CALL TO ORDER

FLAG SALUTE

ROLL CALL

REVIEW OF MINUTES: January 17, 2019
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. 7th 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.
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
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 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:

Adam Finestone, AICP
Principal Planner

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

Exhibits:
A. Elevations and perspectives
B. Floor plan
C. Location map
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 "B"
ADM 18-0189

WALL KEY

EXISTING WALL
NEW WALL
WALL REMOVED

EXISTING HOUSE: 730 SF
ALTERNATIVE "A" PROPOSED ADDITION: 255 SF
TOTAL HOUSE: 985 SF
EXHIBIT "B" (cont.)

Alternative "A"
EXHIBIT "B" (cont.)

WALL KEY

- EXISTING WALL
- NEW WALL
- WALL REMOVED

EXISTING HOUSE 730
PROPOSED ADDITION 476
TOTAL HOUSE 1206

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
   City: Escondido Vicinity Only
   Zip 92025
   County: San Diego
4. UTM zone A E4932,4
   B N36037,70
   C Zone D
5. Quad map No. Parcel No. 222-942-16/04
   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 Mame Smith
    1303 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) c.1920  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 1993
    By (Name) Donald A. Cotton Associates
    Organization Revised by AEGIS 1990
    Address 111 Spring Street
    City & Zip Claremont, CA 91711
    Phone (714) 421 3207
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
Rear view photo of approved upper room additions being constructed over covered patios.
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,

[Signature]

Paul Bingham
Assistant Planner II
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
INSTRUCTIONS: This 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](http://www.qcode.us/codes/escondido/view.php?topic=33-40&frames=on)
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?

<table>
<thead>
<tr>
<th>Property Name/Address</th>
<th>Date Designated</th>
<th>If a district, number of contributors</th>
<th>Date Recorded by County Recorder</th>
</tr>
</thead>
<tbody>
<tr>
<td>None</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
</tr>
</tbody>
</table>

**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?

<table>
<thead>
<tr>
<th>Property Name/Address</th>
<th>Date Removed</th>
<th>Reason</th>
</tr>
</thead>
<tbody>
<tr>
<td>None</td>
<td>N/A</td>
<td>N/A</td>
</tr>
</tbody>
</table>

C. Historic Preservation Element/Plan

1. Do you address historic preservation in your general plan?  ☐ No  ☑ 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
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 to 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**
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

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

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

<table>
<thead>
<tr>
<th>Name/Title</th>
<th>Discipline</th>
<th>Dept. Affiliation</th>
<th>Email Address</th>
</tr>
</thead>
<tbody>
<tr>
<td>Adam Finestone, AICP Principal Planner</td>
<td>Planning and Public Administration</td>
<td>Community Development Department, Planning Division</td>
<td><a href="mailto:afinestone@escondido.org">afinestone@escondido.org</a></td>
</tr>
<tr>
<td>Paul K. Bingham, Assistant Planner II</td>
<td>Planning and Landscape Architecture</td>
<td>Community Development Department, Planning Division</td>
<td><a href="mailto:pbingham@escondido.org">pbingham@escondido.org</a></td>
</tr>
<tr>
<td>Kirsten Peraino, Administrative Coordinator</td>
<td>Planning and Public Administration</td>
<td>Community Development Department, Planning Division</td>
<td><a href="mailto:kperaino@escondido.org">kperaino@escondido.org</a></td>
</tr>
<tr>
<td>Ty Paulson (left in July)</td>
<td>Minutes Clerk</td>
<td>City Clerk’s office</td>
<td></td>
</tr>
</tbody>
</table>

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.

