1386 Oak Hill Drive) in 1987 and was the recipient of a Historic Preservation Award from the City Council in 2019.

The house is a two-story Italianate style home with Queen Anne elements, and has narrow clapboard siding neatly trimmed with vertical end boards, as well as a large porch. Double-hung windows are present throughout and a witch's cap style tower occupies the southeast corner of the home.

The applicant is requesting a permit for a detached, covered pavilion to the rear of the existing single-family home. The structure is existing; however, it was built without the benefit of a permit. It is 625 square feet and reaches a maximum height of 16 feet. It is constructed with wooden posts clad with stone veneer, with a pitched shingle roof over part of it and an open trellis over another part. All exposed wood is painted white. A countertop and future barbeque area run along the southeast side of the structure. The structure is approximately fifty feet from the existing detached garage and approximately 55 feet from the house.

DESIGN REVIEW:

Design review by the Historic Preservation Commission is required for this project by Article 40 of the Escondido Zoning Code because the project proposes to construct a new accessory structure on a property which is on the City's local register of historic places.

BACKGROUND:

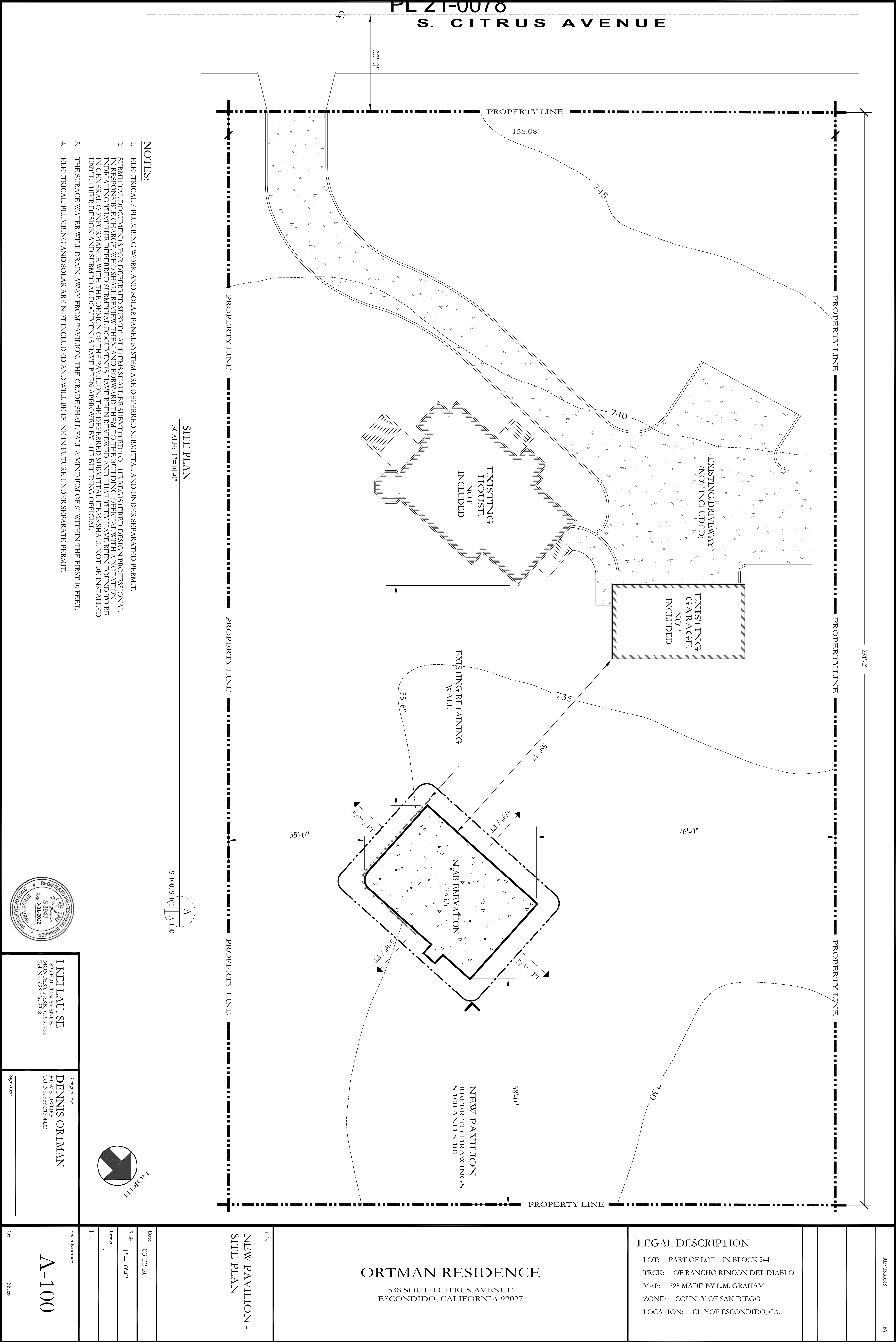
The Larzalere House was built in 1897 by Dr. John Larzalere. The two-story Italianate home was built with Queen Anne elements and sat atop a hill east of town, at 1386 Oak Hill Drive. It stayed there until 1987, when it was moved to its current location at 538 S. Citrus Avenue. The house has been placed on the City's Local Register of historic places and has a designation of individually significant on the City's historic site survey. The house was the recipient of a Historic Preservation Award from the City Council in 2019.

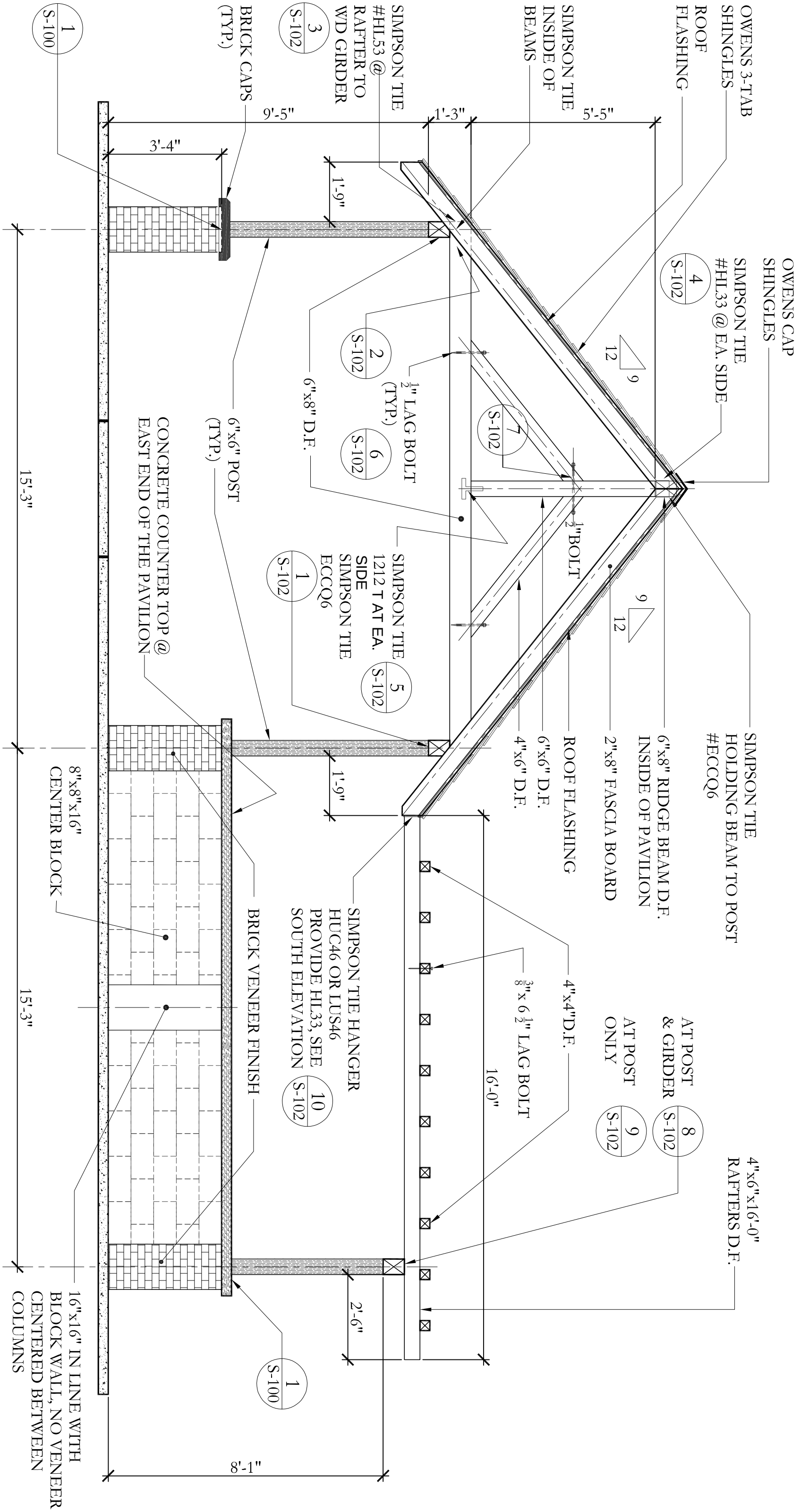
STAFF RECOMMENDATION:

Staff recommends approval of the accessory structure.

