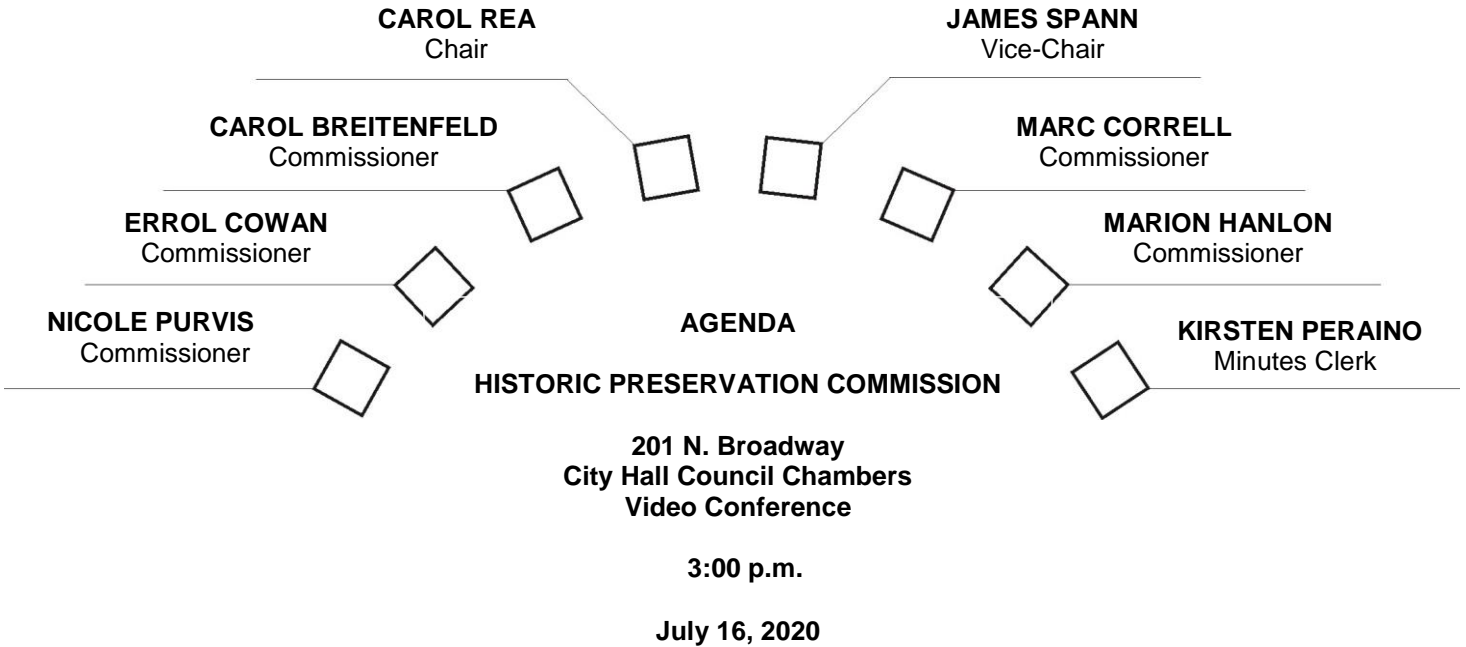


CITY OF ESCONDIDO

Historic Preservation Commission and Staff Seating



- A. CALL TO ORDER**
- B. FLAG SALUTE**
- C. ROLL CALL**
- D. APPOINTMENT OF OFFICERS**
- E. REVIEW OF MINUTES: [January 16, 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.

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

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

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

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

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

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

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

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 Planning Commission 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”.

F. 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."

G. 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.

H. PUBLIC HEARINGS:

1. [NON-EMERGENCY DEMOLITION PERMIT – PHG19-0050, SUB19-0010, ENV19-0007](#)

REQUEST: Non-Emergency Demolition Permit for the demolition of an adobe, Spanish Colonial Revival-style structure known as Hacienda de Vega
 ZONING: S-P – South Centre City Specific Plan (Southern Entry District).
 LOCATION: 2608 S. Escondido Boulevard (APNs 238-152-06-00 and 238-152-07-00)
 APPLICANT: Brian Jenkins, Forsite Commercial Property Advisors
 STAFF: Jay Paul, Senior Planner
 STAFF RECOMMENDATION: Recommend City Council approval of the Non-Emergency Demolition Permit
 COMMISSION ACTION:

2. [NON-EMERGENCY DEMOLITION PERMIT – SUB18-0011, PHG18-0049, ENV18-0009](#)

REQUEST: Non-Emergency Demolition Permit for the demolition of an International-style medical office building
 ZONING: S-P – Downtown Specific Plan (SPA-9).
 LOCATION: 121 – 141 N. Fig Street (APN 230-163-02-00)
 APPLICANT: Ninia Hammond, Integral Communities
 STAFF: Adam Finestone, Principal Planner
 STAFF RECOMMENDATION: Recommend City Council approval of the Non-Emergency Demolition Permit
 COMMISSION ACTION:

I. CURRENT BUSINESS:

1. DISCUSSION – Downtown Specific Plan Amendment related to requirements for ground floor residential uses

REPORT BY: Mike Strong, Community Development Director

2. DISCUSSION – Certified Local Government Annual Report

REPORT BY: Paul K. Bingham, Assistant Planner II

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 SEPTEMBER 17, 2020

CITY OF ESCONDIDO

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

January 16, 2020

The regular meeting of the Historic Preservation Commission was called to order at 3:00 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 Gladis Ortiz, Minutes Clerk.

MINUTES:

Moved by Commissioner Marion Hanlon, seconded by Commissioner Nicole Purvis, to approve the minutes of the November 21, 2019 meeting. Motion carried (7-0).

WRITTEN COMMUNICATION: None.

ORAL COMMUNICATION: None.

PUBLIC HEARINGS: None.

CURRENT BUSINESS: None.

1. DESIGN REVIEW – Case No. ADM 19-0322:

REQUEST: Proposed Single Family Residence and Detached 2-Car Garage with ADU above in the OEN.

ZONING/LOCATION: R-1-6 / 243 East 10th Avenue

APPLICANT: Robert Lackey STAFF: Jasmin Perunovich, Assistant Planner I

STAFF RECOMMENDATION: Approval

COMMISSIONER ACTION: Moved by Commissioner James Spann, seconded by Commissioner Errol Cowan to approve staff's recommendation. Motion carried (6-1; Rea Opposed).

