A. CALL TO ORDER

B. FLAG SALUTE

C. ROLL CALL

D. REVIEW OF MINUTES: January 20, 2022

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 that members of the public want to be used during any public comment period should be submitted to the Planning Division at least 24 hours prior to the meeting.

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 applicable agenda item and the name and contact information of the person presenting the media.

The time used to present any electronic media will be considered as part of the maximum time limit provided to speakers. City staff will queue the electronic information when the applicable speaker is called upon to speak. Materials shown to the Commission during the meeting are part of the public record and will 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 protocol 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 during the designated time for “Oral Communications.” All persons addressing the 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 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 for individuals with disabilities. Please contact the ADA Coordinator at 760-839-4643 with any requests for reasonable accommodation at least 24 hours prior to the meeting.
E. WRITTEN COMMUNICATIONS:

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 COMMUNICATIONS:

Under state law, all items under Oral Communications can have no action, and may 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. PL22-0057 – 420 E. 8th Ave. Addition and Re-Roof

   REQUEST: To construct an addition of 275 square feet, which will include new stucco around the entire exterior of the home and a new roof/restructure.

   ZONING/LOCATION: 420 E. 8th Ave.

   APPLICANT: Elizabeth Hernandez

   STAFF: Melissa DiMarzo, Development Technician II

   STAFF RECOMMENDATION: HPC conducts Design Review of the project and recommend approval.

I. ORAL COMMUNICATION:

Under state law, all items under Oral Communications can have no action and may be referred to 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.

J. COMMISSIONER COMMENTS

K. ADJOURNMENT TO NEXT REGULARLY SCHEDULED HPC MEETING ON MAY 19, 2022.
The meeting of the Historic Preservation Commission was called to order on January 20, 2022 at 3:00 p.m. by Chair Spann in the Escondido City Council Chambers.

**Commissioners Present:** Chair James Spann; Commissioner Marion Hanlon; Commissioner Marc Correll and Commissioner Nicole Purvis.

**Commissioners Absent:** Vice Chair Errol Cowan

**Staff Present:** Sean Nicholas, Principal Planner; Zack Beck, City Clerk; Sarena Garcia, Assistant City Clerk

**Call to order**

**Flag Salute**

**Roll call**

1. **Review of November 18, 2021 Minutes**
   - Motion: Hanlon
   - Second: Spann
   - Approved: 4-0 (Cowan – Absent)

2. **Written Communication**
   Communication from Amie Hayes, Save Our Heritage Foundation was distributed to the Commission.

3. **Oral Communication**
   None.

**Public Hearings**

**Current Business**

4. **PL21-0304 – 1401 S. Escondido Blvd Apartments**
   - Request: To demolish the existing structures and construct a new affordable housing project.
   - Zoning/Location: South Centre City Specific Plan/ 1401 South Escondido Boulevard
   - Applicant: Greg Drakos
   - Staff: Sean Nicholas, Principal Planner
   - Staff Recommendation: HPC find the existing structure is not a historic resource.
Motion: Spann
Second: Correll
Approved: 3-1 (Purvis - No)

Glen Sheep - Trustee for family that owns the property. Requested approval from the Commission.

5. **PL 21-0494 – Sassani Residence Delist**

Request: The applicant requests to delist the project site from the City’s Local Register pursuant to the Escondido Zoning Ordinance, Article 40, Section 33-795.

Zoning/Location: Downtown Specific Plan / 340 Waverly Place

Applicant: Siavash Sassani

Staff: Veronica Morones, Senior Planner

Staff Recommendation: HPC approval of delisting of property.

Motion: Correll
Second: Spann
Approved: 4-0

**Oral Communication**

None.

**Commissioner Comments**

None.

**Adjournment**

Meeting adjourned at 3:40 p.m.
TO: Historic Preservation Commission

FROM: Melissa DiMarzo, Development Technician II

PROJECT: PL 22-0057 – Addition, Roof Restructure/Remodel, Stucco and Paint for an existing non-historic single-family residence in the Old Escondido Neighborhood

LOCATION: 420 E. 8th Avenue

APPLICANT: Elizabeth Hernandez

PROJECT DESCRIPTION:

The applicant requests to construct an addition of 275 square feet, which will include new stucco around the entire exterior of the home and a new roof/structure.

BACKGROUND:

The project site is approximately 9,866 square feet and located on the north side of 8th Avenue, between South Juniper Street and South Hickory Street, addressed 420 E. 8th Avenue (APN 233-410-11-00). The project site is located within the Old Escondido Neighborhood Historic District. Existing project site photographs are attached (Attachment 1).

The project site is not listed on the City’s Local Register and is not listed on the Historic Resources listing.