ATTACHMENTS:

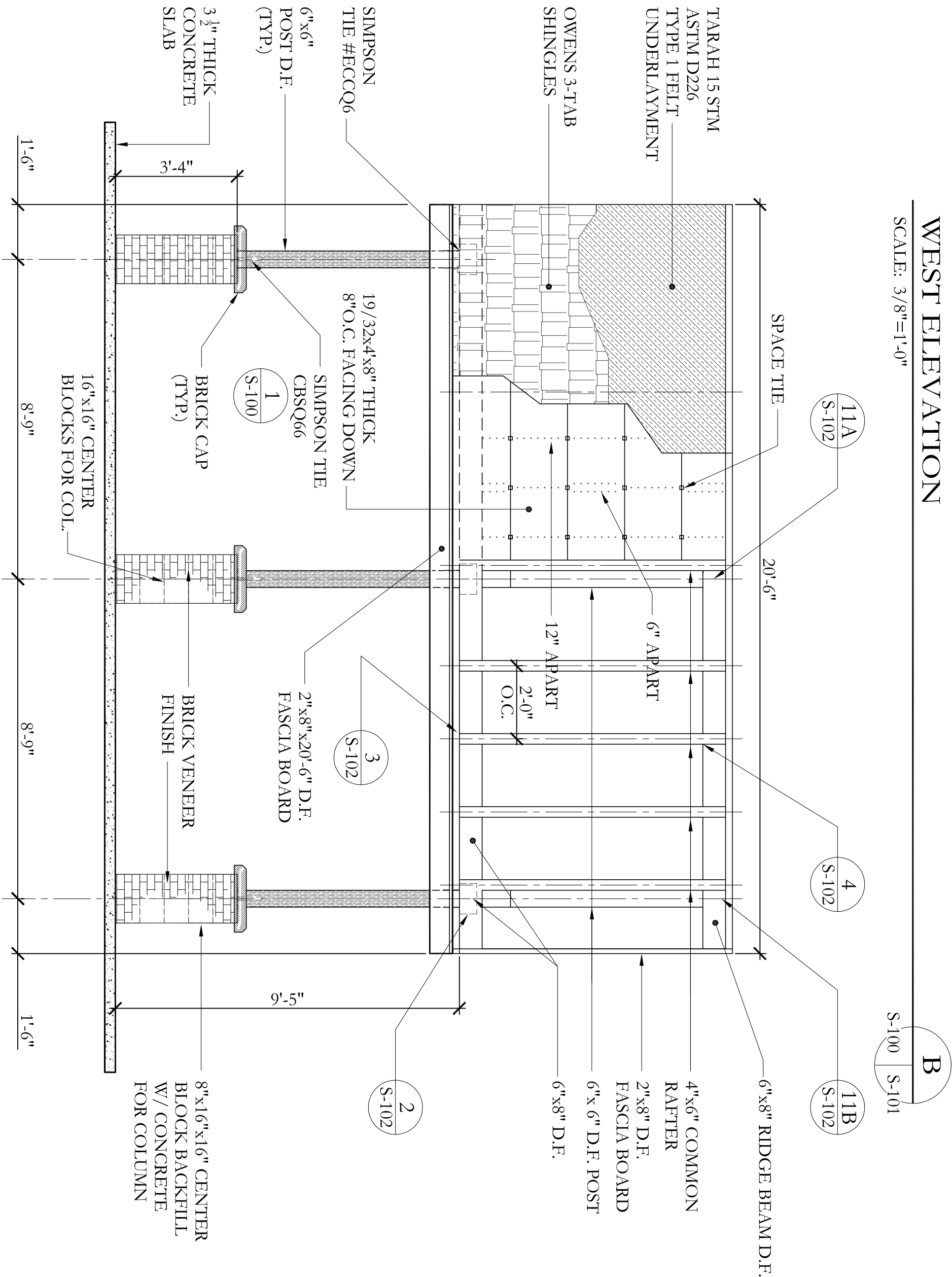
1. Project Plans
2. Site Photographs





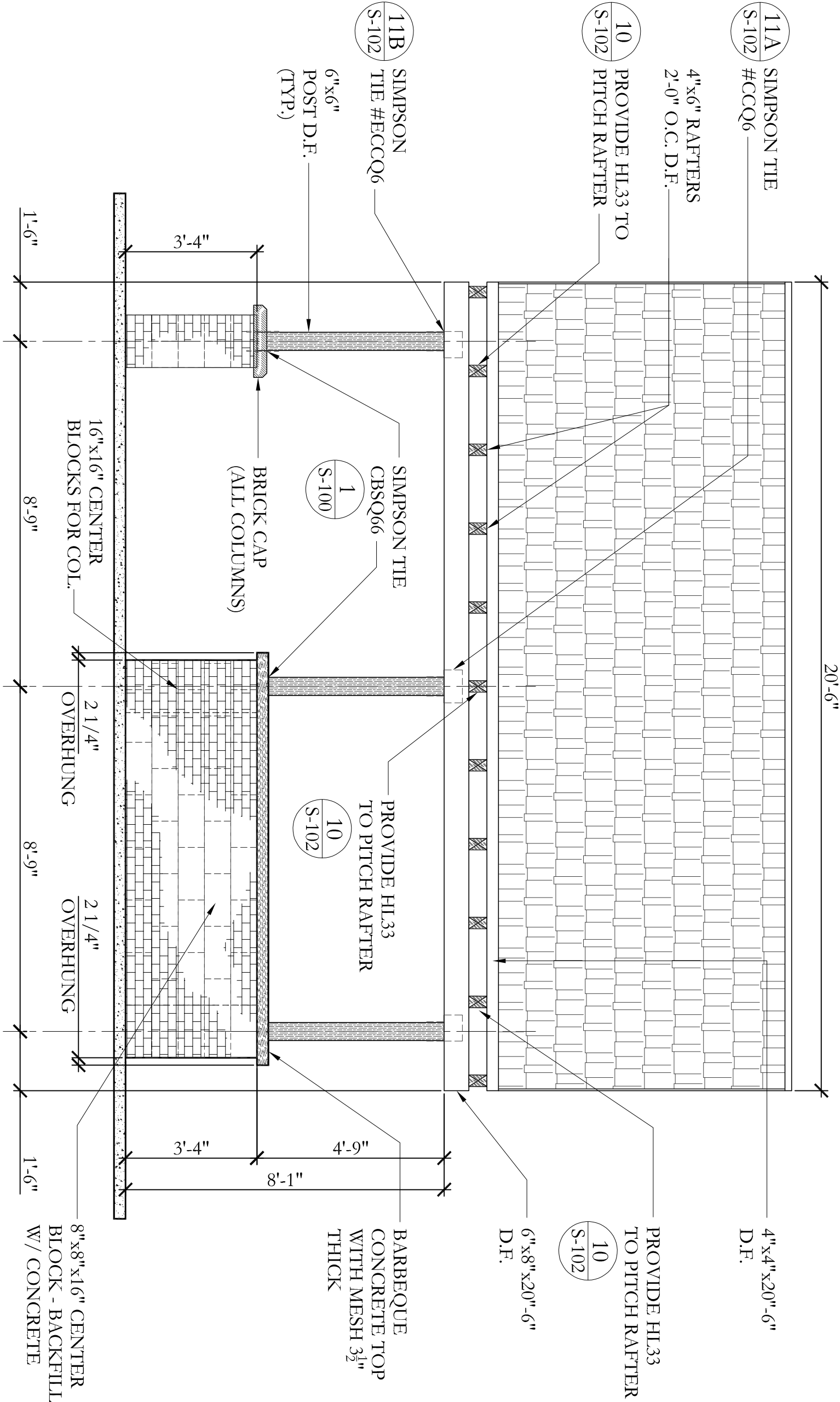
WEST ELEVATION

SCALE: 3/8"=1'-0"



SOUTH ELEVATION

SCALE: 3/8"=1'-0"



ORTMAN RESIDENCE

538 SOUTH CITRUS AVENUE
ESCONDIDO, CALIFORNIA 92027

NEW PAVILION -
ELEVATION

Title:

Date: 03-02-20

Scale: 3/8"=1'-0"

Drawn:

Job:

Sheet Number:

S-101

LEGAL DESCRIPTION

LOT: PART OF LOT 1 IN BLOCK 244
TRCK: OF RANCHO RINCON DEL DIABLO
MAP: 725 MADE BY L.M. GRAHAM
ZONE: COUNTY OF SAN DIEGO
LOCATION: CITY OF ESCONDIDO, CA.

REVISIONS

BY



IKELIAU, SE
1895 FITTON AVENUE
MONTEREY PARK, CA 91755
Tel. No. 626-456-2518

Designed By:
DENNIS ORTMAN
HOME OWNER
Tel. No. 658-213-4422

Signature

Of

Sheets

LEGAL DESCRIPTION

LOT: PART OF LOT 1 IN BLOCK 244
TRCK: OF RANCHO RINCON DEL DIABLO
MAP: 725 MADE BY L.M. GRAHAM
ZONE: COUNTY OF SAN DIEGO
LOCATION: CITY OF ESCONDIDO, CA.

LOT: PART OF LOT 1 IN BLOCK 244
TRCK: OF RANCHO RINCON DEL DIABLO
MAP: 725 MADE BY L.M. GRAHAM
ZONE: COUNTY OF SAN DIEGO
LOCATION: CITY OF ESCONDIDO, CA.