2. **DISCUSSION ITEM – ACCESSORY DWELLING UNIT LEGISLATION**

REQUEST: Receive information on recent Accessory Dwelling Unit legislation.

Information was received by the commission

STAFF: Adam Finestone, Principal Planner

3. **DISCUSSION ITEM – DOWNTOWN SPECIFIC PLAN AD-HOC SUBCOMMITTEE**

REQUEST: Creation of ad-hoc subcommittee to study possible changes to the Downtown Specific Plan design review process.

Information was received by the commission

STAFF: Adam Finestone, Principal Planner

4. **DISCUSSION ITEM – 2020 HISTORIC PRESERVATION AWARDS**

REQUEST: Discussion of potential themes and/or recipients for the 2020 Historic Preservation Awards.

Information was received by the commission

STAFF: Paul Bingham, Assistant Planner II

ORAL COMMUNICATION: None.

COMMISSIONER COMMENTS: None.

ADJOURNMENT: The meeting was adjourned at 4:28 p.m. until the next regularly scheduled HPC Meeting on March 19, 2020.

Kirsten Peraino, *Administrative
Coordinator* Minutes Clerk

Adam Finestone, *Principal Planner*
Witness

DRAFT



HISTORIC PRESERVATION COMMISSION

Agenda Item No.: H.1
Date: July 16, 2020

TO: Historic Preservation Commission

FROM: Jay Paul, Senior Planner

REQUEST: Non-Emergency Demolition Permit (Case No. SUB 19-0010 and PHG 19-0050)

RECOMMENDATION: Forward recommendation of approval to the City Council

PROJECT DESCRIPTION

The applicant proposes to demolish an historic resource in order to redevelop the subject property. The proposed project involves a one-lot Tentative Subdivision Map and a Condominium Permit (City File Nos.: SUB19-0010 and PHG19-0050) for the development of 42 air-space condominium units. Access to the site would be provided from South Escondido Boulevard, which would be widened and improved with curb, gutter and sidewalk across the project frontage. In order to accommodate the project, the existing adobe structure constructed in 1946 and all accessory structures would be demolished. Article 40 (Historical Resources) of the Escondido Zoning Code requires Historic Preservation Commission (HPC) review of a request for the non-emergency demolition of a historic resource. Per Article 40, the Historic Preservation Commission acts in an advisory role to the City Council on this matter.

LOCATION

The 1.75-acre site generally is located along the eastern side of S. Escondido Boulevard, east of S. Centre City Parkway, south of Citracado Parkway, addressed as 2608 South Escondido Boulevard (APNs 238-152-06-00 and 238-152-07-00).

BACKGROUND

The property contains a single-story Colonial Revival-style adobe building constructed by Charles H. Paxton in 1946, which he used as a model home for the Longview Acres Estate subdivision that consisted of over 25 adobe homes. Charles Paxton was part owner and operator of the Adobe Brick Manufacturing Company in Escondido and the Adobe Construction Company in La Jolla. The pool and detached garage were completed in 1949. A kitchen addition was added to the northeast corner of the building in 1962 and the building was remodeled into "Pat Brillo's Adobe Hacienda Mexican Restaurant" that opened in 1963. The restaurant was renamed "Los Amigos" in 1964 when Benjamin Cueva, Sr. took over. The 1949 detached garage was converted into a bar at an unknown date. A parking lot was constructed to the north of the site in 1996. In 2003, the Vega family leased the property and operated the "Hacienda de Vega" restaurant. Circa 2005, another parking lot was constructed on the southern side of the building. The swimming pool located towards the rear of the building was converted into a "dining deck pond" in 2011. Various additional modifications were made to the site at unknown dates, including the replacement of all exterior doors; replacement of a window and window frame on the west wing; addition of a door opening on the south facade; addition of patio covers and pergolas to the front and back yards; application of plaster patches to the west and south facades of the west wing; enlargement/enhancement of the adobe brick wall surrounding the property; addition of a stone walkway, fountain and backyard landscaping, and replacement of the original roof underlayment. In 2017, the "Hacienda de Vega" restaurant lease was terminated and the property has remained vacant since that time.

HISTORIC RESOURCES ORDINANCE

The proposed project includes the demolition of the 1946 adobe structure and all accessory structures on the site. The applicant prepared a Historic Resources Evaluation Report (included in the draft Initial Study/Mitigated Negative Declaration Appendices) to determine the level of historic significance for the existing structures and to assess potential eligibility for national, state or local historic registers. Although the 1946 adobe structure and accessory structures are not identified on the City's Historic Sites Survey or listed as a Local Register structure/property, the initial historic letter report prepared by Brian Smith and Associates indicated that because the building is potentially eligible for listing on the Escondido Register, impacts to the structure are potentially significant under California Environmental Quality Act (CEQA). Based on the results of the initial analysis, a detailed Historic Structures Assessment was prepared by Brian Smith and Associates. The adobe brick structure was evaluated as eligible for designation on the City of Escondido Register under eligibility Criteria 1, 3, 5 and 7. However, the Assessment concluded the building only retains two of seven original aspects of integrity; is structurally unsound; and does not currently meet code requirements for commercial or residential structures, specifically earthquake compliance due to lack of structural framing.

Because of the historic nature of the 1946 adobe structure and potential eligibility for listing on the Local Historic Register, demolition of the structure is subject to the provisions of Article 40 (Historic Resources) of the Escondido Zoning Code and would require the approval of a Non-Emergency Demolition Permit by the City Council, subject to the findings listed below. The Historic Resources Ordinance also requires the Historic Preservation Commission and City Council to conduct noticed public hearings prior to the demolition of a significant historic resource. Staff believes the proposed project would be in conformance with the following findings:

1. ***That the City of Escondido's inventory of significant historical resources is not diminished by the demolition of the subject resource, and that there remains in the community a like resource, i.e., use, site, architectural style, or example of an architect's work;***

There remains in the community and surrounding area similar adobe resources that were constructed during the same time period and also reflect the Colonial Revival-style of architecture. Although the building was one of the first in the area to be built by Charles Paxton and served as the model home for the surrounding Longview Acres Estates residences, an entire subdivision of similarly designed and constructed residences is still present in Escondido along Verda Avenue, Ultimo Avenue, Ross Land and Las Palmas Avenue. Some of these structures were designed by another adobe developer, the Weir Brothers, that also are historic in age and represent the same style and type of adobe residential construction portrayed by the 2608 South Escondido Boulevard building.