DESIGN REVIEW:

Pursuant to Article 40, Section 33-798(e)(2) of the Escondido Zoning Code, the proposed project is subject to design review by the Historic Preservation Commission because the proposed project qualifies as a “major project” as it involves a request for a 275 square foot addition on the rear of the single family residence. New stucco, paint, and roof are also proposed. The proposed paint colors are Tuxedo Gray for the body, and Bright White for the trim, and have been included as Attachment 3. Samples will also be provided at the Historic Preservation Committee (HPC) meeting.

ANALYSIS:

Pursuant to Article 40, Sections 33-790 and 33-798, the proposed project requires a certificate of appropriateness and is subject to the Design Guidelines for Homeowners of Historic Resources (design guidelines). Table One (1) below details how the proposed project is consistent with the design guidelines’ section for residential additions.
Table 1 – Design Guideline Consistency for Non-Historic Structures in a Historic District

<table>
<thead>
<tr>
<th>Design Guideline</th>
<th>Proposed</th>
<th>Project Consistency</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Site Planning:</strong> Modifications</td>
<td>The addition is proposed for the rear of the property and will not be visible from East 8th Avenue.</td>
<td>Yes—the proposed addition will not be visible from the street, and will not impact the character from the street.</td>
</tr>
<tr>
<td><strong>Architectural Compatibility:</strong> strive to incorporate the distinctive architectural characteristics of the original structure such as:</td>
<td>Proposed addition would incorporate new stucco, paint (body and trim), windows (replacement and new), composition shingle roofing and roof vents, sliding glass door (not visible from the street)</td>
<td>Yes.</td>
</tr>
<tr>
<td>• window size and shape</td>
<td></td>
<td></td>
</tr>
<tr>
<td>• exterior materials</td>
<td></td>
<td></td>
</tr>
<tr>
<td>• roof style, pitch, material</td>
<td></td>
<td></td>
</tr>
<tr>
<td>• finished floor height</td>
<td></td>
<td></td>
</tr>
<tr>
<td>• color</td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>House Material Compatibility:</strong> should generally match the original material in texture and color.</td>
<td>Proposed exterior materials to match those of the existing stucco and roof design, exterior colors will be light gray with white trim.</td>
<td>Yes.</td>
</tr>
<tr>
<td><strong>Windows:</strong> materials should be retained when creating a matching addition.</td>
<td>Proposed windows mirror the existing sizes and materials to maintain the character.</td>
<td>Yes.</td>
</tr>
<tr>
<td><strong>Doors:</strong> should attempt to match the size and material of the doors on the original structure</td>
<td>Proposed door addition is sliding glass and will be on the side of the home (not visible from the street)</td>
<td>Yes—the proposed door will not be visible from the street, and will not impact the character from the street.</td>
</tr>
<tr>
<td><strong>Roof Pitch Consistency:</strong> important to maintain, whether an exact match or slightly different.</td>
<td>Proposed roof pitch is consistent with prior pitch.</td>
<td>Yes.</td>
</tr>
<tr>
<td><strong>Second Story Setbacks:</strong> should be carefully designed to follow similar two-story examples of the style. Most styles in Escondido have a step back from the first story in a two-story version of the style as shown above. However, some styles include two story vertical walls as a part of their two-story appearance.</td>
<td>Not applicable – no second story proposed.</td>
<td>Not applicable – no second story proposed.</td>
</tr>
</tbody>
</table>

**STAFF RECOMMENDATION:**

Staff recommends the Historic Preservation Commission conduct Design Review of the project and recommend approval of the certificate of appropriateness for the addition, stucco, paint
change, and new roof to the Interim Director of Community Development for final action, pursuant to Article 40, Section 33-790(b)(5).

**ATTACHMENTS:**

1. Site Photos
2. Proposed Plans
3. Paint Colors and Roof Color
NEW ROOF VENTILATION

(1) ROOF TRUSSES 28") O.C. 2 IN.
(2) 24" X 24" VENTS, 2 REQUIRED FOR EACH LEVEL
TOTAL: 1500 SF / 200 X 5.023 = 144 = 24.8 SQUARE MATHES
USE FLAT STYLE CHAIN ROOF VENTILATOR AS WITH 6" X 10" SQUARE HOLE.
(2) 25" X 25" X 5.74 USE 8 FLAT STYLE CHAIN ROOF
VENTILATORS.
SIZE OF THE UPPER VENTILATORS SHALL NOT BE LOCATED MORE THAN 5" BELOW THE ROOF RIDGE LINE.

