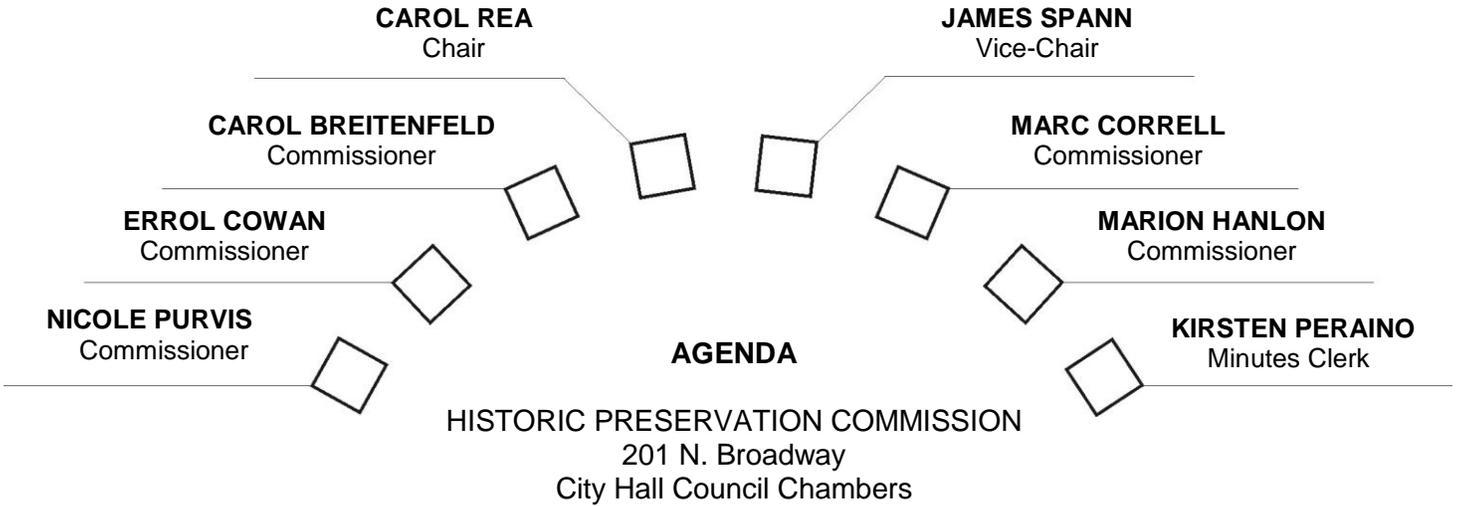


CITY OF ESCONDIDO

Historic Preservation Commission and Staff Seating



3:00 p.m.

January 16, 2020

- A. CALL TO ORDER**
- B. FLAG SALUTE**
- C. ROLL CALL**
- D. REVIEW OF MINUTES: [November 21, 2019](#)**

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

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

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

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

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

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

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

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

E. WRITTEN COMMUNICATION:

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

F. ORAL COMMUNICATION:

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

G. PUBLIC HEARINGS: None

H. CURRENT BUSINESS:

1. [DESIGN REVIEW – Case No. 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

COMMISSION ACTION:

2. [DISCUSSION ITEM – ACCESSORY DWELLING UNIT LEGISLATION](#)

REQUEST: Receive information on recent Accessory Dwelling Unit legislation

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

STAFF: Adam Finestone, Principal Planner

COMMISSION ACTION

4. [DISCUSSION ITEM – 2020 HISTORIC PRESERVATION AWARDS](#)

REQUEST: Discussion of potential themes and/or recipients for 2020 Historic Preservation awards

STAFF: Paul 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.

I. 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.

J. COMMISSIONER COMMENTS

K. ADJOURNMENT TO NEXT REGULARLY SCHEDULED HPC MEETING ON March 19, 2020

CITY OF ESCONDIDO

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

November 21, 2019

The regular meeting of the Historic Preservation Commission was called to order at 3:02 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; Errol Cowan, Commissioner; Marion Hanlon, Commissioner; and Nicole Purvis, Commissioner.

Commissioners absent: Marc Correll, Commissioner.

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

MINUTES:

Moved by Commissioner Cowan, seconded by Commissioner Hanlon, to approve the minutes of the September 19, 2019, meeting. Motion carried 5-0 (Correll absent; Hanlon absent on 9/19/19 meeting).

WRITTEN COMMUNICATION: None.

ORAL COMMUNICATION: None.

PUBLIC HEARINGS: None.

CURRENT BUSINESS:

1. MILLS ACT - Case No. HP 19-0002

REQUEST: Mills Act request for 1915 California Craftsman

ZONING/LOCATION: R-1-6 / 153 East 6th Avenue

STAFF RECOMMENDATION: Approval

COMMISSION ACTION: Moved by Commissioner Purvis, seconded by Commissioner Rea to approve Case No. HP19-0002 with the condition that property owner Lori Hatley's name be added to the chain of title document. Motion carried 6-0 (Correll absent).

2. DISCUSSION ITEM – Downtown Specific Plan

REQUEST: Receive information on the Downtown Specific Plan Design Review Process

ZONING/LOCATION: SP (Downtown Specific Plan)

STAFF: Adam Finestone, Principal Planner

COMMISSION ACTION: Commissioners directed staff to identify procedure to establish ad hoc subcommittee to study possible changes to project review procedures in the Downtown Specific Plan.

3. DISCUSSION ITEM – Mills Act Visits:

REQUEST: Receive information regarding Mills Act visits

STAFF: Adam Finestone, Principal Planner

COMMISSION ACTION: Commissioners discussed the possible reinstatement of fees associated with Mills Act requests, as well as other historic preservation-related applications, and directed staff to add this as a discussion item on the HPC's next agenda.

ORAL COMMUNICATION: None.

COMMISSIONER COMMENTS: Vice-Chair Spann shared the release of the new Pioneer Room calendar.

ADJOURNMENT: The meeting was adjourned at 4:24 p.m. until the next regularly scheduled HPC Meeting on January 16, 2020.

Kirsten Peraino, *Administrative
Coordinator* Minutes Clerk

Adam Finestone, *Principal Planner*
Witness



HISTORIC PRESERVATION COMMISSION

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

TO: Historic Preservation Commission

FROM: Jasmin Perunovich, Assistant Planner I

PROJECT: ADM 19-0322 – Design Review for a Proposed Single-Family Residence and Detached 2-Car Garage with an ADU above

LOCATION: 243 E. 10th Avenue

APPLICANT: Robert Lackey Construction and Design Inc.

PROJECT DESCRIPTION:

The 7,000 square foot vacant lot is located on the south side of E. 10th Avenue, between S. Broadway and S. Juniper Street, addressed as 243 E. 10th Avenue (APN 233-542-05-00). The property is located within the Old Escondido Historic District.

The applicant has proposed to build a 2,132 square foot house with three bedrooms and two bathrooms, along with a 480 square foot detached garage with a 480 square foot Accessory Dwelling Unit (ADU) above it. The garage and ADU would be located at the rear of the property and would take access from the alley. The structures will be in a Spanish revival style with cream color stucco walls and a terracotta color concrete tile roof.

DESIGN REVIEW: Design review for this project is required by Article 40 of the Escondido Zoning Code. Since this project involves new construction of a single-family residence within the Old Escondido Neighborhood historic district, design review is to be conducted by the Historic Preservation Commission (HPC).

RIPPERDA / URIZAR RESIDENCE

243 E. 10th Avenue
Escondido, Ca. 92025
Old Escondido

APN: 233-542-0500

Scope of Work

New construction of a single family dwelling and a 2 car detached garage with a ADU above

Structural Coverage

Lot Size 7,000 sq. ft.
House 2,132 sq. ft.
Garage 480 sq. ft.
Total Footprint 2,612 sq. ft.
Total Footprint percentage 38 %

Gross Floor Area

House 2,132 sq. ft.
Garage 480 sq. ft.
ADU 480 sq. ft.
Patio 441 sq. ft.
Pool 360 sq. ft.