2. ***That all feasible economic and physical alternatives to demolition have been evaluated, and that the applicant has shown that there is no alternative left to pursue, other than demolition;***

The subject site is located within the South Centre City Specific Plan (Southern Entry District). The project includes the development of 42 condominium units on the 1.75-acre site, along with grading, supporting roadway improvements, internal driveways and infrastructure to support the proposed development in accordance with the provisions of the South Centre City Specific Plan. The applicant has shown that there is no reasonable alternative left to pursue, other than demolition. Based on an evaluation of the building by the applicant's consultant's, the structure appears to be structurally unsound and currently does not meet building code requirements for commercial and/or residential structures, specifically earthquake compliance. In order to meet code requirements, the adobe brick walls would need to be reinforced or salvaged and used as a new veneer facade attached to a code compliant block or structurally reinforced new building. The estimated cost for such demolition, salvage and rebuilding of the 2,725 SF building is approximately \$1,000,000, which would make the proposed project financially unfeasible from a total development cost and project objective standpoint. In addition, due to its central location on the lot, incorporating the existing structure into the design of the project is impractical and would result in a significant reduction in developable area for the multi-family components of the project; therefore making the overall project infeasible.

3. *That the continued existence of the historical resource is detrimental to the public health, safety and welfare;*

Since shuttering of the restaurant and change of ownership of the property, the site has faced a constant breach of the security fencing surrounding the property and break ins of the existing buildings despite continued efforts to secure the property and repair vandalism. The building and grounds have not been maintained since the restaurant was closed and has fallen into disrepair, with some of the building and landscape elements removed and/or damaged. The Escondido Police Department has cleared the site of trespassers on a number of occasions at the property owner's request. Neighboring residents in the adjacent multi-family project also have complained that trespassers of the site have been stealing packages throughout the complex. Therefore, until this site can be cleared of the structures and despite the ongoing attempts to adequately secure the site, it will continue to serve as an attractive nuisance for trespassers and remain a threat to the public health, safety and welfare.

4. *If the property is approved for demolition, the Historical Society and/or other appropriate historic agency has access to the building to retrieve any historic material, and to provide photo documentation of the resources conducted according to Historic American Building Survey (HABS) specifications;*

Appropriate mitigation measures listed below have been included to reduce impacts to less than a significant level and the Historical Society and/or other appropriate historic agency will have access to the building to retrieve any historic material.

MM/CUL-1: The project applicant shall ensure Level I or II Historic American Buildings Survey documentation (or equivalent) of the residence be conducted in order to achieve mitigation by exhausting the research potential of the resource.

MM-CUL-2: Salvage Materials. Prior to demolition, distinctive representative architectural elements (interior and exterior features) shall be identified, and if feasible, salvaged for reuse in relation to the proposed plan. If reuse on-site is not feasible, opportunities shall be made for the features to be donated to various interested historical or archival depositories, to the satisfaction of the Director of Community Development.

MM-CUL-3: The project applicant shall work with Planning staff or other qualified professional to institute 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.

5. *The applicant shall have, or will have a plot plan or development plan approved by the city prior issuance of a demolition permit.*

The proposed project and environmental determination will be considered by the City Council along with this request for a non-emergency demolition permit at a noticed public hearing. Should the project not be approved, the demolition of the building would not be authorized.

ENVIRONMENTAL REVIEW

A draft Initial Study/Mitigated Negative Declaration (City File No. ENV 19-0002) was issued for the project in conformance with the California Environmental Quality Act (CEQA). Mitigation measures required under CEQA have been developed to reduce the potential for adverse impacts with respect to cultural/historic resources and noise. The draft IS/MND currently was issued for 20-day public review and comment. The City received 14 written comments regarding the draft environmental document and proposed project. The draft document, technical appendices and public comments are available on the City's web site at: <https://www.escondido.org/2608-south-escondido-blvd-project.aspx>.

SUMMARY

Staff supports the applicant's request for a Non-Emergency Demolition Permit because they have demonstrated there are no reasonably feasible alternatives to demolition of the proposed historic resources in order to develop the proposed multi-residential project with the proposed density and required infrastructure improvements to support the project. In addition, all of the required findings to support the demo permit can be made and appropriate mitigation measures would be implemented.