INDICATES FLAT STYLE CHAIN ROOF VENTILATOR AREA

EXISTING ROOF PLAN

PROPOSED ROOF PLAN

EXISTING ROOF PLAN

PROPOSED ROOF PLAN

SCALE 1" = 1'-0"

SCALE 1" = 1'-0"

INDICATES FLAT STYLE CHAIN ROOF VENTILATOR AREA

INDICATES FLAT STYLE CHAIN ROOF VENTILATOR AREA

Page 12 of 29
NOTES:
1. NEW ROOF TRUSSES SHALL BE A DESIGN ITEM.
2. ALL NEW TRUSSES SHALL BE PER TRUSS MANUFACTURER.
3. WALLS SHALL BE 2X4 STUDS @ 16" O.C. U.C. FOR STRUCTURAL.
4. ALL WALL InsULATION SHALL BE PER TITLE-24 ENERGY SCHEDULES.
5. ALL ROOF INSULATION SHALL BE PER TITLE-24 ENERGY SHEETS.
PROPOSED FRONT ELEVATION
SCALE 1"=10'

STAIRCASE
# RISERS, 6" TOP
TREAD, 12" TOP

6" X 6"POST(2)

CONCRETE LANDINGS

PROPOSED RIGHT ELEVATION
SCALE 1"=10'

ROOF VENTS 7 1/2" ROUND TO SHEET A2

NEW ROOF TRUSSES @ 24" O.C. TYPE 'A'
WITH NO. 25 ASPHALT ROOF DINGLES.
MIN. CLASS "C" #6 nAIL #10 TAPS
THE ROOF ISANTED COPING
RIGHT SIDE W/RIMSHIOW

NEW ADDITION

NEW 7/8" X 4/4" UNDER FLOOR VENTS

NEW 12" X 6" UNDER FLOOR VENTS

NEW 5/8" THICK STUCCO FINISH OVER

MATERIAL MEMBRANE MIN. LAY 1/2" TIGHT TO
NEW CONCRETE OR 2" TIGHT TO
BRACKETS, 6" O.C. MIN. #6 GAGE 2
LEAD SPANS X 1/2" O.C. (MIN)
TERMITE BODY COLOR OF TINTED
GRAY 780-70 (LIGHT GREY) WITH
COLOR SHIVET WHITE 7-30A

PROPOSED REAR ELEVATION
SCALE 1"=10'

CONTRACTOR TO PROVIDE
UNDER FLOOR ACCESS
MIN. 6" X 6" MIN. SIZE OPENING.

PROPOSED LEFT ELEVATION
SCALE 1"=10'

(2) RAISED FLOOR
HEATING SYSTEM TO
REMAIN TAP.
### SHEAR WALL SCHEDULE PER TABLES 4.3A AND 4.3C OF NDS (SDPW-2015)

<table>
<thead>
<tr>
<th>SHEAR WALL</th>
<th>COLUMN TYPE &amp; THICKNESS</th>
<th>MATERIAL TYPE</th>
<th>FOUNDATION SILL</th>
<th>MIN. FRAME CONNECTION</th>
<th>FIELD MASONRY</th>
<th>EMBED PLATE</th>
<th>&quot;A&quot; SHAPED</th>
<th>ANCHOR BOLT</th>
<th>ALLOWS SHEAR (COMPRESSION)</th>
</tr>
</thead>
<tbody>
<tr>
<td>D1</td>
<td>2&quot; DRILL. BOTH SIDES</td>
<td>2X</td>
<td>2X</td>
<td>8&quot;</td>
<td>12&quot;</td>
<td>2X PLATE</td>
<td>164 x 12&quot; O.C.</td>
<td>10&quot;</td>
<td>Fx 12&quot; O.C.</td>
</tr>
<tr>
<td>D2</td>
<td>2&quot; DRILL. BOTH SIDES</td>
<td>2X</td>
<td>2X</td>
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<td>10&quot;</td>
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</tr>
<tr>
<td>S1</td>
<td>2&quot; THICK STUCCO 1/2&quot; LONG &amp; BURIED WALL</td>
<td>2X</td>
<td>2X</td>
<td>8&quot;</td>
<td>12&quot;</td>
<td>2X PLATE</td>
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</tr>
<tr>
<td>P1</td>
<td>APA RATED PLYWOOD OSB 1/2&quot; THICK</td>
<td>APA RATED SHEATHING OSB 8&quot; D amy</td>
<td>2X</td>
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**FOOTNOTES:**
1. For walls with panel, on one side refer to SHEAR PANEL ON ONE SIDE.
2. For walls with panel on both sides refer to SHEAR PANEL ON BOTH SIDES.
3. For plywood on both sides, all framing except Del. Pl. shall be 2x6.
4. For plywood on both sides, Del. Pl. shall be 2x6, even if one side is 2x4.
5. For plywood on both sides, spacing of Del. Pl. nailing and "A" shaped anchors shall be 12.
6. For plywood on both sides, Del. Pl. shall be 2x6, even if one side is 2x4.
7. For plywood on both sides, Del. Pl. shall be 2x6, even if one side is 2x4.
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10. For plywood on both sides, Del. Pl. shall be 2x6, even if one side is 2x4.