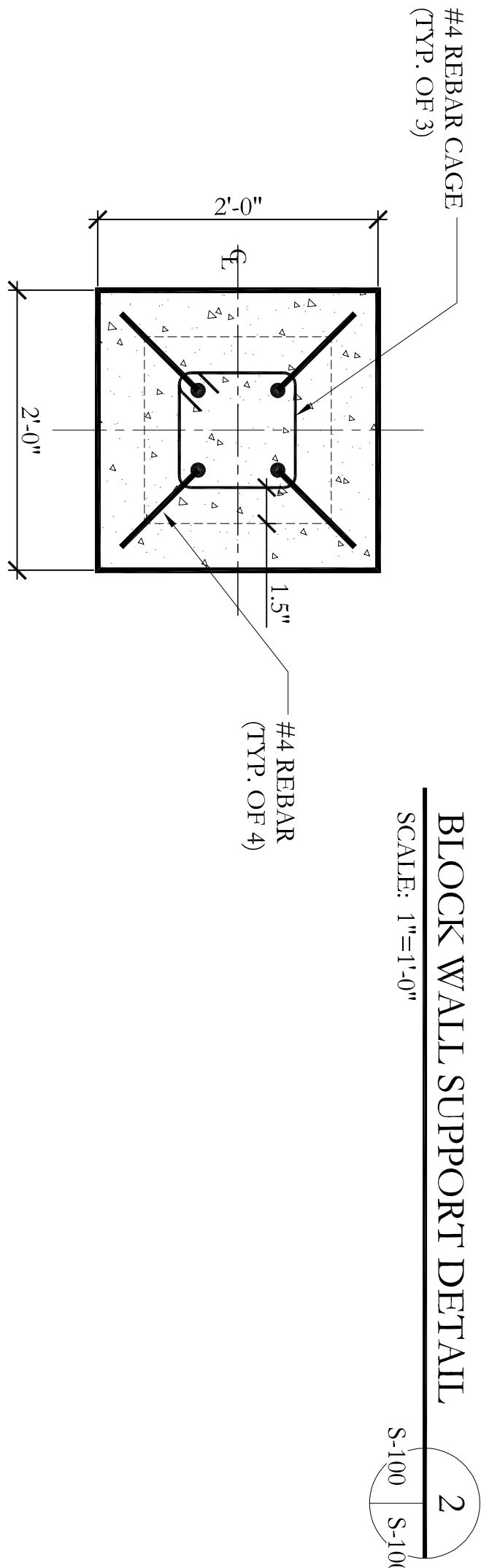
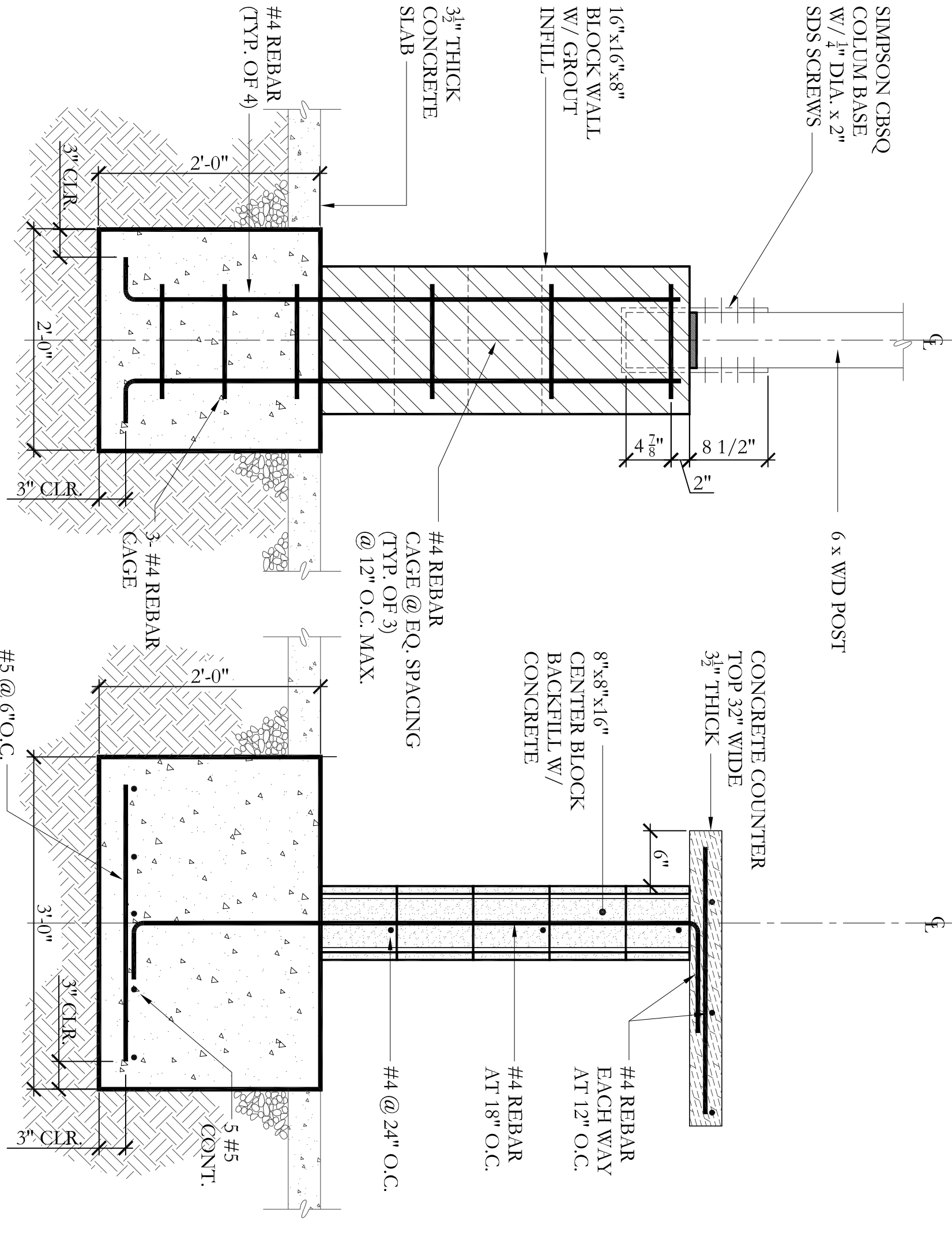
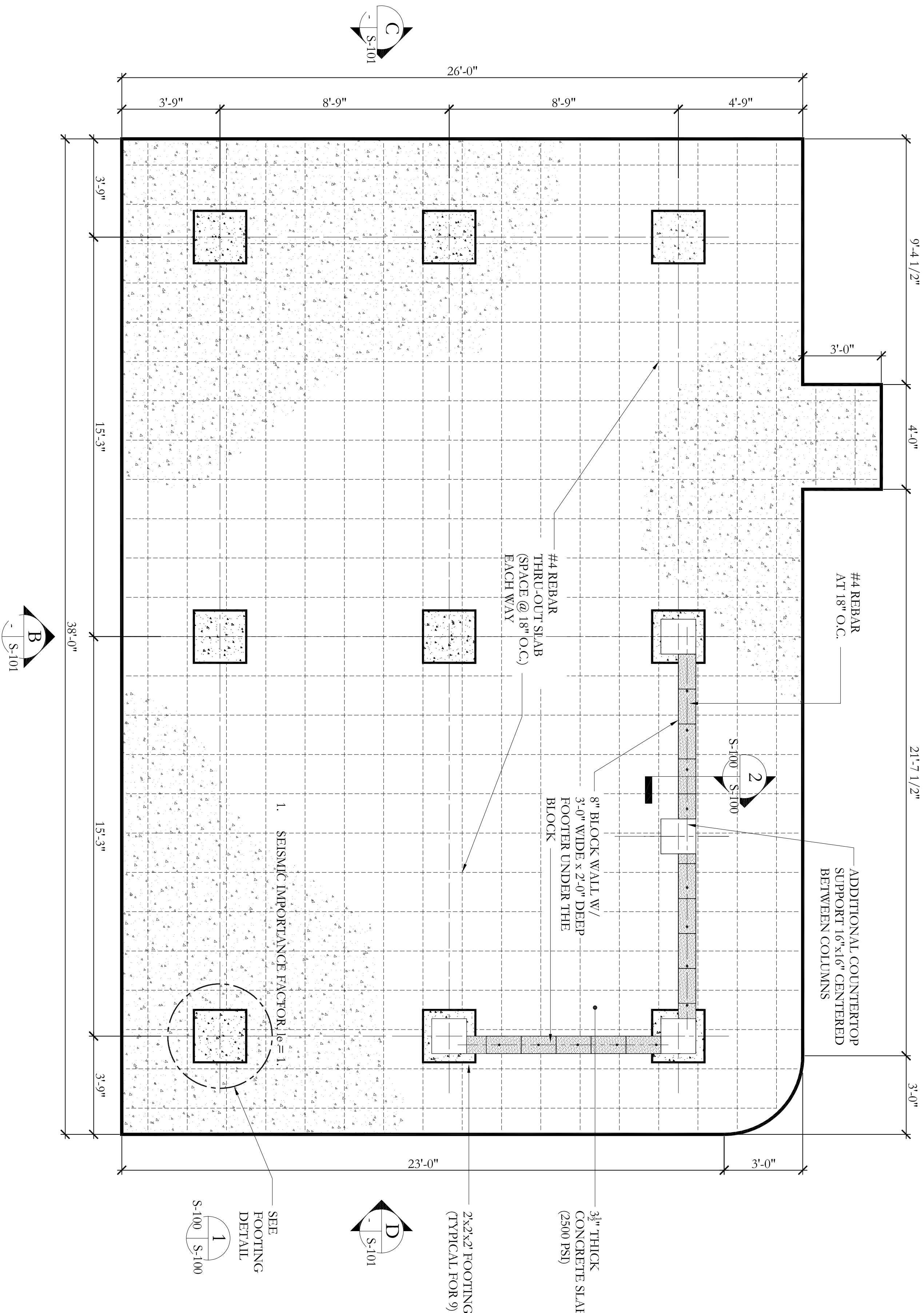
538 SOUTH CITRUS AVENUE
ESCONDIDO, CALIFORNIA 92027