Charles Paxton Adobe taken around 1949




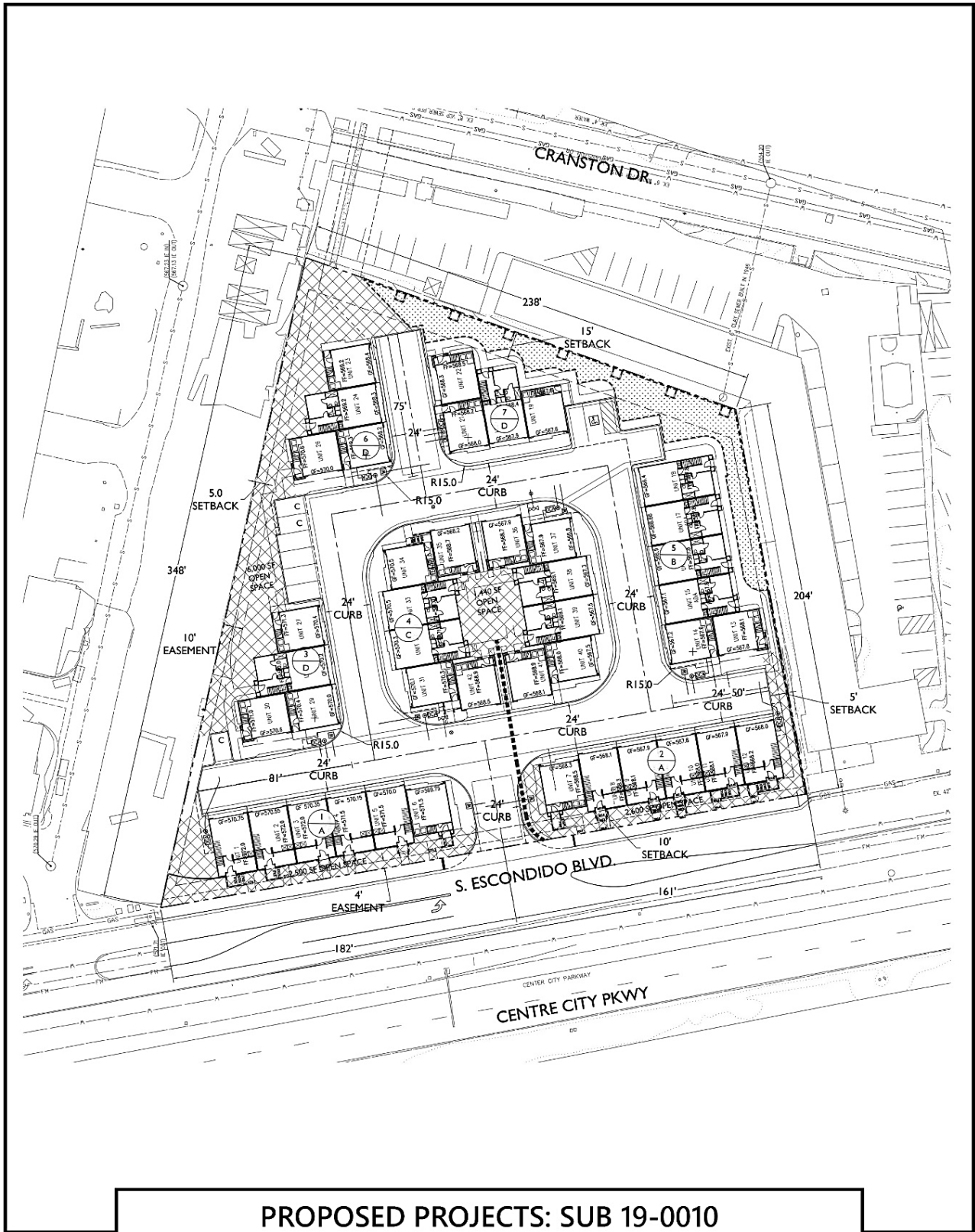
Hacienda de Vega restaurant

PROJECT LOCATION

Image Source: Nearmap (flown September 2019)



 Parcel Boundary



**PROPOSED PROJECTS: SUB 19-0010
SITE PLAN**

Architectural Perspectives

(Building Types A, B, C, D)





HISTORIC PRESERVATION COMMISSION

Agenda Item No.: H.2
Date: July 16, 2020

TO: Historic Preservation Commission

FROM: Adam Finestone, Principal Planner

REQUEST: Non-Emergency Demolition Permit (Case No. SUB 18-0011, ENV 18-0009 and PHG 18-0049)

RECOMMENDATION: Forward recommendation of approval to the City Council

PROJECT DESCRIPTION

The applicant proposes to demolish a significant historic resource in order to redevelop the subject property. The redevelopment of the property will be undertaken as part of a larger project (known as Palomar Heights) involving the redevelopment of multiple surrounding parcels that comprise the former Palomar Health downtown campus. The proposed redevelopment project would involve the construction of a mixed-use residential and commercial project containing 510 dwelling units (comprised of apartments, condominiums, and senior apartments) and 10,000 square feet of commercial space. The specific request that is the subject of this hearing is for the demolition of an International-style medical office building, which is necessary to accommodate the proposed redevelopment project. Article 40 (Historical Resources) of the Escondido Zoning Code requires Historic Preservation Commission (HPC) review of a request for the non-emergency demolition of a historic resource. Per Article 40, the Historic Preservation Commission acts in an advisory role to the City Council on this matter.

LOCATION

The non-emergency demolition permit is being requested for a building on an approximately 0.25-acre property located on the west side of N. Fig Street, north of E. Grand Avenue and south of E. Valley Parkway, addressed as 121 – 141 N. Fig Street (APN: 230-163-02-00). This property is part of the larger project site which also includes the following addresses: 127–133 Valley Boulevard (parking lot), 151 Valley Boulevard (parking lot), 451–453 E. Valley Parkway, 456 E. Grand Avenue, 147 Valley Parkway (parking lot), 555 E. Valley Parkway, 624 E. Grand Avenue, and 640–660 E. Grand Avenue.

BACKGROUND

A Historic Structure Assessment (*Brian F. Smith and Associates, Inc., 2020*) was prepared for the existing structures (at the addresses identified above) which are proposed for demolition as part of the Palomar Heights project. The assessment is included as Appendix D to the Environmental Impact Report prepared for the project. (The Draft Environmental Impact Report and its technical appendices can be found at the following link: <https://www.escondido.org/draft-environmental-impact-report.aspx>.) The assessment considered the potential significance of the various structures and their eligibility for placement on the national, state or local historic registers. The assessment determined that the building at 121 – 141 N. Fig Street was considered historically significant and met the eligibility criteria for listing on the California Register of Historic Resources and the City's local register of historic places. All other buildings proposed for demolition as part of the project were determined to not be significant and not eligible for listing on any register. Details on these determinations are contained in the Historic Structure Assessment.

The building at 121 – 141 N. Fig Street was designed as an International-style medical office building by Russell Forester, a City of San Diego-designated master architect. No modifications appear to have been made to the building since its initial construction in 1965. Characteristics of the International style that the building does exhibit include: a flat roof, usually without ledge (coping) at the roofline; windows set flush with

outer walls; unornamented wall surfaces with no decorative detailing at doors or windows; façade composed of large window groupings and expanses of windowless wall surface; a unified wall surface; and asymmetry. As such, the building possesses distinctive characteristics of the International style. The building is considered representative of Russell Forester's body of work and resembles other buildings designed by him, which also incorporate vertical windows that alternate with blank wall space and distinct modules.

HISTORIC RESOURCES ORDINANCE

The proposed project includes the demolition of a 1965 International-style medical office building at 121 – 141 N. Fig Street that has been determined to be historically significant. The Historic Structure Assessment determined that the building would be eligible for listing on the City of Escondido Local Register of Historic Places under eligibility Criteria 2 and 5.