Sheet Index

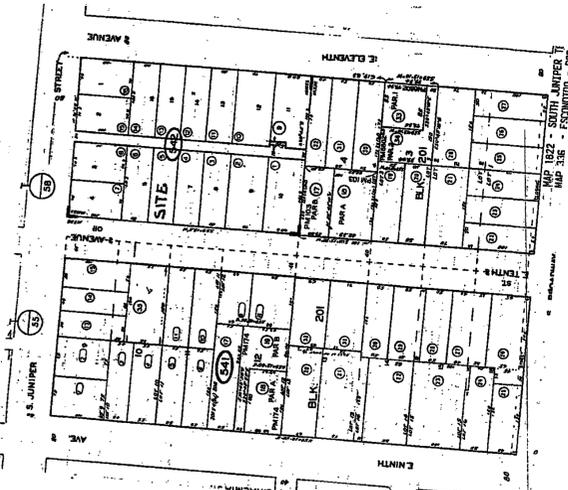
Architectural Drawings
A0.0 Plot Plan
A1.0 Cal Green Residential Mandatory Measures
A2.0 House Floor Plan
A2.1 Garage & ADU Floor Plan & window, door schedules
A3.0 House Elevations
A3.1 Garage & ADU Elevations
A4.0 Cross Sections
A5.0 Truss Layout
A6.0 Roof Plan
A7.0 Electrical Plan

Structural Drawings
S0.0 House Framing & Foundation Plan
S0.1 Garage & ADU Framing & Foundation Plan
S1 General Notes
S2 Schedule & Details
S3 Framing Details
S4 Foundation details

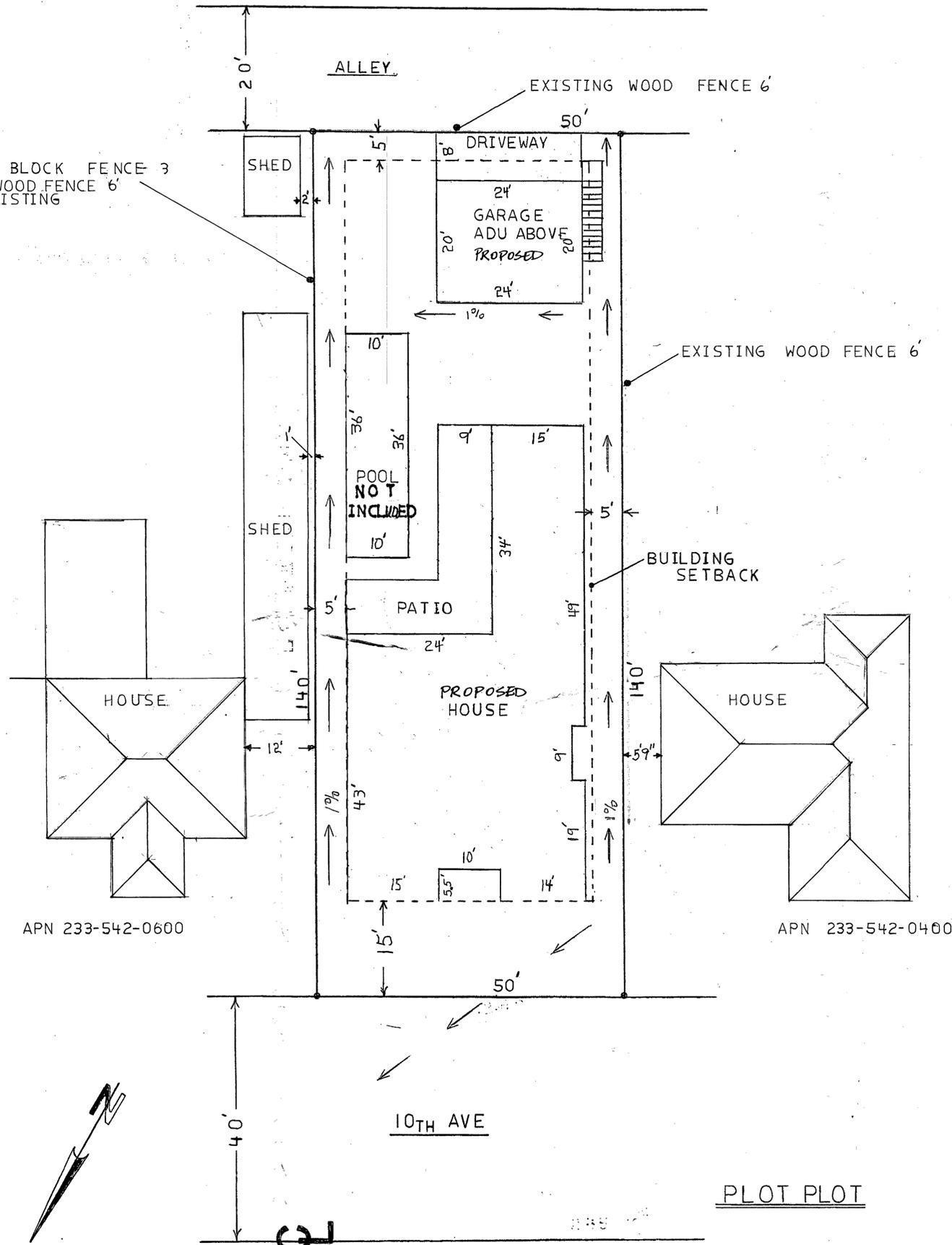
Title 24 Calculations
T24 1.0 Main House CalCert Forms
T24 1.1 Main House CalCert Forms
T24 2.0 ADU CalCert Forms
T24 2.1 ADU CalCert Forms

Survey Topo
Topographic Survey

Grading
Grading Plan



EXISTING BLOCK FENCE 3
PROPOSED WOOD FENCE 6'
MATCH EXISTING



APN 233-542-0600

APN 233-542-0400

Ripperda / Urizar Residence
243 E. 10th Ave
Zoning R-1-6

ESTABLISHED 1973
760-728-5591

ROBERT LACKEY
CONSTRUCTION
AND DESIGN
INC



DRAWN
RLC
SCALE
1" = 10' 0"
DATE
10-24-2019

SHEET
A 0.0

RECEIVED
JAN 08 2020
City of Escondido Planning Division

PLOT PLOT

FLOOR PLAN NOTES:

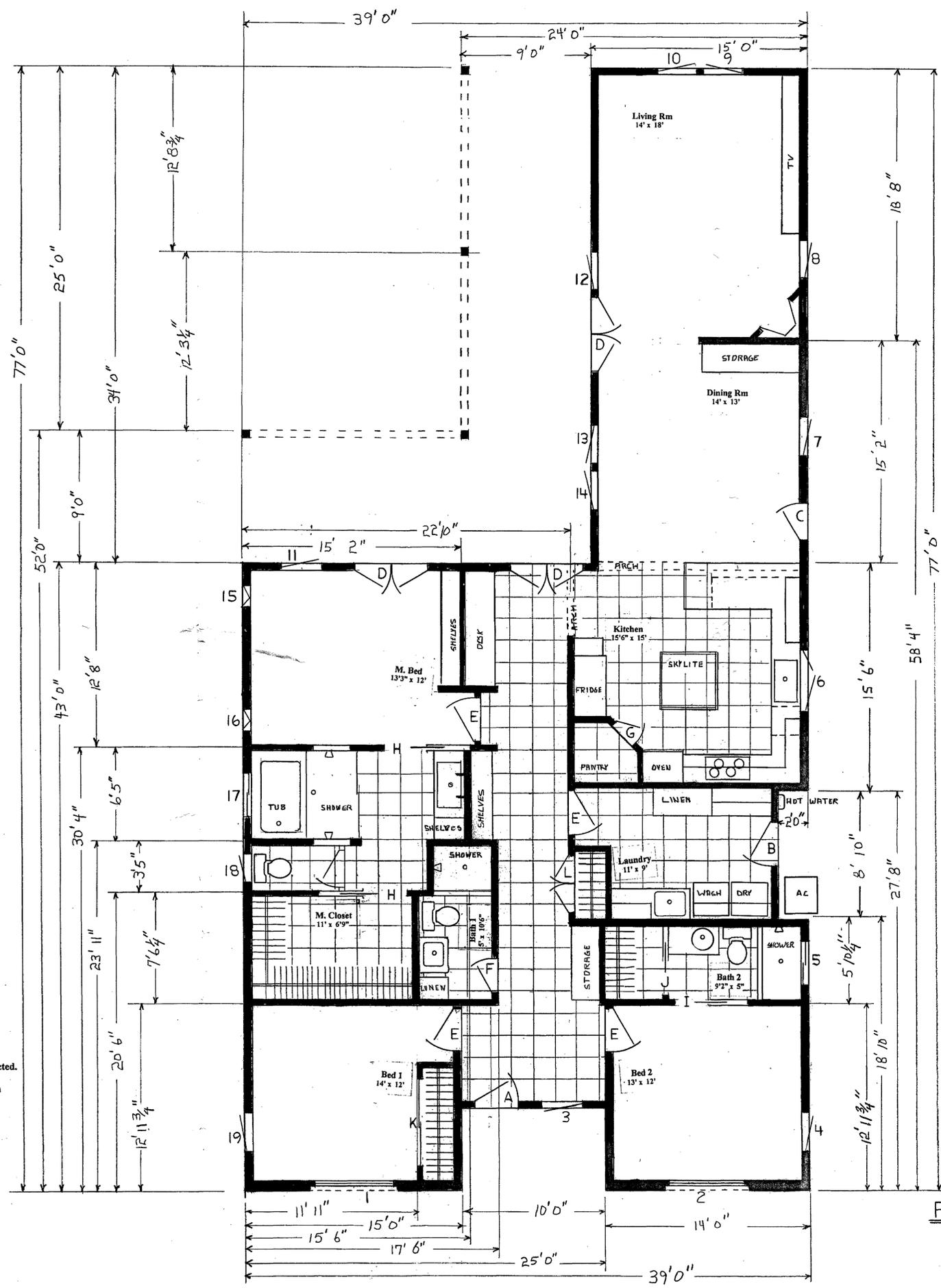
- OUTLETS WITH HOSE ATTACHMENTS, POTABLE WATER OUTLETS WITH HOSE ATTACHMENTS, OTHER THAN WATER HEATER DRAINS, BOILER DRAINS, AND CLOTHS WASHER CONNECTIONS SHALL BE PROTECTED BY A NON-REMOVABLE HOSE BIBB TYPE BACKFLOW PREVENTIVE. A NON-REMOVABLE HOSE BIBB TYPE VACUUM BREAKER. CPC 403.5.7
- FACTORY BUILT FIREPLACES, PROVIDE FACTORY BUILT FIREPLACES ACCORDING TO SECTION R1004 FIREPLACES WITH GAS APPLIANCES ARE REQUIRED TO HAVE THE FLUE DAMPER PERMANENTLY FIXED IN THE OPEN POSITION AND FIREPLACES WITH LPG APPLIANCES ARE TO HAVE NO "PIT" OR "SUMP" CONFIGURATIONS. CMC 303.7.1
- GARAGE FIRE DOOR, DOORS BETWEEN THE GARAGE AND THE DWELLING SHALL BE EQUIPPED WITH SOLID WOOD DOORS NOT LESS THAN 1 3/8" THICK, SOLID HONEYCOMB-CORE STEEL DOORS NOT LESS THAN 1 3/8" THICK OR 20 MINUTE FIRE RATED DOOR, EQUIPPED WITH SELF CLOSING DEVICE EXCEPT WHERE THE RESIDENCE AND THE GARAGE ARE PROTECTED BY AN AUTOMATED RESIDENTIAL FIRE SPRINKLER SYSTEM IN ACCORDANCE WITH SECTIONS R309.6 AND R313. OTHER DOOR OPENINGS BETWEEN THE PRIVATE GARAGE AND THE RESIDENCE NEED ONLY BE SELF-CLOSING AND SELF-LATCHING. THIS EXCEPTION SHALL NOT APPLY TO ROOMS USED FOR SLEEP PURPOSES. R302.5.1
- GARAGE DOOR SEAL, DOORS BETWEEN GARAGES AND OCCUPIED SPACES (ENCLOSED SPACES, INCLUDING HABITABLE SPACES, BATHROOMS, CLOSETS, HALLS, STORAGE AND UTILITY AREAS, ETC. SHALL BE GASKETED-OR MADE SUBSTANTIALLY AIRTIGHT WITH WEATHER STRIPPING.
- FIRE SEPARATION PENETRATIONS, DUCTS IN THE GARAGE AND PENETRATING THE WALL OR CEILING SEPARATION BETWEEN THE GARAGE AND THE DWELLING SHALL BE OF A MINIMUM 26 GAGE STEEL R302.5.2. THE SPACE AROUND THE PIPE COMPLETELY SEALED WITH AN APPROVED FIRE-RESISTIVE MATERIAL IN ACCORDANCE WITH OTHER CODES PER CMC 320.4
- GARAGE FIRE SEPARATION, APPLY 5/8" ON THE GARAGE SIDE FROM THE FOUNDATION TO THE ROOF SHEATHING ON WALLS OR CEILING SEPARATING THE GARAGE FROM THE HABITABLE SPACES INSTALL 3/4" GYPSUM IN GARAGES AND CARPORTS SUPPORTING HABITABLE SPACES ABOVE.
- FENESTRATION LABELING, FENESTRATION SHALL CONFORM AND BE LABELED ACCORDING TO R 612.6.1. PERFORMANCE LABELING ON THE GLAZING SHALL REMAIN IN PLACE UNTIL THE BUILDING OFFICIAL HAS VERIFIED CONFORMITY TO THE STANDARDS LISTED IN THE TITLE-24 DOCUMENTATION.
- DOMESTIC RANGE VENTS, DUCTS USED FOR DOMESTIC KITCHEN RANGE VENTILATION SHALL BE OF METAL AND SHALL HAVE SMOOTH INTERIOR SURFACES. DUCTS FOR DOMESTIC RANGE HOODS SHALL SERVE COOKING APPLIANCES. CMC 304.2 (SEE THIS CODE EXCEPTION FOR DOWNDRAFT OVEN VENTS)
- KITCHEN VENTILATION, AN INTERMITTENT OR CONTINUOUSLY OPERATING LOCAL MECHANICAL EXHAUST SYSTEM (WITH OUTDOOR AIR) SHALL BE INSTALLED IN EACH KITCHEN AND BATHROOM COMPLYING WITH ASHRAE STANDARD 62-2 AS ADOPTED BY THE CALIFORNIA ENERGY COMMISSION. INTERMITTENT LOCAL VENTILATION AIRFLOW EXHAUST RATES SHALL BE 50 CFM IN BATHROOMS AND 100 CFM IN KITCHENS. CONTINUOUS LOCAL EXHAUST AIRFLOW RATES SHALL BE 20 CFM IN BATHROOMS AND 5 AIR CHANGES PER HOUR IN KITCHENS BASED ON KITCHEN VOLUMES.
- BATH AND SHOWER SURFACES, BATHTUB AND SHOWER FLOORS AND WALLS ABOVE BATHTUBS WITH INSTALLED SHOWER HEADS AND IN SHOWER COMPARTMENTS SHALL BE FINISHED WITH NONABSORBENT SURFACES THAT EXTENDS NOT LESS THAN 6 FEET ABOVE THE FLOORS R301.2
- WATER CLOSET CLEARANCES, A MINIMUM 30 INCH WIDE BY 24 INCH DEEP CLEARANCES REQUIRED AT THE FRONT OF WATER CLOSETS (CPC 402.5)
- SHOWER COMPARTMENT MINIMUMS, SHOWER COMPARTMENT SHALL HAVE A MINIMUM AREA OF 1024 SQUARE INCHES AND BE ABLE TO ENCOMPASS A 30 INCH DIAMETER CIRCLE. SHOWER DOORS SHALL HAVE A MINIMUM 22 INCH UNOBSTRUCTED WIDTH. CPC 408.5 AND CPC 408.6
- WHIRLPOOL TUBS, INSTALLATION OF WHIRLPOOL TUBS SHALL CONFORM TO APMO SIS 2-2003. THE AREA WHERE THE PUMP IS INSTALLED SHALL HAVE AN ACCESS OPENING LARGE ENOUGH TO ACCOMMODATE THE REPAIR AND REPLACEMENT OF THE PUMP. WHIRLPOOL TUBS UNITS SHALL BE INSTALLED PER CPC SECTION 407.0
- DOOR GLAZING, SWINGING, SLIDING AND BI-FOLD DOORS HAVING GLAZING SHALL BE TEMPERED SAFETY GLASS. GLAZING WITHIN A 24 INCH ARC OF EITHER DOOR JAMB (WHEN THE DOOR IS IN A CLOSED POSITION) AND GLAZING WITHIN DOORS THAT IS LESS THAN 60 INCHES ABOVE THE FLOOR OR STANDING SURFACES SHALL BE TEMPERED GLASS. R308.4
- WET LOCATIONS GLAZING, PROVIDE TEMPERED SAFETY GLAZING ADJACENT TO BATHTUBS, SHOWERS, HOT TUBS, SWIMMING POOLS AND SAUNAS AND WITHIN 60 INCHES BOTH VERTICALLY AND HORIZONTALLY OF STANDING OR WALKING SURFACES. SHOWER ENCLOSURES SHALL BE SAFETY GLAZE. R308.4
- MECHANICAL VENTILATION IN BATHS, SHOWER AND TUB-SHOWER LOCATIONS, EACH BATHROOM CONTAINING A BATHTUB, SHOWER OR TUB-SHOWER COMBINATION SHALL BE MECHANICALLY VENTILATED IN ACCORDANCE WITH CMC CHAPTER 4 AND CGBS CODE CHAPTER 4 DIVISION 4.5 R303.3.1
- ATTIC ACCESS MINIMUM, PROVIDE A MINIMUM 22 INCH BY 30 INCH ATTIC ACCESS WITH A MINIMUM 30 INCH NET HEADROOM ABOVE THE ACCESS. R807.1 SEE ADDITIONAL NOTES, AND CODES OF AREAS REQUIRING MECHANICAL EQUIPMENT.
- LENGTH PASSAGEWAY, WHERE THE HEIGHT OF THE PASSAGEWAY IS LESS THAN 6 FEET THE DISTANCE FROM THE PASSAGEWAY ACCESS TO THE APPLIANCE SHALL NOT EXCEED 20 FEET MEASURED ALONG THE CENTER LINE OF THE PASSAGEWAY. CMC 904.10.1
- WIDTH OF PASSAGEWAY, THE PASSAGEWAY SHALL BE UNOBSTRUCTED AND SHALL HAVE A SOLID FLOORING NOT LESS THAN 24 INCHES WIDE FROM THE ENTRANCE OPENING TO THE APPLIANCE. CMC 904.10.2
- WORK PLATFORM, A LEVEL WORKING PLATFORM OR SURFACE NOT LESS THAN 30 INCHES BY 30 INCHES SHALL BE PROVIDED IN FRONT OF THE SERVICE SIDE OF THE APPLIANCE.
- FURNACE (UPRIGHT AND HORIZONTAL) UPRIGHT FURNACE SHALL BE PERMITTED TO BE INSTALLED IN AN ATTIC, FURRED OR UNDER FLOOR SPACE EXCEEDING 5 FEET IN HEIGHT, PROVIDED THE REQUIRED LISTINGS AND FURNACE AND DUCT CLEARANCES ARE OBSERVED. HORIZONTAL FURNACES SHALL BE PERMITTED TO BE INSTALLED IN AN ATTIC, FURRED OR UNDER FLOOR SPACES PROVIDED THE LISTINGS AND FURNACE AND DUCT CLEARANCES ARE OBSERVED. CMC 904.10.5
- VENTED GAS FIREPLACE INSTALLATIONS, THE INSTALLATION OF VENTED GAS FIREPLACES SHALL COMPLY WITH CMC SECTION 908.0. PROHIBITED INSTALLATIONS, VENTED GAS FIREPLACES SHALL NOT BE INSTALLED IN BATHROOMS OR BEDROOMS UNLESS THE APPLIANCE IS LISTED AND THE BATH AND BEDROOM HAVE THE REQUIRED VOLUME IN ACCORDANCE WITH SECTION 701.4.
- BUILT IN UNITS AND COOKING APPLIANCES, ALL UNITS SHALL BE INSTALLED IN ACCORDANCE WITH SECTION CMC 916.2.1 THROUGH 916.2.4
- EXHAUST OPENINGS, EXHAUST AIR SHALL NOT BE DIRECTED ONTO SIDEWALKS
- CLOTHS DRYERS, TYPE 1 CLOTHS DRYERS INSTALLED IN LAUNDRY ROOMS AND LAUNDRY CLOSETS SHALL BE LISTED FOR CLEARANCES IN WHICH THEY ARE INSTALLED
- PROVISION FOR MAKEUP AIR, MAKEUP AIR WHEN REQUIRED SHALL BE PROVIDED FOR TYPE 1 CLOTHS DRYERS IN ACCORDANCE WITH THE MANUFACTURERS INSTRUCTIONS CMC 905.3
- EXHAUST DUCTS FOR TYPE 1 CLOTHS DRYERS, PROVIDE PERMANENTLY INSTALLED CLOTHS DRYER DUCT EXHAUSTING DIRECTLY TO OUTSIDE AIR OF 4 INCH RIGID METALLIC DUCT. THE INTERIOR OF THE DUCT SHALL REMAIN SMOOTH AND NOT BE PENETRATED BY ANY FASTENER THAT IS CAPABLE OF CATCHING LINT. THE TRANSITION DUCT CONNECTING THE DRYER TO THE EXHAUST DUCT SHALL BE PER THE MANUFACTURERS LISTING AND APPROVED BY THE AUTHORITY HAVING JURISDICTION DOMESTIC DRYER MOISTURE EXHAUST DUCTS SHALL NOT EXCEED A TOTAL COMBINED HORIZONTAL AND VERTICAL LENGTH OF 14 FEET, INCLUDING TWO 90 DEGREE ELBOWS. A LENGTH OF 2 FEET SHALL BE DEDUCTED FOR EACH 90 DEGREE ELBOW IN EXCESS OF TWO. CMC 504.3.1.2 WHERE THE LENGTH OF CLOTHS DRYER EXHAUST DUCTS EXCEED THE MAXIMUM DISTANCE OF THE CODE AND THE SYSTEM IS VENTED THROUGH THE ROOF AN APPROVED LINT COLLECTOR SHALL BE PLACED IN AN ACCESSIBLE LOCATION OVER THE DRYER.
- SEISMIC STRAPPING OF WATER HEATER, A MINIMUM OD (2) 3/4" X 24 GAUGE STRAPS REQUIRED AROUND THE WATER HEATER WITH 1/2" X 3" LAG BOLTS ATTACHED DIRECTLY TO FRAMING. STRAPS SHALL BE AT POINTS WITHIN THE UPPER THIRD AND THE LOWER THIRD OF THE WATER HEATER VERTICAL DIMENSION.
- PRESSURE LIMITING DEVICES, A WATER HEATER INSTALLATION SHALL BE PROVIDED WITH OVERPRESSURE PROTECTION BY MEANS OF AN APPROVED LISTED DEVICE INSTALLED IN ACCORDANCE WITH THE TERMS OF ITS LISTING AND THE MANUFACTURERS INSTALLATION INSTRUCTIONS
- INSULATED WATER HEATER, THE WATER HEATER SHALL BE FITTED WITH AN APPROVED INSULATING BLANKET.
- TEMPERATURE LIMITING DEVICES, A WATER HEATER INSTALLATION OR A HOT WATER STORAGE VESSEL INSTALLATION SHALL BE PROVIDED WITH OVER TEMPERATURE PROTECTION.
- TEMPERATURE, PRESSURE AND VACUUM RELIEF DEVICES, THE INSTALLATION OF TEMPERATURE PRESSURE AND VACUUM RELIEF DEVICES OR COMBINATION THEREOF AND AUTOMATIC GAS SHUTOFF DEVICES SHALL BE INSTALLED IN ACCORDANCE WITH THE TERM OF THEIR LISTING AND MANUFACTURERS INSTALLATION INSTRUCTIONS. A SHUTOFF VALVE SHALL NOT BE PLACED BETWEEN THE RELIEF VALVE AND THE WATER HEATER OR ON DISCHARGE PIPES BETWEEN SUCH VALVES AND THE ATMOSPHERE. THE HOURLY BUTI DISCHARGE CAPACITY OR RATED RELIEF CAPACITY OF THE DEVICE SHALL NOT BE LESS THAN THE INPUT RATING OF THE WATER HEATER.
- AIR FOR COMBUSTION AND VENTILATION OF WATER HEATERS, COMBUSTION AIR FOR THE WATER HEATER SHALL CONFORM TO CPC 506.0
- VENTING OF THE WATER HEATERS, VENTING SYSTEM SHALL BE DESIGNED AND CONSTRUCTED TO CONVEY FLUE, VENT OR BOTH GASES TO THE OUTDOORS. WATER HEATER VENT PIPE SHALL BE TYPE 'B' CPC509.4
- INSTANT WATER HEATERS, INSTANT WATER HEATERS SHALL BE COORDINATED WITH THE OWNER OR CONTRACTOR TO LOCATE AND PROVIDE SOLID BACKING FOR TOWEL BARS AND RINGS, TP HOLDERS, REGISTERS, VENTS, MEDICINE CABINETS, TILED IN NICHES AND TRAYS, BUILT UP HEARTHIS ABOVE THE FLOOR FIREPLACE STANDS, ETC.
- TOWEL BARS, TP HOLDERS, ECT, THE CONTRACTOR SHALL VERIFY VENDOR, MODEL, SIZE, QUANTITY AND LOCATIONS OF ALL TOWEL BARS, TP HOLDERS, TOWEL RINGS, MEDICINE CABINETS AND OTHER SUCH TYPICAL FINISH OUT REQUIREMENTS.