**NOTES:**

- Shear walls require special reinforcement above beams and columns.
- Shear walls shall be designed to resist overturning moments.
- Shear walls shall be designed to resist lateral loads from wind and earthquake.
- Shear walls shall be designed to resist thermal movements.
- Shear walls shall be designed to resist shear forces from vehicle impacts.
- Shear walls shall be designed to resist seismic forces from earthquakes.
- Shear walls shall be designed to resist fire forces from wildfires.
- Shear walls shall be designed to resist flood forces from flash floods.
- Shear walls shall be designed to resist ice forces from snow and ice.
- Shear walls shall be designed to resist wind forces from hurricanes.
- Shear walls shall be designed to resist earthquake forces from tectonic plates.
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- Shear walls shall be designed to resist wave forces from ocean waves.
PARTILA FOUNDATION PLAN

PARTIAL RAISED FLOOR FRAMING

FOUNDATION NOTES:
1. REFER TO SHEET F1 FOR GENERAL NOTES AND MATERIAL SPECIFICATIONS.
2. REFER TO SHEET 18 FOR SPECIAL INSPECTION REQUIRED.
3. REFER TO SHEET 20 FOR MAKING SCHEDULE AND TYPICAL DETAILS.
4. REFER TO ARCHITECTURAL DRAWINGS FOR ALL DIMENSIONS. DO NOT SCALE FROM STRUCTURAL DRAWINGS.
5. ALL NEW STUD WALLS TO BE 2X8 @ 18" O.C. TYPICAL.
6. ALL DOUBLE SIDED SHEARWALLS TO BE 2X6 @ 30" O.C. REFER TO SHEAR WALL SCHEDULE SHEET 1A.
7. ALL HOLDOWN ANCHORS SHALL BE TIED IN PLACE PRIOR TO FOUNDATION INSPECTION.
8. ALL ANCHOR BOLTS SHALL RECEIVE A SQUARE WASHER 2" X 2" X 1/4".
9. ALL EPOXY OR EXPANSION ANCHORS SHALL RECEIVE SPECIFIC INSTRUCTIONS REFER TO SHEET 5D.
10. THE LICENSED CONTRACTOR SHALL MAINTAIN ALL SAFETY MEASURES DURING CONSTRUCTION AND SHALL BE SOLY RESPONSIBLE FOR ACCIDENTALLY INJURING AND OR SHIP THE STRUCTURE DURING CONSTRUCTION.
11. ANY DILIGENCE OR UNFORESEEN CIRCUMSTANCE IN THE FIELD SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER OF RECORD PRIOR TO COMPLETING ANY WORK.
ROOF FRAMING NOTES:

1. REFER TO SHEET 31 FOR GENERAL NOTES AND MATERIAL SPECIFICATIONS.
2. REFER TO SHEET 57 FOR SPECIAL INSPECTION REQUIRED.
3. REFER TO SHEET 55 FOR MASON SCHEDULE AND TYPICAL DETAILS.
4. REFER TO ARCHITECTURAL DRAWINGS FOR ALL DIMENSIONS. DO NOT SCALE FROM STRUCTURAL DRAWINGS.
5. ALL NEW STAIR WALLS TO BE 2X4 @ 16" O.C. TYPICAL.
6. ALL ROOF TRUSSES SHALL BE FABRICATED AND CARRIED BY A TRUSS MANUFACTURER.
7. TRUSS MANUFACTURER SHALL SUBMIT STAMPS AND SIGNED TRUSS CALCULATIONS TO A LICENSED ENGINEER TO THE CITY OF ESCONDIDO.
8. ALL TRUSS SPOOLS SHALL RECEIVE A MINIMUM OF DOUBLE STUDS AT EACH END OF 4X4 POSTS.
9. FOR ALL HEADER CONSTRUCTIONS REFER TO DETAIL 22.
10. FOR ALL NON-BEARING WALL CONNECTION, REFER TO FIGURE 22.

PROPOSED ROOF PLAN
SCALE 1" = 1'-0"
Proposed Body Color
Texcote Tuxedo Gray 78C-1P

Proposed Trim Color
Texcote Bright White T-314

Proposed Roofing Color and Material
Owens Corning Duration Composition Shingle in Night Sky