Title:	NEW PAVILLION - CONCRETE SLAB AND FOOTING PLAN
Date:	03-22-20
Scale:	AS NOTED
Drawn:	
Job:	

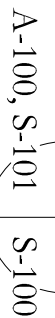
Sheet Number: _____

S-100

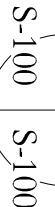
Of _____ Sheets



SCALE: 3/8"=1'-0"



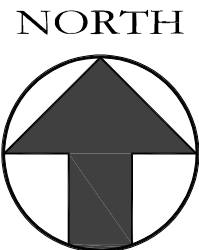
SCALE: 1"=1'-0"



1. DESIGN IS COMPLIED WITH 2019 CALIFORNIA BUILDING CODE.
2. SOIL BEARING CAPACITY IS 1500 PSF.
3. ALL LUMBER SHALL BE DOUGLAS FIR LARCH
POSTS, 4x AND 6x BEAMS NO. 1
2x RAFTERS AND JOISTS NO. 2
4. MASONRY Fm SHALL BE 1500 PSI.
5. REINFORCING BARS SHOULD BE ASTM 615, GRADE 40.
6. CONCRETE STRENGTH AT 28 DAYS SHALL BE 2500 PSI MINIMUM.
CEMENT SHALL CONFORM TO ASTM C-150, TYPE V. THE MAXIMUM AGGREGATE SIZE IS
3/4" DIA. CONFORMED TO ASTM C-33. WATER CEMENT RATIO = 0.45.
7. THE CONSTRUCTION TYPE OF NEW PAVILION IS V-B.
8. THE ROOF MATERIAL SHALL BE FIRE-RETARDENT ROOF COVERING, AT LEAST CLASS C.
9. THE ROOF MATERIAL IS 3-TAB ASPHALT SHINGLE ROOF MANUFACTURED BY OWENS
CORNING. THIS PRODUCT IS COMPLIED TO ICC-ES AC408 AND UL EVALUATION REPORT
ER2453-02.

1. SEISMIC IMPORTANCE FACTOR, $I_e = 1$.
2. OCCUPANCY CATEGORY = I OR II.
3. MAPPED SPECTRAL RESPONSE ACCELERATIONS, $S_s = 0.927$ AND $S_1 = 0.336$
4. SITE CLASS D
5. SPECTRAL RESPONSE COEFFICIENTS, $S_{DS} = 0.742$ AND $S_{D1} = 0.381$
6. SEISMIC DESIGN CATEGORY D
7. BASIC SEISMIC FORCE RESISTING SYSTEM IS BEAM TO COLUMN MOMENT RESISTING SYSTEM
8. DESIGN BASE SHEAR = $0.8 S_1 I_e W / R = 0.22W$ WHERE W = PAVILION WEIGHT = 8.5 KIPS
PER CHAPTER 15.4.4 OF ASTM 7-16
9. RESPONSE MODIFICATION FACTOR, $R = 1.25$

1. BASIC WIND SPEED (3-MILE GUEST) = 110 MPH
2. WIND IMPORTANCE FACTOR, $I = 1$
3. WIND EXPOSURE = B
4. DESIGN WIND PRESSURE = 18.9 PSF



I KEI LAU, SE
1895 FULTON AVENUE
MONTEREY PARK, CA 91755
Tel. No. 626-456-2318

DENNIS ORTMAN
HOME OWNER
Tel. No. 858-213-4422

S-100

Attachment 2
PL 21-0078



HISTORIC PRESERVATION COMMISSION

Agenda Item No.: H.4
Date: February 25, 2021

TO: Historic Preservation Commission

FROM: Jessica Relucio, Assistant Planner I

PROJECT: PL 20-0612 – Design Review for a 219 square foot room addition, and 130 square foot porch, all on the front of the existing single-family home.

LOCATION: 334 E. Ninth Ave.

APPLICANT: Mike Mitchell, Residential Designs

PROJECT DESCRIPTION:

The project is located on an approximately 6,751 square foot lot on the north side of Ninth Avenue, between S. Juniper Street and S. Hickory Street, addressed as 334 E. Ninth Ave. (APN 233-411-18-00). The property is located within the Old Escondido Neighborhood Historic District, however it is not included in the City's historic site survey.

The property consists of a mid-century house with post-war elements, built in the early 1950s. The exterior of the house is beige stucco with asphalt shingle roofing and white trim.

The applicant has proposed to build a 219 square foot addition and a 130 square foot porch to the front of the existing single-family home. The house would be repainted white with black. The roof would be grey asphalt shingles, to match the existing home. Approximately 130 square feet of interior remodel is proposed as well.

DESIGN REVIEW:

Pursuant to Article 40 of the Escondido Zoning Code, design review by the Historic Preservation Commission is required because the project proposes an addition to a home in the Old Escondido Neighborhood Historical District.

STAFF RECOMMENDATION:

The house is not considered a historical resource, as defined in Article 40 of the Escondido Zoning Code. As such, staff recommends approval of the proposed addition. However, staff acknowledges that the only reason the property is not considered a historical resource is because it is not identified in the City's historic sites survey. Had it been identified in said survey, staff would recommend that the project be redesigned to locate the addition to the rear of the house in order to not preclude the possibility of the house being listed on the Local Register.

ATTACHMENTS:

1. Project Plans
2. Site Photographs

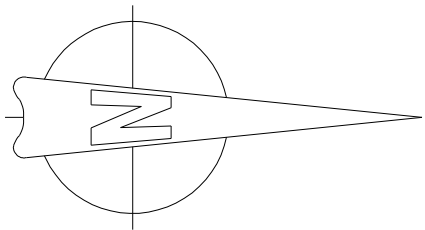
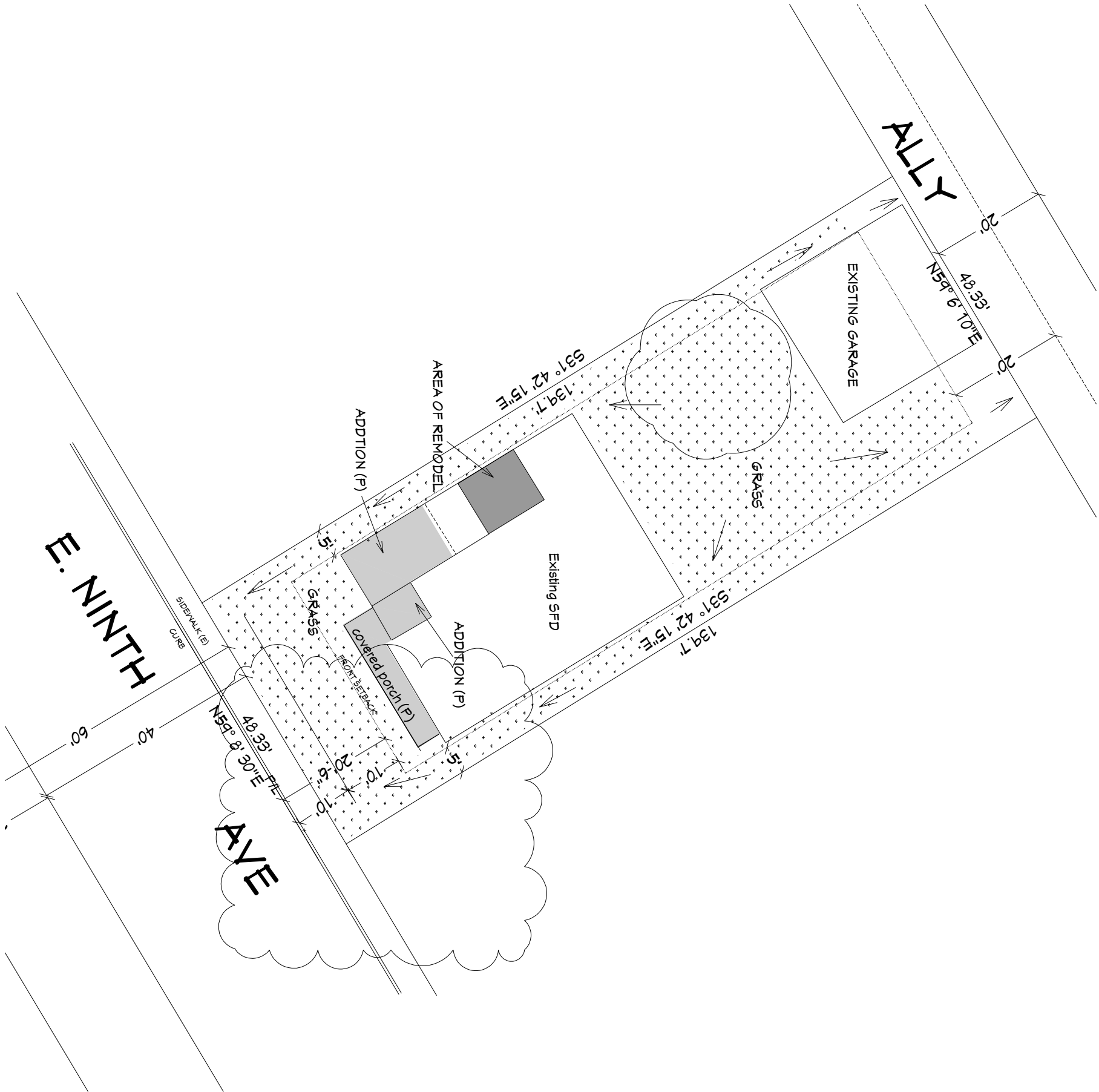
GENERAL NOTES:

- 1) This project will comply with the following building codes and associated County of San Diego amendments:
- 2019 California Residential Code (CRC) and/or 2019 California Building Code (CBC) as applicable
 - 2019 California Green Building Standards Code (CalGreen)
 - 2019 California Electrical Code (CEC)
 - 2019 California Mechanical Code (CMC)
 - 2019 California Plumbing Code (CPC)
 - 2019 California Fire Code (CFC)
 - 2019 California Building Energy Efficiency Standards (CBEES)
- 2) The property is serviced by natural gas.
- 3) The property is connected to electrical grid.