Electrical Notes:

- Electrical vehicle supply equipment (EVSE) is required in New one and two family dwellings and townhomes with attached garages. A minimum size 1" conduit originating from a panel or service having a spare 40 ampere 240 volt capacity terminating in a box located in close proximity to the location of the future EV charger. CGC 4.106.4
- Tamper resistant receptacles for all locations described in CEC 210.52 (ie. all receptacles in a dwelling)
- Arc-fault protection for all outlets (not just receptacles) located in rooms described in NEC 210.12(A): Kitchens, laundry areas, family, living, bedrooms, dining, halls, etc.
- At least one receptacle outlet accessible at grade level will be installed outdoors at the Front and Back of the dwelling. CEC article 210.52(E) This receptacle must be GFCI protected.
- There will be a minimum of 2 small appliances branch circuits within the locations specified in Article 210.52(B) ie. kitchen and dining areas
- A separate (detached building with a separate foundation and slab) ADU requires a separate ground electrode system per CEC 250.32 Use 1/2" x 20' rebar connected to bottom bar of footing steel

Plumbing:

- Water conserving fixtures: New water closets shall use no more than 1.28 gallons of water per flush, kitchen faucets may not exceed 1.8 GPM, lavatories are limited to 1.2 GPM, and shower heads may not exceed 1.8 GPM of flow. CPC sections 407,408,411,412



FLOOR PLAN
2132 SQ. FT.