As a result of the determination that the structure at 121 – 141 is historically significant, demolition of said structure is subject to the provisions of Article 40 (Historical Resources) of the Escondido Zoning Code and would require the approval of a Non-Emergency Demolition Permit by the City Council, subject to the findings listed below. The Historic Resources Ordinance also requires the Historic Preservation Commission and City Council to conduct noticed public hearings prior to the demolition of a significant historic resource. In order to approve the non-emergency demolition permit, the City Council is required to make Findings 1, 4 and 5, and either 2 or 3, identified in Section 33-803(c) of the Escondido Zoning Code. Staff believes the proposed project would be in conformance with the following findings:

1. ***That the City of Escondido's inventory of significant historical resources is not diminished by the demolition of the subject resource, and that there remains in the community a like resource, i.e., use, site, architectural style, or example of an architect's work;***

The 121-141 N. Fig Street building was designed by master architect Russell Forester in 1965 as an International-style medical office building. The International style is characterized by a radical simplification of form and a complete rejection of ornament. Common features of International style architecture include square and rectangular building footprints, simple cubic or extruded rectangular forms, horizontal bands of windows, and strong right angles. Predominant building materials include concrete, smooth stucco, brick, and glass.

International-style structures were extremely common in the 1950s and 1960s and are still prevalent throughout Escondido. There remains in the area nearby the site and broader community numerous International-style structures, some examples of which include: 207 Pennsylvania Avenue, 609 South Escondido Boulevard, 350 West Fifth Street, 122 East Fourth Avenue, 480 Quince Street, 506 Washington, 1029 North Broadway, 1010-1060 East Washington, 1070 East Washington, 1120 East Washington, 145 North Escondido Boulevard. Refer to Appendix D, Historic Report, to the Palomar Heights project (Project) EIR (SCH No. 2019059013) for further information.

2. ***That all feasible economic and physical alternatives to demolition have been evaluated, and that the applicant has shown that there is no alternative left to pursue, other than demolition;***

As part of the Environmental Impact Report prepared for the proposed Palomar Heights project, the applicant considered Reduced Footprint and Historic Preservation Alternatives, both of which would preserve the building at 121 – 141 N. Fig Street. While these alternative were determined to be environmentally superior to the proposed project, they would not meet the project objectives identified in the report to the same extent that the project would. Preserving the structure would result in the loss of 30 units on the project site and reduce the overall density of the project from 37 dwelling units per acre to 34.8 dwelling units per acre. On a property zoned to allow up to 100 dwelling units per acre, reducing the density below the 37 dwelling units per acre would be economically detrimental to the revitalization of downtown Escondido. Additionally, due to a significant differential in the elevation of the 121 – 141 N. Fig Street property in relation to the main portion of the project site, the structure could not be incorporated into the design of the project.

Notwithstanding, as a mitigation measure has been proposed for inclusion in the Final Environmental Impact Report (currently in preparation) to encourage the preservation of the resource, the project applicant will make the building available for relocation to another site. Should an interested party desire to do so, such relocation would preserve the resource, though in a different location. (While this

opportunity will be provided, the City nevertheless notes that design and construction of the structure make relocation challenging and acknowledges that this undertaking may be economically infeasible.)

4. *If the property is approved for demolition, the Historical Society and/or other appropriate historic agency has access to the building to retrieve any historic material, and to provide photo documentation of the resources conducted according to Historic American Building Survey (HABS) specifications;*

The following mitigation measures have been proposed for inclusion in the Final Environmental Impact Report that would require the applicant to grant access to the building to the Historical Society and/or other appropriate historic agency in order to retrieve any historic material, and to provide photo documentation of the resources conducted according to Historic American Building Survey (HABS) specifications:

M-CR-2

Prior to the issuance of a demolition permit, the Applicant shall provide HABS documentation pursuant to the Level 1 standards as detailed by the National Park Service Heritage Documentation Programs. The documentation shall include a written report done in the outline format; HABS-quality photography of the exterior, interior, and overview shots of the historical resource; measured drawings; and video documentation. The documentation materials would be prepared by a qualified Architectural Historian(s) and an experienced HABS photographer(s). Copies of the resulting documentation shall be submitted to the Library of Congress, the California State Historic Preservation Officer, the South Coastal Information Center at San Diego State University, the Escondido History Center, the San Diego History Center, the Escondido Public Library Pioneer Room, and the City of Escondido Planning Division. All survey work must be conducted and completed prior to any ground disturbance or demolition. The submittal of documentation to the above-listed archives must be completed within 1 year of the initial date of demolition of the structure.

M-CR-3

To preserve, interpret, and display the history of the 121-141 N. Fig St. building, prior to demolition, distinctive representative architectural elements (interior and exterior) shall be identified for salvage and reuse either as part of the proposed Project, to be removed to another on-site location (as provided in the Secretary of the Interior's Standards for the Treatment of Historic Properties to be donated to any interested or archival repositories (i.e., museums, archives, and curation facilities; the public; and nonprofit organizations) to the satisfaction of the City of Escondido Director of Community Development. The materials to become architectural salvage shall include historic-period elements that will be removed as part of the Project, and shall be identified and made available prior to the commencement of demolition activities, to ensure that materials removed do not experience further damage from removal/demolition. No materials shall be salvaged or removed until HABS recordation and documentation is completed and an inventory of key exterior and interior features and materials is completed by qualified professionals. The inventory of key exterior and interior features and materials may be developed as part of M-CR-1. The materials shall be removed prior to or during demolition. Materials that are contaminated, unsound, decayed, or whose integrity would not be retained by salvage will not be included in the salvage program and will not be available for future use or display. The City as lead agency will determine which materials are suitable for salvage (the City can utilize the assistance of qualified professionals to make such determinations).

M-CR-4

During demolition and construction with any salvaged materials from the 121-141 N. Fig St. building, a qualified architect shall make daily site visits to monitor demolition and construction activities to ensure compliance with mitigation measures and conditions of approval adopted to reduce impacts to historic resources and provide for salvage of appropriate architectural materials. The construction manager will be responsible for notifying the architectural monitor of daily activities. The monitoring program may be modified at the discretion of the architect based upon the construction schedule, whether or not those activities will have an impact upon previously identified, representative architectural elements intended for salvage or reuse, or the likelihood of encountering previously unidentified historic fabric. During the course of administering and implementing this measure, in the event that previously unidentified historic fabric or representative architectural elements are discovered, a qualified historic architect, in consultation with city staff, shall determine its potential donation or reuse within the framework of the Secretary of the Interior's Standards for Rehabilitation. The architect shall have the authority to temporarily divert or temporarily halt demolition in the event of any unanticipated discovery of unidentified historic fabric or

other materials of historic significance to allow for the evaluation and salvage of such materials. Compliance with this measure shall be documented to the satisfaction of the City of Escondido Director of Community Development prior to issuance of a certificate of occupancy.