<table>
<thead>
<tr>
<th>Commissioner/Staff</th>
<th>Oct</th>
<th>Nov</th>
<th>Dec</th>
<th>Jan</th>
<th>Feb</th>
<th>Mar</th>
<th>Apr</th>
<th>May</th>
<th>Jun</th>
<th>Jul</th>
<th>Aug</th>
<th>Sep</th>
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<tbody>
<tr>
<td>Carol Breitenfeld</td>
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<tr>
<td>Marc Correll</td>
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</tbody>
</table>
## Certified Local Government Program -- 2017-2018 Annual Report
(Reporting period is from October 1, 2017 through September 30, 2018)

### 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.

<table>
<thead>
<tr>
<th>Commissioner/Staff Name</th>
<th>Training Title &amp; Description (including method)</th>
<th>Duration of Training</th>
<th>Training Provider</th>
<th>Date</th>
</tr>
</thead>
<tbody>
<tr>
<td>Errol Cowan (began in May)</td>
<td>☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐</td>
<td>☒</td>
<td>☒</td>
<td>☒</td>
</tr>
<tr>
<td>Greg Danskin (left in March)</td>
<td>☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐</td>
<td>☒</td>
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<tr>
<td>Jesse Hanwit</td>
<td>☒ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐</td>
<td>☒</td>
<td>☒</td>
<td>☒</td>
</tr>
<tr>
<td>Michael Lee (left in March)</td>
<td>☒ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐</td>
<td>☒</td>
<td>☒</td>
<td>☒</td>
</tr>
<tr>
<td>Nicole Purvis (began in May)</td>
<td>☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐</td>
<td>☒</td>
<td>☒</td>
<td>☒</td>
</tr>
<tr>
<td>Carol Rea (began in May)</td>
<td>☒ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐</td>
<td>☒</td>
<td>☒</td>
<td>☒</td>
</tr>
<tr>
<td>James Spann</td>
<td>☒ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐</td>
<td>☒</td>
<td>☒</td>
<td>☒</td>
</tr>
<tr>
<td>Mike Strong (staff)</td>
<td>☒ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐</td>
<td>☒</td>
<td>☒</td>
<td>☒</td>
</tr>
<tr>
<td>Adam Finestone (staff)</td>
<td>☒ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐</td>
<td>☒</td>
<td>☒</td>
<td>☒</td>
</tr>
<tr>
<td>Paul K. Bingham (staff)</td>
<td>☒ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐</td>
<td>☒</td>
<td>☒</td>
<td>☒</td>
</tr>
<tr>
<td>Jay Paul (staff)</td>
<td>☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐</td>
<td>☒</td>
<td>☒</td>
<td>☒</td>
</tr>
<tr>
<td>Jasmin Perunovich (staff)</td>
<td>☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐</td>
<td>☒</td>
<td>☒</td>
<td>☒</td>
</tr>
<tr>
<td>Ty Paulson (staff left in July)</td>
<td>☒ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐</td>
<td>☒</td>
<td>☒</td>
<td>☒</td>
</tr>
<tr>
<td>Kirsten Peraino (staff)</td>
<td>☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐</td>
<td>☒</td>
<td>☒</td>
<td>☒</td>
</tr>
<tr>
<td>Eva Heter (staff)</td>
<td>☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐</td>
<td>☒</td>
<td>☒</td>
<td>☒</td>
</tr>
</tbody>
</table>
## Certified Local Government Program -- 2017-2018 Annual Report

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

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

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

<table>
<thead>
<tr>
<th>Context Name</th>
<th>Description</th>
<th>How it is Being Used</th>
<th>Date Submitted to OHP</th>
</tr>
</thead>
<tbody>
<tr>
<td>None</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
</tr>
</tbody>
</table>

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.

<table>
<thead>
<tr>
<th>Survey Area</th>
<th>Context Based-yes/no</th>
<th>Level: Reconnaissance or Intensive</th>
<th>Acreage</th>
<th># of Properties Surveyed</th>
<th>Date Completed</th>
<th>Date Submitted to OHP</th>
</tr>
</thead>
<tbody>
<tr>
<td>None</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
</tr>
</tbody>
</table>

How are you using the survey data? Type here.