Ripperda / Urizar Residence
243 E. 10th Ave
Zoning R-1-6

ESTABLISHED 1973
ROBERT LACKEY
CONSTRUCTION
AND DESIGN
INC

DRAWN
RLC
SCALE
1/4" = 1'0"
DATE
9-5-2019
SHEET
A 2.0

WINDOW SCHEDULE

All Windows To Be Windsor Windows Pinnacle Wood Clad color sage green, duel glazed, low E 366, exterior use 3 1/2" flat. Except bathroom windows to be Vinyl Windows color sage green, duel glazed, low E

ADU	Sym	width	Size height	Description	:East Exposure:
	21	3'0"	2'0"	XO tempered	
	22	4'0"	4'0"	double casement left & right hinge plaza grill	:West Exposure: :South Exposure:
	23	4'0"	4'0"	double casement left & right hinge plaza grill tempered	
	24	4'0"	4'0"	double casement left & right hinge plaza grill	
	25	2'6"	3'0"	casement left hinge	:North Exposure:
	26	2'6"	3'0"	casement left hinge	
Garage	20	5'0"	4'0"	double casement left & right hinge plaza grill	

WINDOW SCHEDULE

All Windows To Be Windsor Windows Pinnacle Wood Clad color sage green, duel glazed, low E 366, exterior use 3 1/2" flat. Except bathroom windows to be Vinyl Windows color sage green, duel glazed, low E

House	Sym	width	Size height	Description	:North Exposure:
	1	5'0"	8'6"	fixed w/ 1/2 radius top tempered	
	2	5'0"	8'6"	fixed w/ 1/2 radius top tempered	
	3	2'6"	6'0"	casement right plaza grill	TEMPERED
	4	2'6"	6'0"	casement left hinge plaza grill	:West Exposure:
	5	3'0"	2'0"	XO tempered	
	6	4'0"	4'0"	double casement left & right hinge plaza grill	
	7	2'6"	6'0"	casement left hinge plaza grill tempered	
	8	2'6"	6'0"	casement left hinge plaza grill	
	9	2'6"	6'0"	casement left hinge plaza grill	:South Exposure:
	10	2'6"	6'0"	casement right hinge plaza grill	
	11	2'6"	6'0"	casement right hinge plaza grill tempered	
	12	2'6"	6'0"	casement right hinge plaza grill tempered	:East Exposure:
	13	2'6"	6'0"	casement left hinge plaza grill tempered	
	14	2'6"	6'0"	casement right hinge plaza grill tempered	
	15	2'0"	1'6"	awning	
	16	2'0"	1'6"	awning	
	17	3'0"	2'0"	XO tempered	
	18	2'0"	3'0"	casement right hinge plaza grill	
	19	2'6"	6'0"	casement right hinge	
KITCHEN	40	4'0"	4'0"	SKYLIGHT	

Exterior Door Schedule

ADU & Garage ALL EXTERIOR DOORS TO BE 20 MIN. RATED

ADU & Garage	Sym	Quantity	width	Size height	thickness	Description
	O	1	3'0"	6'8"	1 3/4"	Solid core entry door
	M	1	3'0"	6'8"	1 3/4"	Solid core

Interior Doors

All interior doors T.M. Cobb Molded Doors style Conmore 5- panel

ADU	Sym	Quantity	width	Size height	thickness	Description
	P	1	2'6"	6'8"	1 3/8"	solid core
	Q	1	2'6"	6'8"	1 3/8"	solid core pocket door
	R	1	5'0"	6'8"	1 3/8"	solid core bi-pass

Exterior Door Schedule

Excluding Front Door All other exterior doors to be Windsor Doors Pinnacle Clad In-swing Patio doors color sage green, duel glazed, low E 366, exterior use 3 1/2"

House	Sym	Quantity	width	Size height	thickness	Description
	A	1	3'0"	8'0"	1 3/4"	Arch top entry door
	B	1	3'2"	7'11 1/2"		left hinge
	C	1	3'2"	7'11 1/2"		right hinge
	D	3	5'4"	7'11 1/2"		double doors

Interior Doors

All interior doors T.M. Cobb Molded Doors style Conmore 5- panel

House	Sym	Quantity	width	Size height	thickness	Description
	E	4	3'0"	8'0"	1 3/8"	solid core
	F	1	2'6"	8'0"	1 3/8"	solid core
	G	1	2'0"	8'0"	1 3/8"	solid core
	H	2	3'0"	8'0"	1 3/8"	solid core pocket door
	I	1	2'6"	8'0"	1 3/8"	solid core pocket door
	J	1	2'4"	8'0"	1 3/8"	solid core pocket door
	K	1	6'0"	8'0"	1 3/8"	solid core bi-pass
	L	1	4'0"	8'0"	1 3/8"	solid core pair of doors

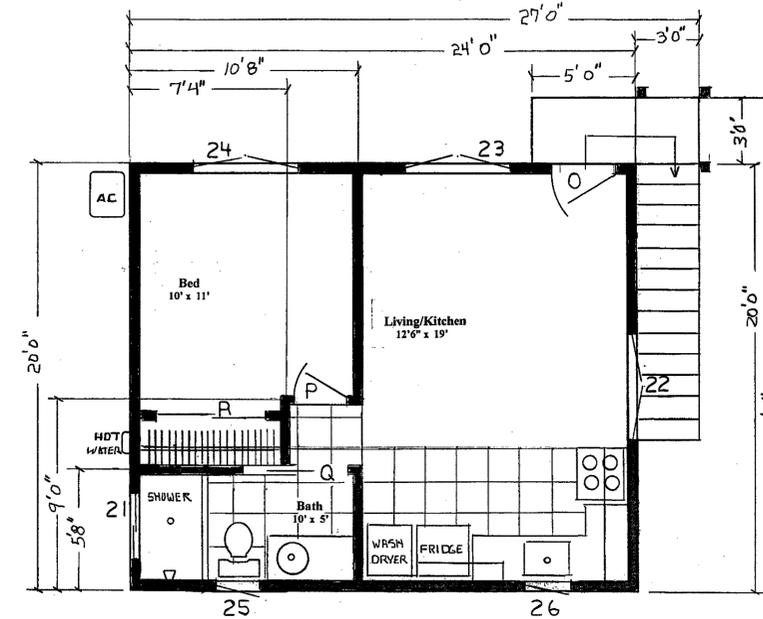
Plumbing fixtures:

- Master bath**
- 1- Teorema 2 model Scarabeo 5137 rectangular white ceramic trough under mount sink
 - 1- Kohler K-3589-0 Cimarron toilet
 - 1- Kohler K-4636-0 toilet seat
 - 2- Hansgrohe Talis S model 72111001 wall mount single handle faucet trim
 - 2- Hansgrohe model 13622181 Rough In Valve
 - 2- Hansgrohe model 04233000 Ecostat pressure balance Trim S
 - 2- Hansgrohe model 01850181 Rough In Valve
 - 2- Hansgrohe model 04186003 shower arm standard 9"
 - 2- Hansgrohe model 27486001 Raindance S shower head
 - 1- Hansgrohe Talis S model 72410001 Tub Spout
 - 1- Hansgrohe model 04233000 Ecostat pressure balance Trim S
 - 1- Hansgrohe model 01850181 Rough In Valve
- Bath 1**
- 1- Kohler K-2338-1-0 Bancroft 24" pedestal sink
 - 1- Kohler K-3589-0 Cimarron toilet
 - 1- Kohler K-4636-0 toilet seat
 - 1- Hansgrohe Metris S model 31060001 single hole faucet
 - 1- Hansgrohe model 04233000 Ecostat pressure balance Trim S
 - 1- Hansgrohe model 01850181 Rough In Valve
 - 1- Hansgrohe model 04186003 shower arm standard 9"
 - 1- Hansgrohe model 27486001 Raindance S shower head
- Bath 2**
- 1- Kohler K-2355-0 Archer under-mount sink
 - 1- Kohler K-3589-0 Cimarron toilet
 - 1- Kohler K-4636-0 toilet seat
 - 1- Hansgrohe Metris S model 31060001 single hole faucet
 - 1- Hansgrohe model 04233000 Ecostat pressure balance Trim S
 - 1- Hansgrohe model 01850181 Rough In Valve
 - 1- Hansgrohe model 04186003 shower arm standard 9"
 - 1- Hansgrohe model 27486001 Raindance S shower head

- ADU bath**
- 1- Kohler K-2355-0 Archer under-mount sink
 - 1- Kohler K-3589-0 Cimarron toilet
 - 1- Kohler K-4636-0 toilet seat
 - 1- Hansgrohe Metris S model 31060001 single hole faucet
- Kitchen**
- 1- Hansgrohe model 04233000 Ecostat pressure balance Trim S
 - 1- Hansgrohe model 01850181 Rough In Valve
 - 1- Hansgrohe model 04186003 shower arm standard 9"
 - 1- Hansgrohe model 27486001 Raindance S shower head
 - 1- CECO Delray 754-UM single bowl undermount sink
 - 1- Grohe model 33893000 Ladylux3 Plus single handle
 - 1- Insinkerator Evolution Pro 750 garbage disposal 1/2 HP
 - 1- Insinkerator sink top switch
- Laundry**
- 1- CECO Big Horn 857-UM laundry tray
 - 1- Hansgrohe model 04247000 Talis S
- ADU Kitchen**
- 1- CECO Aliso 730-UM double bowl under mount
 - 1- Hansgrohe model 04247000 Talis S
 - 1- Insinkerator Badger 5 garbage disposal 1/2 HP
 - 1- Insinkerator sink top switch