5. *The applicant shall have, or will have a plot plan or development plan approved by the city prior issuance of a demolition permit.*

The proposed Palomar Heights project will be considered by the City Council along with this request for a non-emergency demolition permit. Should the project not be approved, the demolition of the building will not be issued.

ENVIRONMENTAL REVIEW

An Environmental Impact Report (City File No. ENV 18-0009) was prepared for the project in conformance with the California Environmental Quality Act (CEQA). The draft Environmental Impact Report (EIR) was circulated for public review from March 20, 2020, through May 19, 2020, and the final EIR is currently in preparation. The City received 29 written comments on the draft EIR which will be responded to in the final EIR prior to presentation of the document for certification by the City Council concurrently with their consideration of the project.

The draft EIR, technical appendices and public comments are available on the City's web site at the link provided above.

SUMMARY

Staff supports the applicant's request for a Non-Emergency Demolition Permit because they have demonstrated there are no reasonably feasible alternatives to demolition of the significant historical resource that meet the objectives of the Palomar Heights project identified in the EIR. In addition, all of the required findings to support the demo permit can be made and appropriate mitigation measures would be implemented.

121 – 141 N. Fig Street

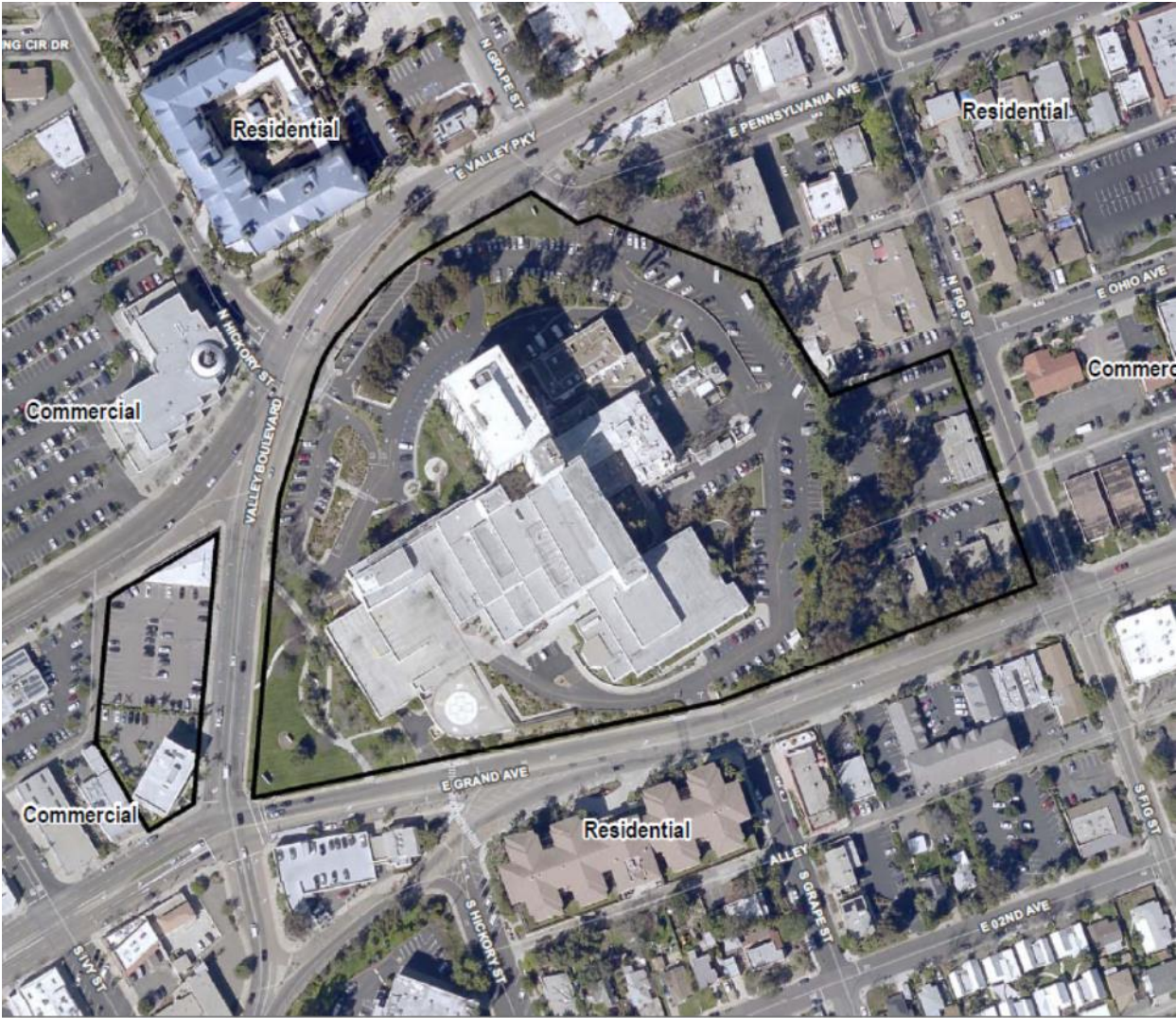


East Façade / Building Entrance



West Façade / Parking Lot

PROJECT LOCATION



Site Plan



Architectural Renderings



Corner of E. Grand Avenue/Valley Boulevard/E. 2nd Avenue



Apartment Buildings (one of three buildings)

Architectural Renderings



Corner of E. Grand Avenue/Valley Boulevard/E. 2nd Avenue



Apartment Buildings (one of three buildings)

Architectural Renderings



Rowhomes (representative of eleven buildings)



Villas (representative of nine buildings)

Architectural Renderings



Senior Apartments (one building)



Central Recreation Area



HISTORIC PRESERVATION COMMISSION

Agenda Item No.: I.2
Date: July 16, 2020

TO: Historic Preservation Commission
FROM: Paul Bingham, Assistant Planner II
SUBJECT: Draft CLG Annual Report 2018 – 2019

Attached is the draft Certified Local Government (CLG) annual report for the period of October 1, 2018 – September 30, 2019. 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 outreach 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 included one carry-over from last year on page 11, and would like to supplement and/or revise with additional input from the Commission.