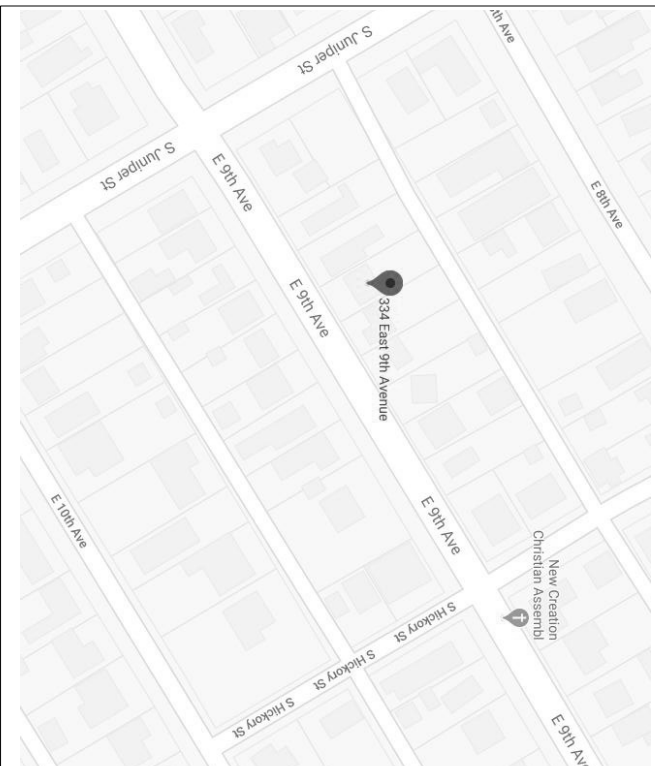
- I. ZONE R-1 SINGLE
- II. FIRE SPRINKLERS ARE NOT REQUIRED
- III. FLOOR AREA RATIO
- SFD: 1501 sf + 219 sf = 1726 sf
- 1726 / 6700 SF = 25.8%
- VI. Fire Severity Zone Moderate
- V. Building Type: V-B

Compliance with the documentation requirements of the 2019 Energy Efficiency Standards is necessary for this project. Registered, signed, and dated copies of the appropriate CFI, CFIR, CF2R, and CF3R forms shall be made available at necessary intervals for Building Inspector review. Final completed forms will be available for the building owner.

Attachment 1
PL 20-0612



ENGINEERING SCALE: 1" = 10'

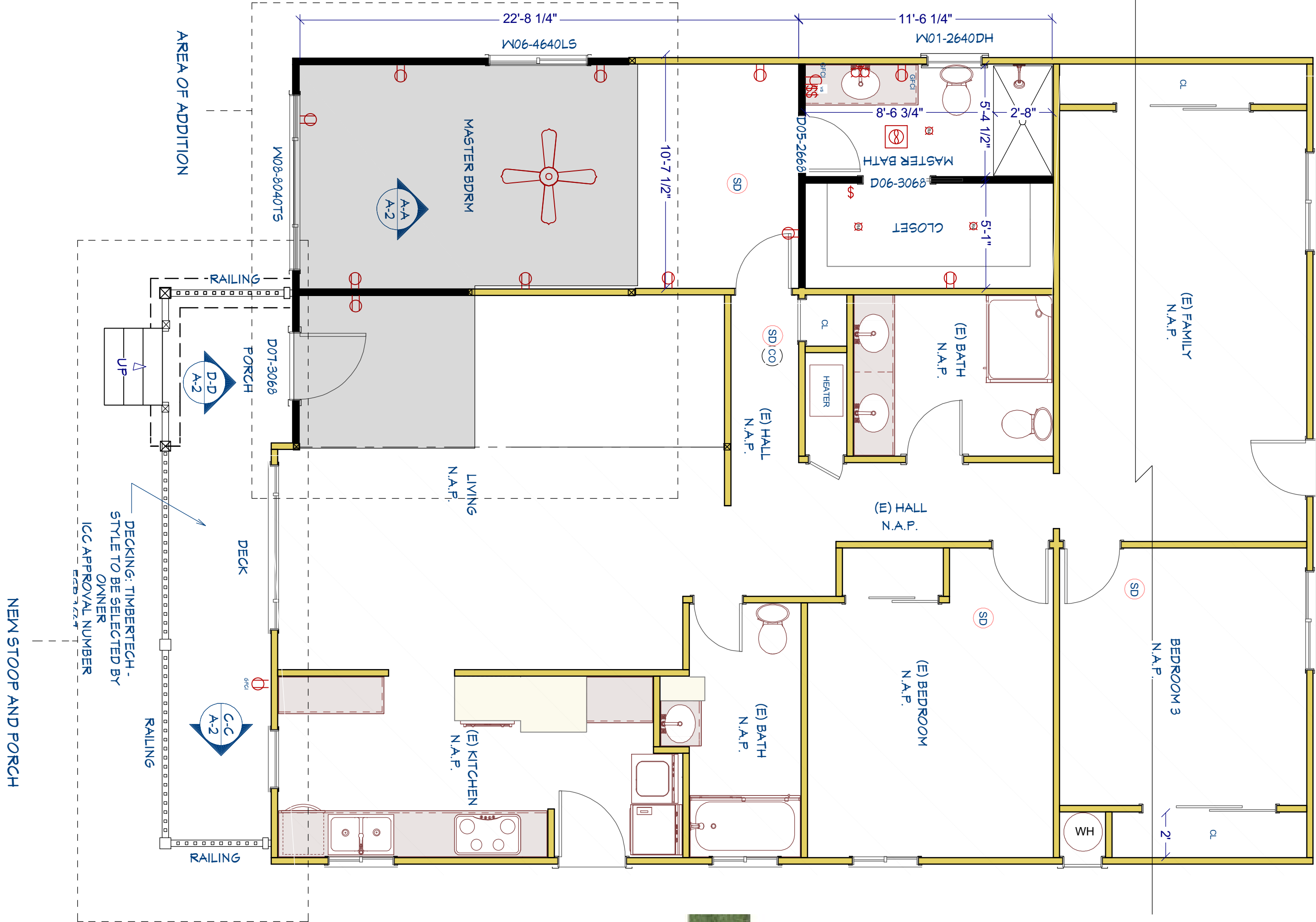
VICINITY MAP		OWNER INFORMATION		CONTACT INFORMATION		PARCEL INFORMATION		PROJECT SCOPE		PLOT PLAN INFORMATION	
		NAME: Mark & Kara Gober ADDRESS: 334 E 4th Ave City: Escondido, CA 92025		NAME: MIKE MITCHELL ADDRESS: RESIDENTIAL DESIGNS City: VALLEY CENTER, CA 92082		APN: 233-411-18-00 SITE ADDRESS: 770 HIGHLAND ST City: Escondido, CA 92027		EXISTING: 3 BEDROOM, 3 BATH SINGLE FAMILY RESIDENCE (GFR) WITH DETACHED (2) CAR GARAGE.		NO GRADING PROPOSED	
STATE: ZIP: PHONE: FAX: EMAIL:		STATE: 160-858-0181 ZIP: RESIDENTIALDESIGN9@YAHOO.COM PHONE: FAX: EMAIL:		I CERTIFY THAT I HAVE READ ALL ZONING REGULATIONS AND BEST MANAGEMENT PRACTICES (BMPs) NOTES AND THAT I AM THE DESIGNER OF THE PROPOSED PROJECT.		DESIGNER SIGNATURE REQUIRED		PROPOSED: 1) REMODEL PART OF EXISTING BEDROOM 2) BUILD ADDITION TO EXISTING BEDROOM 3) BUILD ADDITION TO EXISTING LIVING ROOM BY ENCLOSING EXISTING COVERED PORCH. 4) BUILD COVERED PORCH AT FRONT OF BUILDING.		AREA TABULATION NEW LIVING SPACE BEDROOM ADDITION = 164 SF LIVING ROOM ADDITION = 55 SF REMODEL AREA COVERED PORCH = 122 SF = 130 SF	
DATE: 08.28.2020		DATE: 08.28.2020		DATE: 08.28.2020		DATE: 08.28.2020		DATE: 08.28.2020		DATE: 08.28.2020	