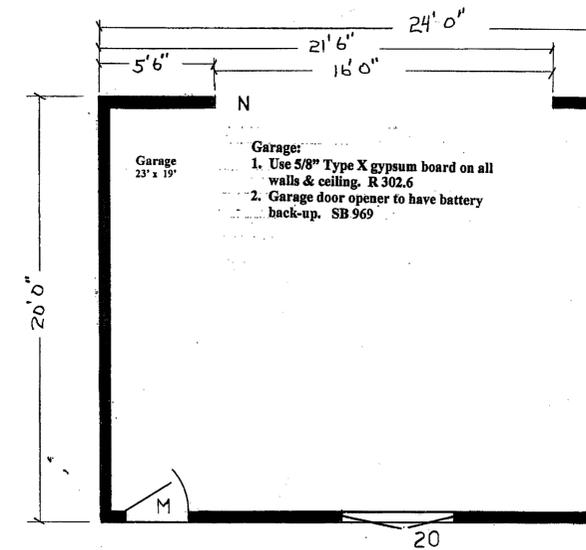
Finish Schedule:

House	Room	Floor	Walls	Ceiling	Ceiling ht.
	Living	Engineered Wood	5/8" drywall	5/8" drywall & 4" x 6" beams	10' to 11'5"
	Dining	Engineered Wood	5/8" drywall	5/8" drywall & 4" x 6" beams	10' to 11'5"
	Kitchen	Porcelain Tile	5/8" drywall	5/8" drywall	10'
	Entry	Porcelain Tile	5/8" drywall	5/8" drywall	10'
	M. Bed	Engineered Wood	5/8" drywall	5/8" drywall & 4" x 6" beams	10'
	M. Bath	Porcelain Tile	5/8" drywall	5/8" drywall	10'
	M. Closet	Porcelain Tile	5/8" drywall	5/8" drywall	10'
	Laundry	Porcelain Tile	5/8" drywall	5/8" drywall	10'
	Bath 1	Porcelain Tile	5/8" drywall	5/8" drywall	10'
	Bed 1	Engineered Wood	5/8" drywall	5/8" drywall	10'
	Bed 2	Engineered Wood	5/8" drywall	5/8" drywall	10'
	Bath 2	Porcelain Tile	5/8" drywall	5/8" drywall	10'
	Patio	Split-brick over 3 1/2" concrete	Stucco	Stucco & 4" x 6" beams	9' to 10'9"
	ADU				
	Bed	Engineered Wood	5/8" drywall	5/8" drywall	8'
	Bath	Porcelain Tile	5/8" drywall	5/8" drywall	8'
	Kitchen	Porcelain Tile	5/8" drywall	5/8" drywall	8'
	Living	Engineered Wood	5/8" drywall	5/8" drywall	8'



ADU FLOOR PLAN
ABOVE GARAGE

480 SQ. FT.



GARAGE FLOOR PLAN

480 SQ. FT.

FLOOR PLAN

Ripperda / Urizar Residence
243 E. 10th Ave.
Zoning R-1-6

ESTABLISHED 1973

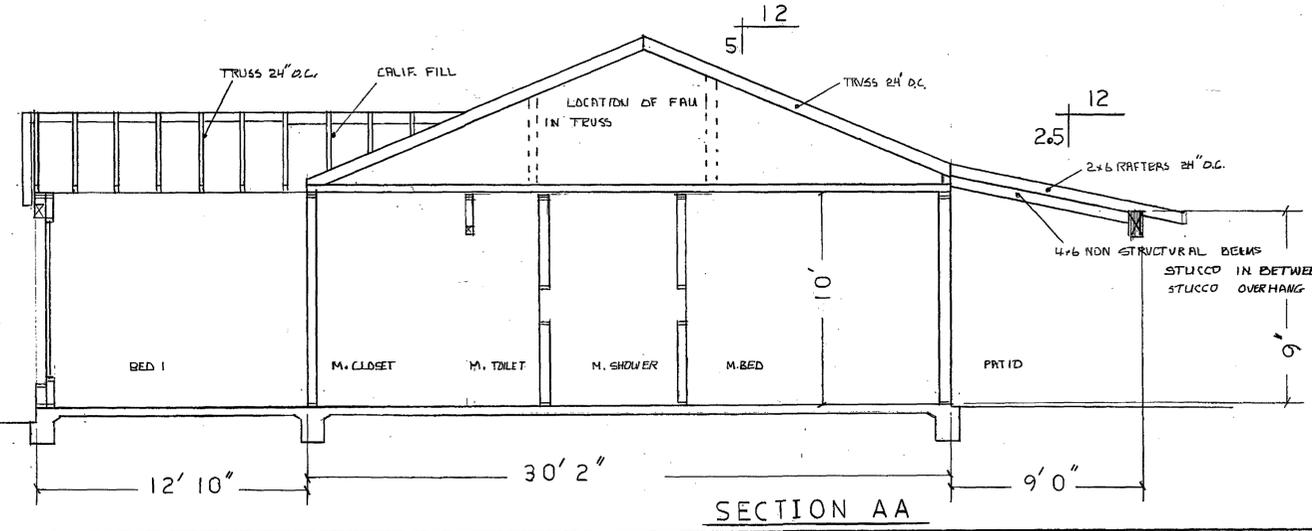
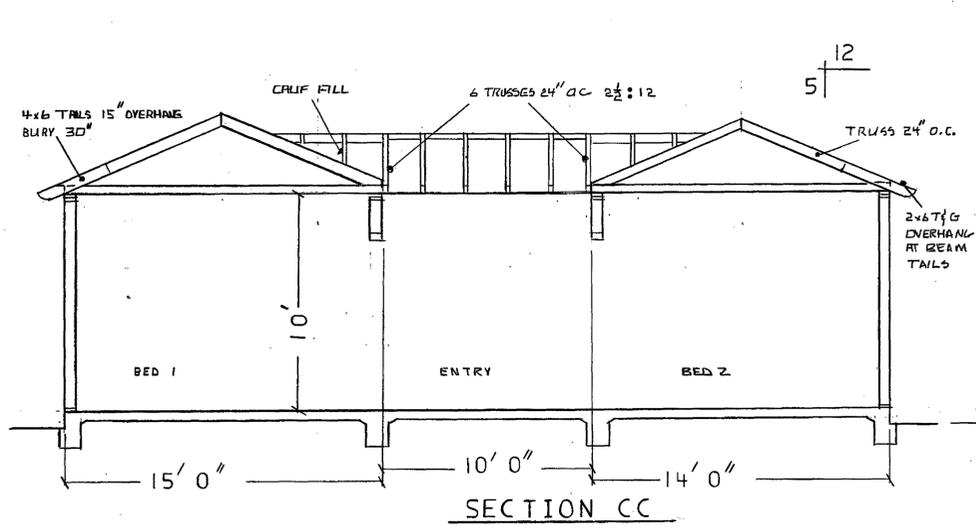
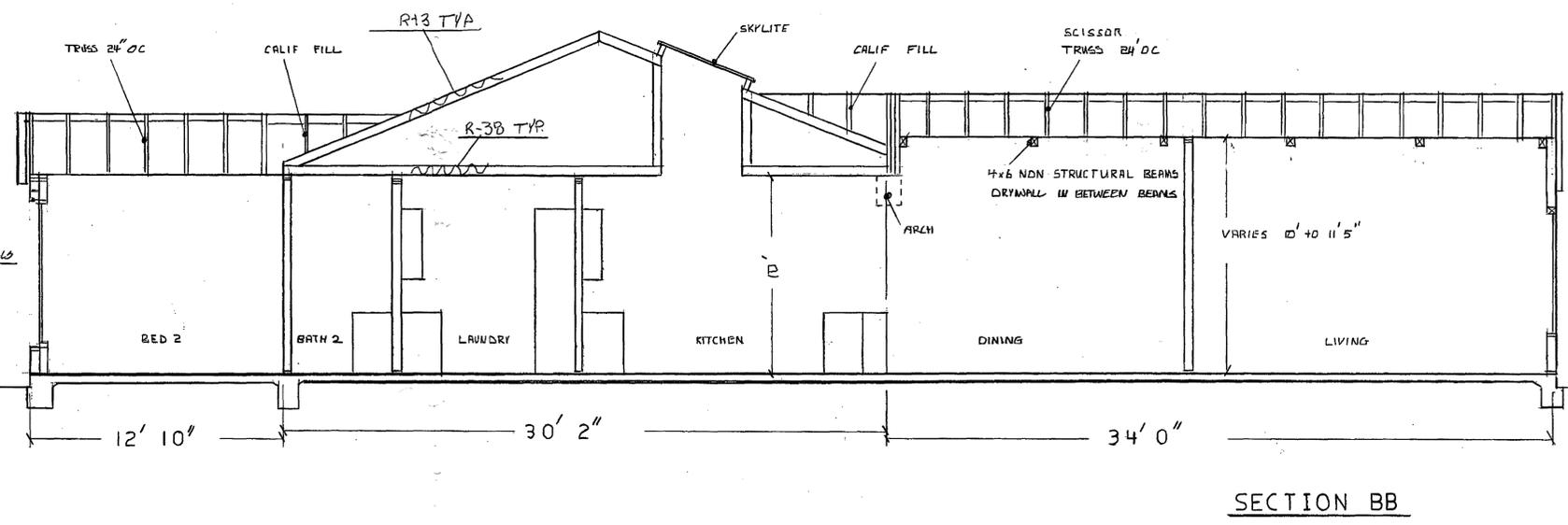
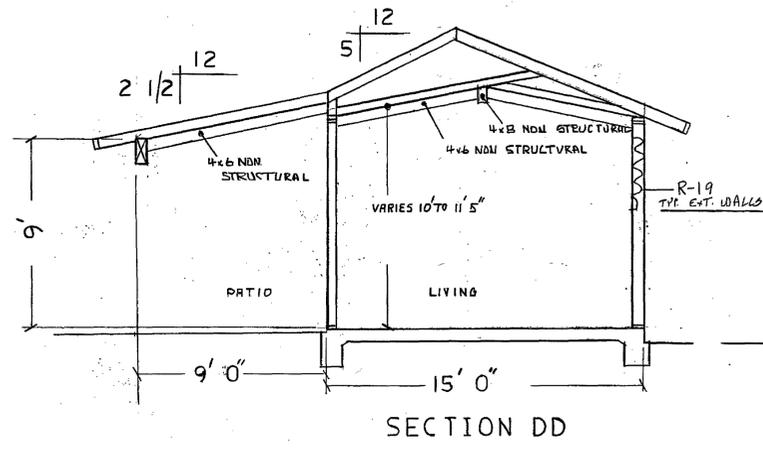
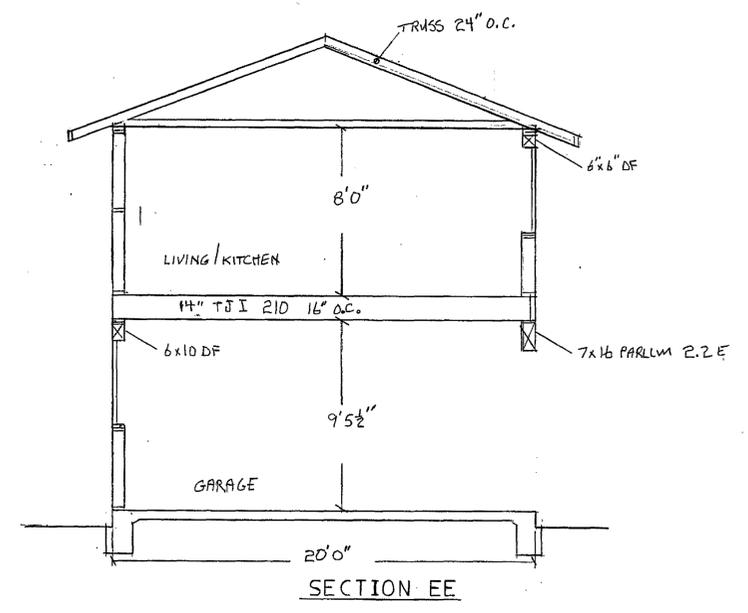
760-728-5591