Certified Local Government Program -- 2018-2019 Annual Report

(Reporting period is from October 1, 2018 through September 30, 2019)

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 19, 2020

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. Historic Resources: <http://www.qcode.us/codes/escondido/view.php?topic=33-40&frames=on>
Signs: http://www.qcode.us/codes/escondido/view.php?topic=33-66-33_1391&frames=on
http://www.qcode.us/codes/escondido/view.php?topic=33-66-33_1395_12&frames=on, Old Escondido
Neighborhood: <http://www.qcode.us/codes/escondido/view.php?topic=33-65&frames=on>, Centre City

Certified Local Government Program -- 2018-2019 Annual Report

(Reporting period is from October 1, 2018 through September 30, 2019)

Overlay: http://www.qcode.us/codes/escondido/view.php?topic=33-77-33_1610_04&frames=on
 ADU's: <http://www.qcode.us/codes/escondido/view.php?topic=33-70&frames=on>
 CEQA: <http://www.qcode.us/codes/escondido/view.php?topic=33-47-1&frames=on>
 BEZ: http://www.qcode.us/codes/escondido/view.php?topic=33-69-33_1455&frames=on, Density
 Bonus: http://www.qcode.us/codes/escondido/view.php?topic=33-67-33_1414&frames=on, Nonconforming
 Use: http://www.qcode.us/codes/escondido/view.php?topic=33-61-3-33_1243&frames=on
 Parking: http://www.qcode.us/codes/escondido/view.php?topic=33-39-33_765&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, 2018 – September 30, 2019, what properties/districts have been locally designated?

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

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

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

Property Name/Address	Date Removed	Reason
None	N/A	N/A

C. Historic Preservation Element/Plan

1. Do you address historic preservation in your general plan?

<input type="checkbox"/> Yes, in a separate historic preservation element.	<input type="checkbox"/> No
	<input checked="" type="checkbox"/> Yes, it is included in another element.

Certified Local Government Program -- 2018-2019 Annual Report

(Reporting period is from October 1, 2018 through September 30, 2019)

Provide an electronic link to the historic preservation section(s) of the General Plan or to the separate historic preservation element. <https://www.escondido.org/Data/Sites/1/media/PDFs/Planning/GPUpdate/GeneralPlanChapterVII.pdf>

D. Review Responsibilities

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

All projects subject to design review go the commission.

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

2. California Environmental Quality Act

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

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

3. Section 106 of the National Historic Preservation Act

- 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.

Certified Local Government Program -- 2018-2019 Annual Report

(Reporting period is from October 1, 2018 through September 30, 2019)

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

A. Commission Membership

Name	Professional Discipline	Date Appointed	Date Term Ends	Email Address
Carol Breitenfeld	Owns historic home	4-23-2008	3-31-2020	breitps4610@att.net
Marc Correl	Contractor, owns historic home	3-26-2014	3-31-2022	marccorrell@yahoo.com
Errol Cowan	PhD in Urban Planning, former UVA professor	3-21-2018	3-31-2022	errolcowan013043@gmail.com
Jesse Hanwit (moved away in March 2019)	Grant writer, owns historic home	3-23-2016	3-31-2020	jessemh28@gmail.com
Nicole Purvis	Historic preservation & planning consultant	3-21-2018	3-31-2022	nicole@beraglass.com
Carol Rea	Owns historic home, past OEN historic district pres.	9-22-2010	3-31-2020	carolrea@aol.com
James Spann	Planning Commission Chair, owns historic home	10-8-2008	3-31-2022	spannjimmie@yahoo.com
Marion Hanlon (replaced Jesse Hanwit)	Owns historic home	1-16-2019	3-31-2020	Hanlonmarion1@gmail.com
Type here.	Type here.	Type here.	Type here.	Type here.

Attach resumes and Statement of Qualifications forms for all members.

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*

Certified Local Government Program -- 2018-2019 Annual Report

(Reporting period is from October 1, 2018 through September 30, 2019)

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? N/A
2. If the position(s) is not currently filled, why is there a vacancy? N/A

Attach resumes and Statement of Qualifications forms for staff.

Name/Title	Discipline	Dept. Affiliation	Email Address
Adam Finestone, AICP Principal Planner	Planning and Public Administration	Community Development Department, Planning Division	afinestone@escondido.org
Paul K. Bingham Assistant Planner II	Planning and Landscape Architecture	Community Development Department, Planning Division	pbingham@escondido.org
Kirsten Peraino, Administrative Coordinator	Planning and Public Administration	Community Development Department, Planning Division	kperaino@escondido.org

C. Attendance Record

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

Commissioner/Staff	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep
Carol Breitenfeld	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Marc Correl	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Errol Cowan	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Jesse Hanwit (replaced Jan. 2019 by Marion Hanlon)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Nicole Purvis	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Carol Rea	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Certified Local Government Program -- 2018-2019 Annual Report

(Reporting period is from October 1, 2018 through September 30, 2019)

James Spann	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Adam Finestone, Principal Planner	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Paul K. Bingham, Assistant Planner II	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Kirsten Peraino, Administrative Coordinator	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

D. Training Received

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

Commissioner/Staff Name	Training Title & Description (including method presentation, e.g., webinar, workshop)	Duration of Training	Training Provider	Date
Carol Breitenfeld	Summary of CPF 5-8-19 Historic Bldg Code workshop	1.0 hour	Paul K. Bingham, Assistant Planner II	5-16-2019
Marc Correl	Summary of CPF 5-8-19 Historic Bldg Code workshop	1.0 hour	Paul K. Bingham, Assistant Planner II	5-16-2019
Errol Cowan	Summary of CPF 5-8-19 Historic Bldg Code workshop	1.0 hour	Paul K. Bingham, Assistant Planner II	5-16-2019
Marion Hanlon	Summary of CPF 5-8-19 Historic Bldg Code workshop	1.0 hour	Paul K. Bingham, Assistant Planner II	5-16-2019
Nicole Purvis	Summary of CPF 5-8-19 Historic Bldg Code workshop	1.0 hour	Paul K. Bingham, Assistant Planner II	5-16-2019
Carol Rea	Summary of CPF 5-8-19 Historic Bldg Code workshop	1.0 hour	Paul K. Bingham, Assistant Planner II	5-16-2019
James Spann	Summary of CPF 5-8-19 Historic Bldg Code workshop	1.0 hour	Paul K. Bingham, Assistant Planner II	5-16-2019
Adam Finestone	Summary of CPF 5-8-19 Historic Bldg Code workshop	1.0 hour	Paul K. Bingham, Assistant Planner II	5-16-2019

Certified Local Government Program -- 2018-2019 Annual Report

(Reporting period is from October 1, 2018 through September 30, 2019)

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 an electronic copy or link if available online with this report.)