SHEET INDEX

- P-1: TITLE SHEET/PILOT PLAN
- A-1: EXISTING/PROPOSED FLOOR PLAN
- A-2: ELEVATIONS AND CROSS SECTIONS
- S-0: STRUCTURAL SPECS
- S-1: FOUNDATION PLAN
- S-2: FRAMING PLAN
- S-3: FOUNDATION DETAILS
- S-4: FRAMING DETAILS
- T-24: ENERGY CALC
- T-24-2 ENERGY CALC
- CS-1: MINIMUM CONSTRUCTION SPECIFICATIONS

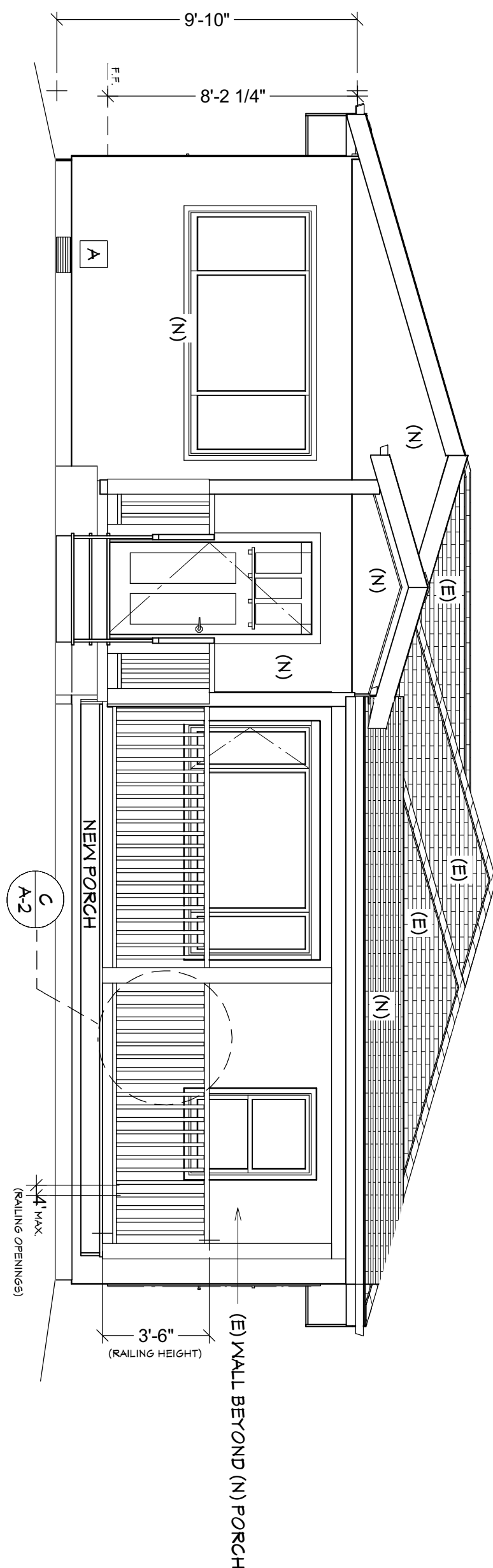
RESERVED FOR STAMPS

SHEET TITLE	
PLOT PLAN	
SHEET NUMBER	
P-1	
CUSH	



FRONT ELEVATION

1/4"=1'-0"



UNDERFLOOR VENTILATION

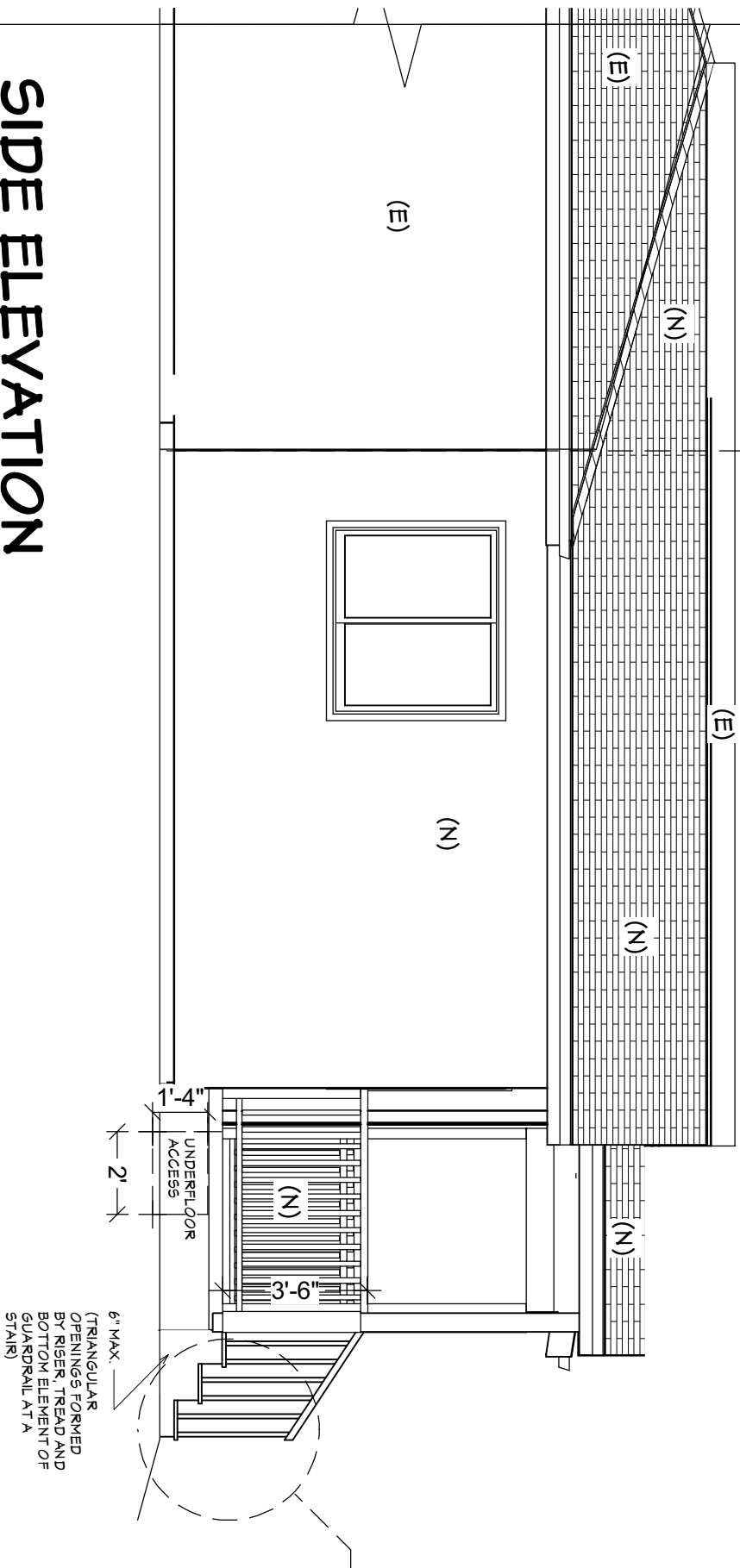
1. Minimum 1 foot of net vent area required for every 150 square feet of underfloor area.
2. At least one vent located within 3 feet of each corner of building.
3. Minimum 16-inch by 24-inch access openings to all underfloor areas. (CRC 6204.4)

LINE OF ADDITION

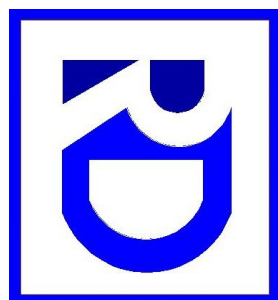
EXISTING
NEW

SIDE ELEVATION

1/4"=1'-0"



Z:\WWHQ\A_RD\9th Avenue Remodel\Z:\WWHQ\A_RD\9th Avenue Remodel\Kush Escondido Remodel_new.layout



DRAWINGS PROVIDED BY:
RESIDENTIAL DESIGNS
29277 VALLEY CENTER RD STE. C
VALLEY CENTER, CA 92082
760-558-0181
residentialdesigns@yahoo.com

TITLE:

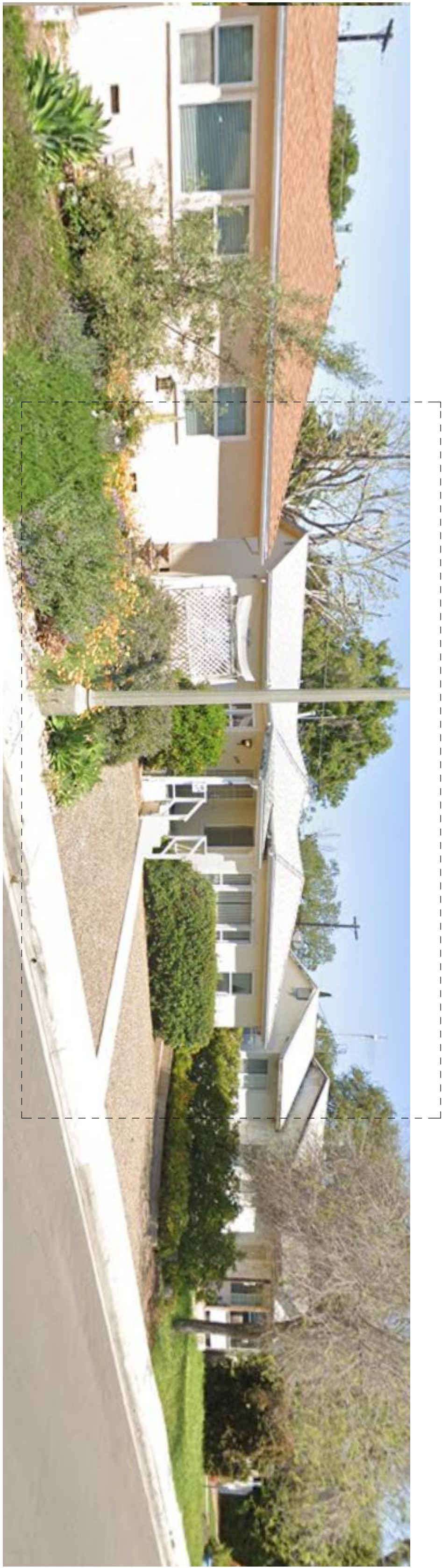
OWNER / CONTRACTOR:
Mark W Gober , / Kara R Gober
334 E 9th Ave
Escondido, CA 92025

PROJECT:
Gober / Kush Remodel & Addition
334 E 9th Ave
Escondido, CA 92025
233-411-18-00

DATE:
2/10/2021

SCALE:

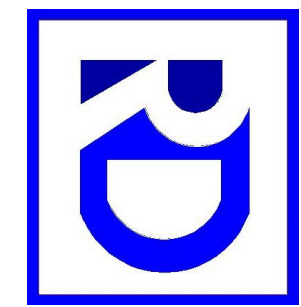
SHEET:



334 EAST 9TH



Z:\WWHQ\A_RD\9th Avenue RemodelZ:\WWHQ\A_RD\9th Avenue Remodel\Kush Escondido Remodel_new.layout

SHEET:	SCALE:	DATE: 2/10/2021	PROJECT: Gober / Kush Remodel & Addition 334 E 9th Ave Escondido, CA 92025 233-411-18-00	OWNER / CONTRACTOR: Mark W Gober , / Kara R Gober 334 E 9th Ave Escondido, CA 92025	TITLE:	DRAWINGS PROVIDED BY: RESIDENTIAL DESIGNS 29277 VALLEY CENTER RD STE. C VALLEY CENTER, CA 92082 760-558-0181 residentialdesigns@yahoo.com	
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HISTORIC PRESERVATION COMMISSION

Agenda Item No.: H.5
Date: February 25, 2021

TO: Historic Preservation Commission
FROM: Adam Finestone, City Planner
SUBJECT: Review of previous agenda items

BACKGROUND:

The past year has been truly challenging for the City. As a result of the ongoing COVID-19 pandemic, Historic Preservation Commission (HPC) meetings were initially canceled, and ultimately shifted to a virtual setting. This meeting is only the fourth meeting held in over a year, with two meetings having been canceled due to the pandemic. At this time, due to available resources, meetings are being limited to those necessary to conduct essential business.

The lack of meetings has led to a number of issues from prior agendas being delayed and still needing to be addressed. The purpose of this agenda item is to provide a summary and update on some of those items, and to update the commission on specific topics/items of concern that may have been expressed either individually or during meetings.

1. Downtown Specific Plan Amendment

At its January 16, 2020, meeting, the HPC formed an ad-hoc subcommittee to identify possible amendments to the design review procedures contained in the Downtown Specific Plan. At its September 17, 2020, meeting, the ad-hoc subcommittee presented the findings of its work, which are outlined in the staff report from that meeting attached to this report (attachment 1). The HPC unanimously approved forwarding the subcommittee's recommendation to the City Council.

The HPC's recommendation is scheduled to be presented to the City Council at its March 24, 2021, meeting. At that meeting, the City Council will provide direction to staff as to whether to formally initiate (i.e. process) the amendment. If direction is given to initiate the amendment, staff will process the HPC's request in a manner consistent with Government Code section 65450, and Article 18 of the Escondido Zoning Code.

2. Historic Site Survey digitization

In 2019, the City scanned and digitized all records from the Historic Sites Surveys. They are currently saved on the City's server, and Planning staff is working with the Information Systems Department to make those records available to the public.

3. Demolition of adobe structure located at 1018 W. Mission Avenue

In 2019, an adobe building located at 1018 W. Mission Avenue was demolished without the knowledge of City staff. The demolition resulted from a record-keeping anomaly that caused data to be presented a manner not consistent with that for other properties. As a result, the historic designation for the property was not identified by staff when reviewing the demolition permit application. Additionally, even though the data existed, staff had visited the site several times and was unaware of the presence of the adobe structure due to it having been heavily altered through the years.

Demolition was undertaken in order to make way for a future development project. After one potential development application on the site was withdrawn, a subsequent application has been received. As part of the review of this application, staff will be requesting a historic resources report to document the prior existence of the adobe structure on the site.

4. Fees for historic preservation applications

The City Council adopted a new fee schedule that went into effect July 1, 2020. The schedule can be found at the following link (see page 3): <https://www.escondido.org/Data/Sites/1/media/Planning/FeeSchedule2020.pdf> Historic preservation applications are still fee-free until the end of this fiscal year (June 30, 2021), however nominal fees will be assessed starting in FY 2021/2022. (The fees will remain minimal, and do not cover staff time necessary to process applications.)

ATTACHMENTS:

1. September 17, 2020, HPC Staff Report

Downtown Specific Plan Amendments Ad-Hoc Subcommittee

TO: Historic Preservation Commission, Staff

FROM: Ad-Hoc Subcommittee

SUBJECT: Proposed Amendments to the Downtown Specific Plan

BACKGROUND:

The current version of the Downtown Specific Plan (DSP) is a document that serves to implement the goals and policies for Downtown Escondido as identified in the 2012 General Plan. The DSP establishes seven land use districts and provides zoning, design policies, standards, and guidelines for each. As an implementation tool, the DSP includes design review procedures, and contains a matrix identifying the review process required for various types of construction and development activity.

The Historic Preservation Commission (HPC) was established 40 years ago to oversee historic preservation efforts in the city and to protect historic and cultural resources that are significant to Escondido's heritage.

According to the current Municipal Code Sec. 33-791. Historic Preservation Commission:

- (a) Established membership. An historic preservation commission (HPC), shall be established by and serve at the discretion of the city council. The HPC shall act in an advisory capacity to the city council and planning commission in **all matters relating to the identification, protection, retention and preservation of historical sites and areas within the city**. All members of the HPC shall have demonstrated **special interest, competence, experience or knowledge in historical preservation**. Prior to appointment by mayor, the prospective HPC members shall have demonstrated that they meet the **requirements of a commissioner set forth under the certified local government guidelines**.
- (b) HPC duties. The HPC shall act in an advisory capacity to the city council and planning commission **in all matters relating to the identification, protection, retention, and preservation of historical sites and areas within the city...**

In other words, the Historic Preservation Commission members are specifically qualified to determine the appropriateness of modifications to existing historic resources and infill construction within the DSP area, which features significant concentrations of historic resources within the City of Escondido.

While the DSP currently only requires HPC review for a relatively small range of modifications to resources specifically listed on the City's Historic Local Register, ANY modifications to properties throughout the DSP area, can also adversely impact numerous nearby properties on the Local Historic Register and historic areas as a whole. The matrix also states that "if standard time frames for review and consideration cannot be met, an expedited review may be accommodated subject to city approval," which potentially negates any HPC review for designated resources and potentially eligible resources.

Additionally, the Municipal Code reinforces the need for more extensive HPC review as it includes the following, pertaining to properties other than those on the Local Register: Sec. 33-790. Purpose and definitions.

- (1) *Alteration* means any exterior change or modification through public or private action of **any historical property or resource on the Escondido Historic Sites Survey**, local register or located within an historical district, affecting the exterior visual qualities of the property or resource excluding routine maintenance (masonry tuckpointing, cleaning), temporary fixtures (awnings and canopies, signs and plaques, light fixtures, portable spas, steps, and landscape accessories) and maintenance and removal of plantings and nonmature trees. Alteration also includes removal of historical resources such as mature trees and other landscape features identified on the Escondido historic sites survey as well as disturbances of archaeological sites.

The Historic Preservation Commission has a history of documented value and the commissioners' input is critical to the preservation of the historic integrity of Escondido's Downtown area, which is not only meaningful to future generations, but important to retaining the character and vibrancy of the Downtown as a thriving commercial and residential area.

SUB-COMMITTEE RECOMMENDATIONS:

The Ad-Hoc Subcommittee has studied, discussed, and made the following recommended changes to the review procedures for the Downtown Specific Plan area.

1. HPC shall review any and all amendments to the DSP.
2. Certificates of Appropriateness (COA) shall be reviewed by the HPC for ALL properties within the Historic Downtown District (a potential historic district), including new construction and all properties 45 years of age or older throughout the DSP.

Including:

- a. All new construction, including primary structures, accessory structures, and additions for any property.
 - b. Removal, demolition, and relocation
 - c. Exterior changes to the structure and material restoration changes – architectural details and decorative elements, painting, roofs, staircases, steps (exterior), doors, windows, security grills.
 - d. Changes and modifications to the site – Grading, parking lots, surface paving, landscaping, public right-of-way improvements, light fixtures, satellite dishes, and swimming pools.
 - e. Signs, fencing walls, and retaining walls.
3. COA review shall continue for all properties on the Local Register located within the DSP area.
4. Expedited review shall not preclude input from the HPC in the DSP area.