ROBERT LACKEY
CONSTRUCTION
AND DESIGN
INC

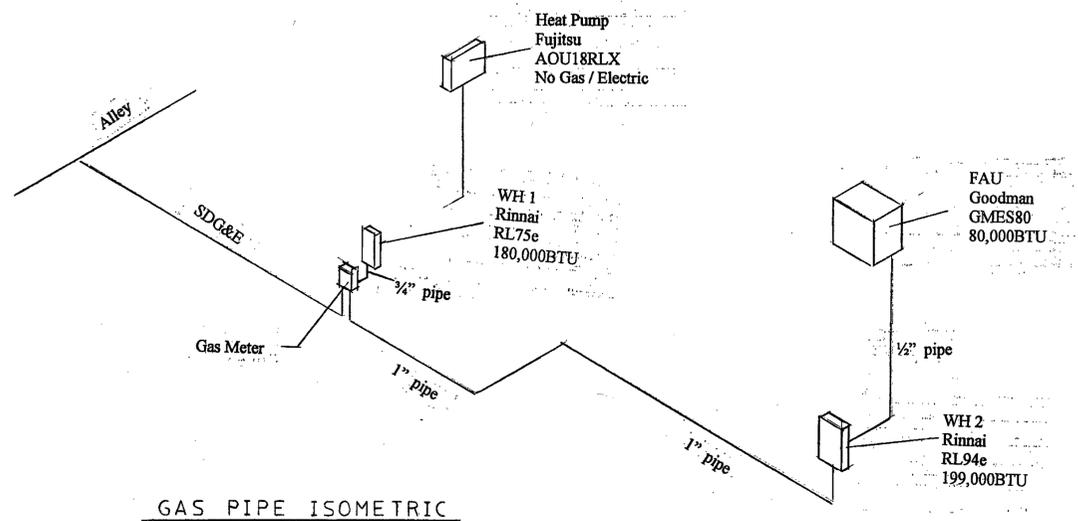


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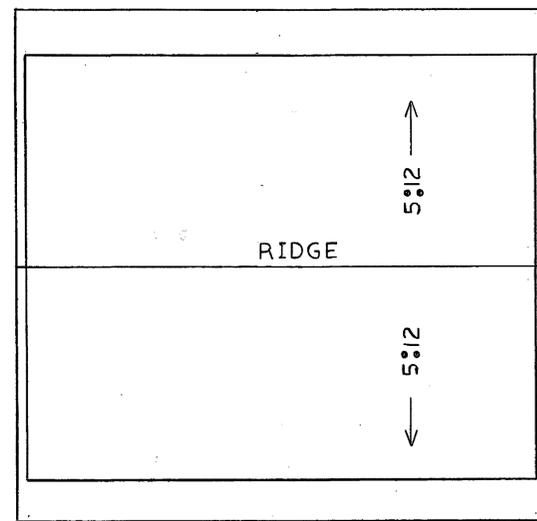
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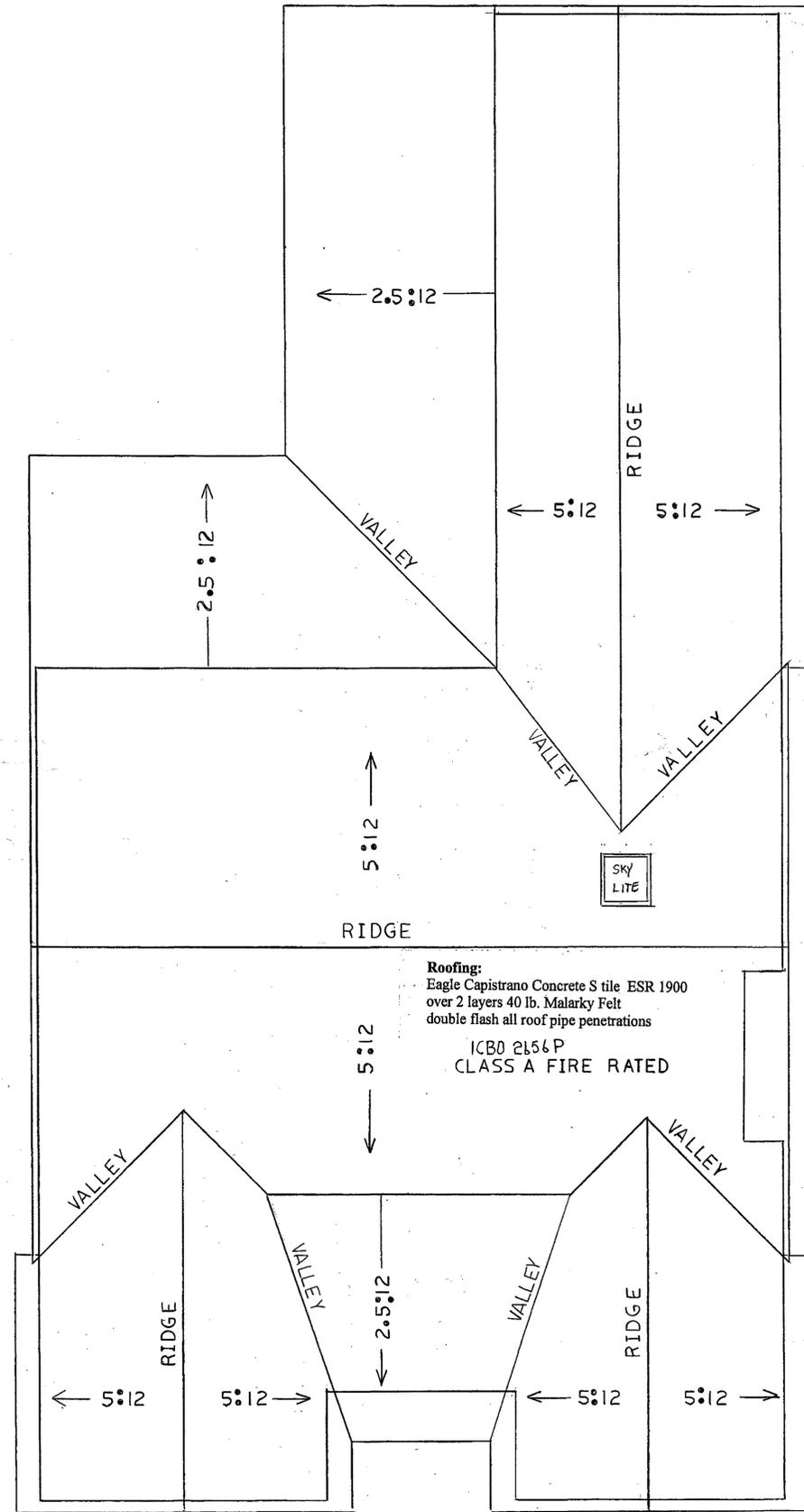
CROSS SECTIONS