Context Name	Description	How it is Being Used	Date Submitted to OHP
Click or tap here to enter text.	Click or tap here to enter text.	Click or tap here to enter text.	Click or tap here to enter text.

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

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

Survey Area	Context Based-yes/no	Level: Reconnaissance or Intensive	Acreage	# of Properties Surveyed	Date Completed	Date Submitted to OHP
Type here.	Type here.	Type here.	Type here.	Type here.	Type here.	Type here.

How are you using the survey data? Type here.

Certified Local Government Program -- 2018-2019 Annual Report

(Reporting period is from October 1, 2018 through September 30, 2019)

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 an electronic link to all publications or other products not previously provided to OHP.

Item or Event	Description	Date
Historic Preservation Commission Meetings	All Historic Preservation Commission meetings are open to the public and often contain agenda items providing training about historic preservation topics, legislation updates, trends and community news related to historic preservation. http://www.escondido.org/HPC-agendas.aspx	Held every other month in City Hall's Council Chambers
Historic Escondido Walking Tours	Members of the Escondido History Center and Escondido Citizens Ecology Committee host free City walking tours	2 nd Saturday of the month, excluding December
Annual Mother's Day Home Tour	After twenty years, the Old Escondido Neighborhood Historic District continues to host this popular annual event where five historic homes are open to the public for tours.	May 12, 2019
Historic Preservation on City's Website	Provides information on historic preservation in the City's historic districts, announcements for residents within the Old Escondido Neighborhood (residential) district, links to historic preservation resources and to the City's website regarding applications and City codes. http://www.escondido.org/historic-preservation.aspx Presentation on Tax Incentives- https://www.escondido.org/Data/Sites/1/media/pdfs/Planning/OE_N_Mills_Act_Presentation_for_Website.pdf	On-going
Historic Awards Program	The Historic Preservation Commission and City Council present awards to City residents and business owners whose efforts or projects best exemplify preservation, rehabilitation, restoration, reconstruction, adaptive reuse, research, overall appearance, historic signs, landscaping and/or special merit.	In May each year. 2019 awards went to Victorian owner & EDI for Golfcraft's Adaptive Reuse

Certified Local Government Program -- 2018-2019 Annual Report

(Reporting period is from October 1, 2018 through September 30, 2019)

Item or Event	Description	Date
Annual Adobe Home Tour	The Escondido History Center continues to host this annual event where historic adobe homes are open to the public for tours.	March 2019

ADDITIONAL INFORMATION FOR NATIONAL PARK SERVICE ANNUAL PRODUCTS REPORTS FOR CLGS

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

A. CLG Inventory Program

During the reporting period (October 1, 2018-September 30, 2019) how many historic properties did your local government **add** to the CLG inventory? This is the total number of historic properties and contributors to districts (or your best estimate of the number) added to your inventory **from all programs**, local, state, and Federal, during the reporting year. These might include National Register, California Register, California Historic Landmarks, locally funded surveys, CLG surveys, and local designations.

Program area	Number of Properties added
Local Register	None

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

- During the reporting period (October 1, 2018-September 30, 2019) 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
- If the answer is yes, then how many properties have been added to your register or designated from October 1, 2018 to September 30, 2019? None

Certified Local Government Program -- 2018-2019 Annual Report

(Reporting period is from October 1, 2018 through September 30, 2019)

C. Local Tax Incentives Program

1. During the reporting period (October 1, 2018-September 30, 2019) 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, 2018 to September 30, 2019? *Click or tap here to enter text.*

Name of Program	Number of Properties Added During 2018-2019	Total Number of Properties Benefiting From Program
Mills Act	Three	103

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

1. During the reporting period (October 1, 2018-September 30, 2019) 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, 2018 to September 30, 2019? *Type here.*

Name of Program	Number of Properties that have Benefited
<i>Type here.</i>	<i>Type here.</i>

E. Design Review/Local Regulatory Program

1. During the reporting period (October 1, 2018-September 30, 2019) 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, 2018 to September 30, 2019? 94 projects

F. Local Property Acquisition Program

Certified Local Government Program -- 2018-2019 Annual Report

(Reporting period is from October 1, 2018 through September 30, 2019)

1. During the reporting period (October 1, 2018-September 30, 2019) 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, 2018 to September 30, 2019? *Type here.*

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

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

- A. What are your most critical preservation planning issues? **The City needs to conduct another historic survey. The last one was in 2001.**

- B. What is the single accomplishment of your local government this year that has done the most to further preservation in your community? **The content of all of our Historic Survey volumes (both from 1990 and 2001) were scanned for inclusion on our City’s website as an additional resource.**

- C. What recognition are you providing for successful preservation projects or programs? **As nominated by the HPC, the Mayor presents preservation awards every May.**

- D. What are your local historic preservation goals for 2019-2020? **Top priority remains the drafting of mid-century design guidelines.**

- E. 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.)**

- F. 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.)?

Certified Local Government Program -- 2018-2019 Annual Report

(Reporting period is from October 1, 2018 through September 30, 2019)

Training Needed or Desired	Desired Delivery Format
What to look for in archaeological and cultural resource reports.	Webinars and informational handouts/web pages.

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

H. Is there anything else you would like to share with OHP? *Click or tap here to enter text.*

XII Attachments (electronic)

- Resumes and Statement of Qualifications forms for **all** commission members/alternatives and staff
- Minutes from commission meetings
- Drafts of proposed changes to the ordinance
- Drafts of proposed changes to the General Plan
- Public outreach publications

Email to Lucinda.Woodward@parks.ca.gov