The intent of the additional opportunities for HPC review is not to encumber the process, but to reduce adverse impacts to historic and cultural resources located throughout the DSP areas. If time is critical for a project, the HPC could be noticed and a quorum assembled for a special meeting to provide review. It is the aim of these recommendations to better equip the DSP to fulfill the goals and policies for Downtown Escondido as presented in the General Plan in order for the area to retain its unique character and contribute to the vibrancy as a local and regional attraction featuring diverse shopping and dining opportunities.

ATTACHMENTS:

1. Current Activity Construction Review Process Matrix, Figure VIII-1 of the DSP
2. Amended Activity Construction Review Process Matrix, as proposed by the ad-hoc subcommittee

Downtown Specific Plan

IMPLEMENTATION & ADMINISTRATION

**FIGURE VIII-1
ACTIVITY CONSTRUCTION REVIEW PROCESS**

Type of Work to be Done:	COA Required Reviewed by:		Building Permit Issued by:	Engineering Permits Issued by:
	Staff	HPC	Bldg. Div.	Engin. Div.
<u>New Construction:</u>				
Primary Structure	X		X	
Accessory Structures	X	H	X	
Additions (including porch enclosures, dormers, etc.)	X	H	X	
Additions to Commercial Properties	X	H	X	
<u>Removal, Demolition</u>	X	H		
<u>Relocation</u>	X	H	X	
<u>Exterior Changes to the structure and material restoration changes:</u>				
Architectural details and decorative elements: (fish scale, shingles, dentils, shutters, siding, brick, stucco, metal, roof material, porches, columns, cornices, trim, railing, ornamentation, etc.)	X	H	X	
Painting – exterior	X			
Roofs (changes in shape, eaves, ornament)	X ¹	H	X	
Staircases, steps (exterior)	X ¹	H	X	
Doors	X		X	
Windows, skylights	X		X	
Mechanical systems (roof top and window units, exhaust fans, vents)	X ¹	H	X	
Storm windows, doors, security grills	X		X	
Satellite dishes	X		X	
Solar collectors			X	
<u>Changes and modifications to the site:</u>				
Grading	X			X ²
Parking lots (pavement and landscaping)	X			X ²
Surface paving	X			
Landscaping	X ¹			
Public right-of-way improvements (curb & gutters, sidewalks, street paving, driveways, curb cuts, street furniture, outdoor dining areas, etc.)	X			X ³
	X			X ³
Swimming pools	X			
Light fixtures	X			
Removal of specimen vegetation	Pursuant to Article 55, Sections 33-1068A – 33-1069			
<u>Signs</u>	X			
<u>Fencing walls, retaining walls</u>	X		X ⁴	

X = Review required for all buildings

H = Review required for properties listed on the City's Historic Local Register only. If standard timeframes for review and consideration cannot be met, an expedited review may be accommodated subject to City approval.

1. Review required for all structures EXCEPT single-family residences NOT on the Historic Local Register.
2. Grading Plan Approval and Grading Permit required for over 1 foot of fill, over 2 feet of cut, or over 200 cubic yards.
3. Encroachment Permit required for any work in the public right-of-way.
4. Fences over 6' high; retaining walls over 3' high.

Proposed

Downtown Specific Plan

IMPLEMENTATION & ADMINISTRATION

**FIGURE VIII-1
ACTIVITY CONSTRUCTION REVIEW PROCESS**

Type of Work to be Done:	COA Required Reviewed by: Staff HPC		Building Permit Issued by: Bldg. Div.	Engineering Permits Issued by: Engin. Div.
<u>New Construction:</u>				
Primary Structure	X	H	X	
Accessory Structures	X	H	X	
Additions (including porch enclosures, dormers, etc.)	X	H	X	
Additions to Commercial Properties	X	H	X	
<u>Removal, Demolition</u>	X	H		
<u>Relocation</u>	X	H	X	
<u>Exterior Changes to the structure and material restoration changes:</u>				
Architectural details and decorative elements: (fish scale, shingles, dentils, shutters, siding, brick, stucco, metal, roof material, porches, columns, cornices, trim, railing, ornamentation, etc.)	X	H	X	
Painting – exterior	X	H		
Roofs (changes in shape, eaves, ornament)	X ¹	H	X	
Staircases, steps (exterior)	X ¹	H	X	
Doors	X	H	X	
Windows, skylights	X	H	X	
Mechanical systems (roof top and window units, exhaust fans, vents)	X ¹	H	X	
Storm windows, doors, security grills	X	H	X	
Satellite dishes	X	H	X	
Solar collectors			X	
<u>Changes and modifications to the site:</u>				
Grading	X	H		X ²
Parking lots (pavement and landscaping)	X	H		X ²
Surface paving	X	H		
Landscaping	X ¹	H		
Public right-of-way improvements (curb & gutters, sidewalks, street paving, driveways, curb cuts, street furniture, outdoor dining areas, etc.)	X	H		X ³
	X	H		X ³
Swimming pools	X	H		
Light fixtures	X	H		
Removal of specimen vegetation	Pursuant to Article 55, Sections 33-1068A – 33-1069			
<u>Signs</u>	X	H		
<u>Fencing walls, retaining walls</u>	X	H	X ⁴	

X = Review required for all buildings

H = Review required for all properties within the entire Historic Downtown District of the DSP, as well as all properties 45 years of age or older anywhere within the DSP.

1. Review required for all structures EXCEPT single-family residences NOT on the Historic Local Register.
2. Grading Plan Approval and Grading Permit required for over 1 foot of fill, over 2 feet of cut, or over 200 cubic yards.
3. Encroachment Permit required for any work in the public right-of-way.
4. Fences over 6' high; retaining walls over 3' high.

HISTORIC PRESERVATION COMMISSION

Agenda Item No.: H.6
Date: February 25, 2021

TO: Historic Preservation Commission

FROM: Adam Finestone, City Planner

SUBJECT: Establishment of an ad-hoc subcommittee to identify and provide recommendations for modifications to the City's environmental review procedures as they relate to historic resources

BACKGROUND:

At its July 16, 2020, meeting, the Historic Preservation Commission (HPC) held two public hearings to consider requests for non-emergency demolition permits for historically significant structures. Subsequent to that meeting, various commissioners expressed concern regarding the quality and contents of historic resources reports submitted to the City, as well as the HPC's role in review of those reports and the environmental review process in general.

At its November 19, 2020, meeting, the HPC received a report regarding the City's environmental review procedures and how they relate to, and differ from, procedures and processes established by Article 40, Historical Resources, of the Escondido Zoning Code. Additionally, staff presented information regarding the HPC's role in the environmental review process. Through the discussion that ensued, it was recommended by the commission that they establish a subcommittee to investigate these issues and identify improvements that can be made in order to provide additional oversight of the environmental review procedures related to the preservation of historical resources.

Per their recommendation, staff is requesting that the HPC appoint a subcommittee to this end. Staff will help facilitate the work program in order to provide guidance and direction related to CEQA legislation and procedures. The subcommittee is free to identify issues it would like to consider as part of its work program; however, staff recommends that the following be included:

1. Development of guidelines for the preparation of historic resource reports
2. Identification of opportunities to provide additional input on historic resource reports during the environmental review process.
3. Establishment of a process to provide efficient review of historic resource reports

Staff from the Planning Division and City Attorney's Office will be available to assist with questions related to CEQA and the environmental review process.

TO: Historic Preservation Commission

FROM: Adam Finestone, City Planner

SUBJECT: Establishment of an ad-hoc subcommittee to identify design review criteria for Accessory Dwelling Units

BACKGROUND:

As has been discussed at previous HPC meetings, the State of California has enacted various pieces of legislation over the past several years related to accessory dwelling units (ADUs). Absent objective design review criteria, the City retains no authority to review the architectural design of ADUs. This applies to all ADU proposals, regardless of the presence of a historic designation, local register listing, or Mills Act contract. Article 70 of the Escondido Zoning Code regulates ADUs. It currently contains language that may not be “objective,” and may lack sufficient detail to conduct objective design review, thus leaving little protection for historic resources.

In order to create objective design criteria, staff is requesting the HPC appoint an ad-hoc subcommittee to provide recommendations. Staff will help facilitate a work program in order to provide guidance to the subcommittee and ensure recommendations are compliant with State legislation. The California Department of Housing and Community Development’s Accessory Dwelling Unit Handbook (relevant information found on page nine; https://www.hcd.ca.gov/policy-research/docs/adu_december_2020_handbook.pdf) and the Article 70 of the Escondido Zoning Code (<http://www.qcode.us/codes/escondido/view.php?topic=33-70&frames=on>) are two resources that can be consulted ahead of the February 25, 2021, HPC meeting.

HISTORIC PRESERVATION COMMISSION

Agenda Item No.: H.8
Date: February 25, 2021

TO: Historic Preservation Commission

FROM: Paul Bingham, Assistant Planner II

SUBJECT: Nominations for this Year's Historic Preservation Awards

DESCRIPTION:

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.

These awards have often revolved around a theme, such as honoring our agricultural heritage, 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.

Please be prepared to assist staff in creating a list of potential recipients for this year and perhaps suggesting a theme, if that is the Commission's desire. Staff would ultimately like to keep the list of recipients to three.