C. Corrections or changes to Historic Property Inventory

<table>
<thead>
<tr>
<th>Property Name/Address</th>
<th>Additions/Deletions to Inventory</th>
<th>Status Code Change From _ _ To _ _</th>
<th>Reason</th>
<th>Date of Change</th>
</tr>
</thead>
<tbody>
<tr>
<td>None</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
</tr>
</tbody>
</table>
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.

<table>
<thead>
<tr>
<th>Item or Event</th>
<th>Description</th>
<th>Date</th>
</tr>
</thead>
<tbody>
<tr>
<td>Historic Preservation Commission Meetings</td>
<td>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. <a href="http://www.escondido.org/HPC-agendas.aspx">http://www.escondido.org/HPC-agendas.aspx</a></td>
<td>Held every other month in City Hall's Council Chambers</td>
</tr>
<tr>
<td>Historic Escondido Walking Tours</td>
<td>Members of the Escondido History Center and Escondido Citizens Ecology Committee host free City walking tours</td>
<td>2nd Saturday of the month, excluding December</td>
</tr>
<tr>
<td>Annual Mother's Day Home Tour</td>
<td>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.</td>
<td>May 13, 2018</td>
</tr>
<tr>
<td>Historic Preservation on City's Website</td>
<td>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. <a href="http://www.escondido.org/historic-preservation.aspx">http://www.escondido.org/historic-preservation.aspx</a> <a href="https://www.escondido.org/Data/Sites/1/media/pdfs/Planning/OE_N_Mills_Act_Presentation_for_Website.pdf">Presentation on Tax Incentives:</a></td>
<td>On-going</td>
</tr>
<tr>
<td>Item or Event</td>
<td>Description</td>
<td>Date</td>
</tr>
<tr>
<td>-------------------------------------</td>
<td>-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------</td>
<td>---------------------------</td>
</tr>
<tr>
<td>Historic Awards Program</td>
<td>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.</td>
<td>In May every year; May 2018 awards honored those places and families important to the City’s agricultural history</td>
</tr>
<tr>
<td>Annual Adobe Home Tour</td>
<td>The Escondido History Center continues to host this annual event where historic adobe homes are open to the public for tours.</td>
<td>March 2018</td>
</tr>
</tbody>
</table>

**ADDITIONAL INFORMATION FOR NATIONAL PARK SERVICE ANNUAL PRODUCTS REPORTS FOR CLGS**


**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.

<table>
<thead>
<tr>
<th>Program area</th>
<th>Number of Properties added</th>
</tr>
</thead>
<tbody>
<tr>
<td>Local Register</td>
<td>Three</td>
</tr>
</tbody>
</table>
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?

<table>
<thead>
<tr>
<th>Name of Program</th>
<th>Number of Properties Added During 2017-2018</th>
<th>Total Number of Properties Benefiting From Program</th>
</tr>
</thead>
<tbody>
<tr>
<td>Mills Act</td>
<td>Three</td>
<td>100</td>
</tr>
</tbody>
</table>

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?

<table>
<thead>
<tr>
<th>Name of Program</th>
<th>Number of Properties that have Benefited</th>
</tr>
</thead>
</table>
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

<table>
<thead>
<tr>
<th>Name of Program</th>
<th>Number of Properties that have Benefited</th>
</tr>
</thead>
<tbody>
<tr>
<td>Type here.</td>
<td>Type here.</td>
</tr>
</tbody>
</table>

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.)?

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

[signature]

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
Proposed Mixed Use Development
137 W Valley Parkway
Escondido, CA 92025

Project:
Drawing Title:

Project Team:

Design:

Civil Engineer:

Touchstone Communities, LLC
9909 Mira Mesa Blvd, Suite 150
San Diego, CA 92131
Phone:
(858) 248 4950
Contact:
Addison Garza

Applicant:

City of Escondido
201 North Broadway
Escondido, CA 92025
Owner:
Touchstone Development, Inc
9909 Mira Mesa Blvd, Suite 150
San Diego, CA 92131
Phone:
(858) 746 7419
Contact:
Alberto Sandoval
Email:
alberto@touchstonecommunities.com

LANDSAPCE ARCHITECT
IN-SITE LANDSCAPE ARCHITECT, INC.

CIVIL ENGINEER
TOUCHSTONE COMMUNITIES, LLC
9909 MIRA MESA BLVD, SUITE 150
SAN DIEGO, CA 92131
PHONE:
(858) 248 4950
CONTACT:
ADDISON GARZA

APPLICANT:

PROPOSED MIXED USE DEVELOPMENT

PROPOSED SITE PLAN

West Valley Parkway

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

1" = 20'-0"

Prohibited Dimensions

Exhibit *C*

Notes:
17009

CH

PROPOSED SITE PLAN

West Valley Parkway

Maple St Plaza

Existing

Parking Lot

New Curb Cut

New Landscaping/Planters

Refer to Landscape Drawings

Adjacent Restaurant Building

Adjacent Commercial/Restaurant Building

Property Line 325'-0"

Property Line 140'-0"

New Landscaping/Trees/Pavers, etc.

Refer to Landscape Drawings

Outdoor Cafe Area

Refer to Landscape Drawings

30'-9" Distance to Adjacent Structure

31'-5" Distance to Adjacent Structure

Line of Building Above

18'-10" Distance to Adjacent Structure

20'-3" Wide (E) Driveway

Curbcut for Adjacent Property

8'-5" Between Building and Tree Grate

6" Setback

26' Width of Pedestrian Walkway

NOTE: Pedestrian access facilitates safe walking for all ages and abilities.

Fire Hydrant Location

(Typical Four Locations)

(Refer to Fire Plan, Sheet A1.02)

Riser Room

Passenger Loading/Unloading Zone

In Front of Building

Painted White

New Landscaping/Planters

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

MATERIAL'S BOARD

NORTH ELEVATION [VALLEY PARKWAY]
VIEW FROM W VALLEY LOOKING SOUTHWEST

POOL DECK LOOKING EAST

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

VIEW FROM MAPLE STREET PLAZA LOOKING EAST

NOTES:

17009

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PROPOSED MIXED USE DEVELOPMENT

137 W VALLEY PARKWAY

ESCONDIDO, CA 92025

PROJECT:

DRAWING TITLE:

PROJECT TEAM

363 5TH AVE, SUITE 203

SAN DIEGO  CA  92101

PHONE:

(858) 220 5262

CONTACT:

PAULY  DE BARTOLO

EMAIL:

pauly@dbrds.com

DESIGN:

DE BARTOLO + RIMANIC DESIGN STUDIO

CIVIL ENGINEER

TOUCHSTONE COMMUNITIES, LLC

9909 MIRA MESA BLVD, SUITE 150

SAN DIEGO, CA 92131

PHONE:

(858) 248 4950

CONTACT:

ADDISON GARZA

APPLICANT:

MAR 2019

PLANNED DEVELOPMENT PERMIT SUBMITTAL - 03.14.2019

2850 WOMBLE RD., SUITE 100-403

SAN DIEGO, CA 92106

PHONE:

(619) 795 7603

CONTACT:

TIM JACHLEWSKI

EMAIL:

tim@insitelandarch.com

LANDSCAPE ARCHITECT

IN-SITE LANDSCAPE ARCHITECTURE, INC.

DRAWN BY:

DBRDS PROJECT NO:

DATE:

SCALE:

SHEET NO:

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

CITY OF ESCONDIDO

201 NORTH BROADWAY

ESCONDIDO, CA 92025

OWNER:

TOUCHSTONE DEVELOPMENT, INC

9909 MIRA MESA BLVD, SUITE 150

SAN DIEGO, CA 92131

PHONE:

(858) 746 7419

CONTACT:

ALBERTO SANDOVAL

EMAIL:

alberto@touchstonecommunities.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.”