GAS PIPE ISOMETRIC



ADU



HOUSE

Roofing:
Eagle Capistrano Concrete S tile ESR 1900
over 2 layers 40 lb. Malarky Felt
double flash all roof pipe penetrations
ICBO 2156P
CLASS A FIRE RATED

ROOF PLAN

Ripperda / Urizar Residence
243 E. 10th Ave.
Zoning R-1-6

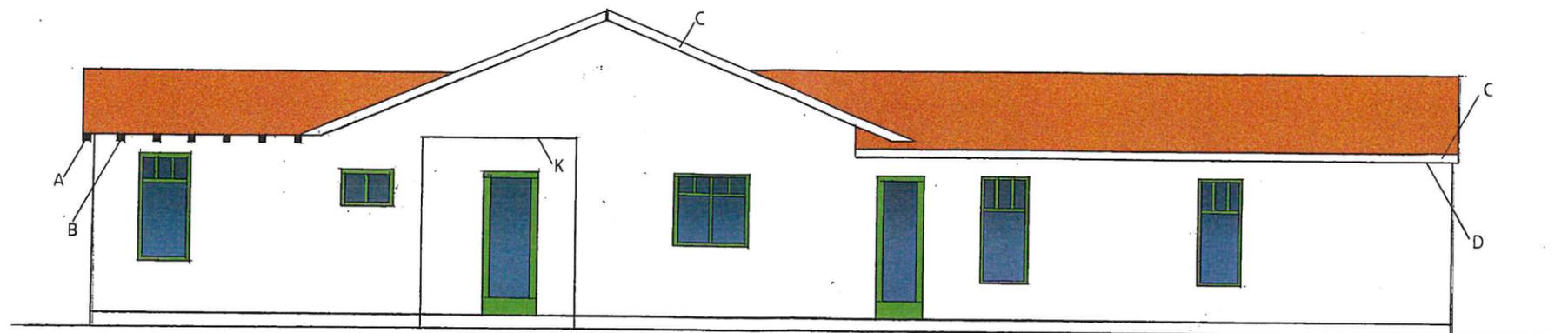
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CONSTRUCTION
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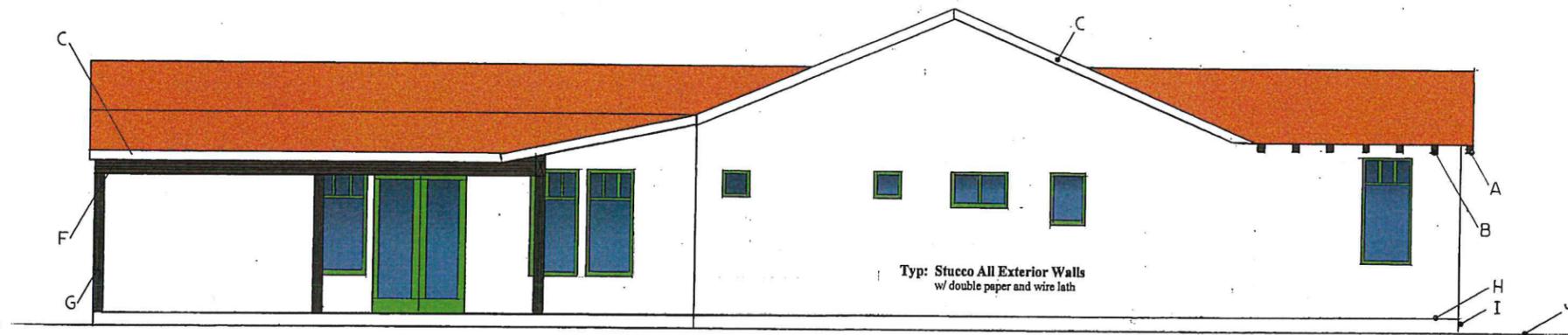


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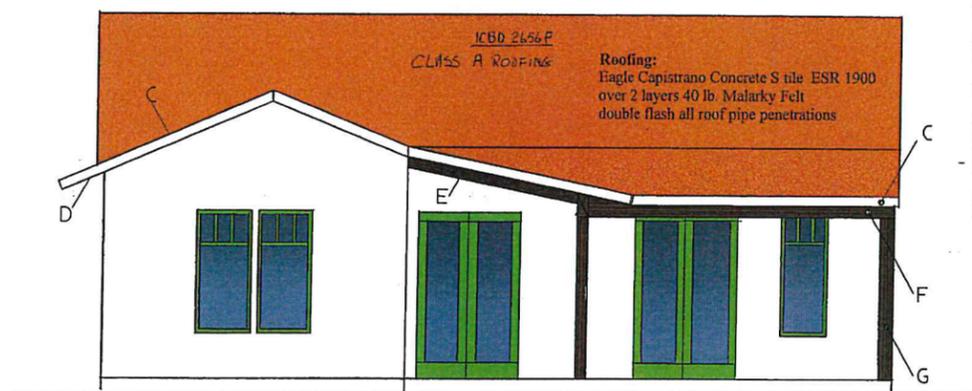


RIGHT SIDE ELEV. WEST



LEFT SIDE ELEV. EAST

Typ: Stucco All Exterior Walls
w/ double paper and wire lath



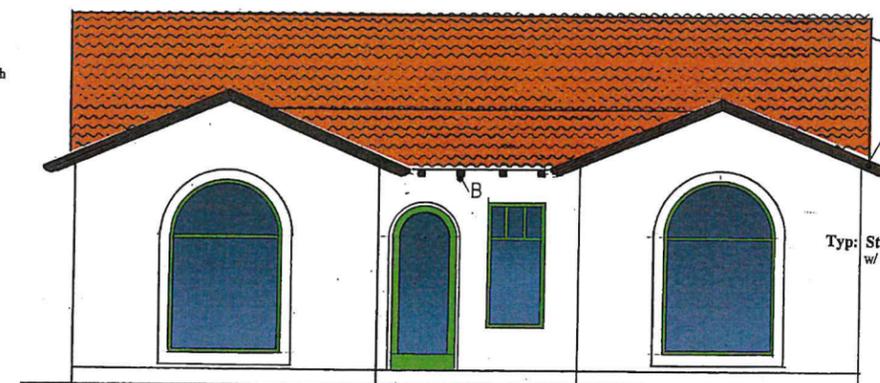
REAR ELEV. SOUTH

ICBD 2656P
CLASS A ROOFING

Roofing:
Hagle Capistrano Concrete S tile ESR 1900
over 2 layers 40 lb. Malarky Felt
double flash all roof pipe penetrations

Elevation Key:

Symbol	Description
A	4" x 6" DF R/S rake rafter
B	4" x 6" DF R/S rafter tails
C	2" x 6" DF rake rafter w/ stucco covering w/ 2" x 6" Spruce T&G overhang
D	Stucco bottom of all overhangs except at Front of house w/ 4" x 6" tails
E	4" x 6" DF R/S non structural rafters with stucco between rafters
F	6" x 14" DF R/S patio beam
G	6" x 6" DF R/S patio post
H	Top of finish slab
I	8" clearance between top of finish slab and top of compacted pad
J	top of compacted pad
K	stucco soffit



FRONT ELEV. NORTH

Typ: Stucco All Exterior Walls
w/ double paper and wire lath

HOUSE
ELEVATIONS

Ripperda / Urizar Residence
243 E. 10th Ave.
Zoning R-1-6

ESTABLISHED 1973
760-728-5591

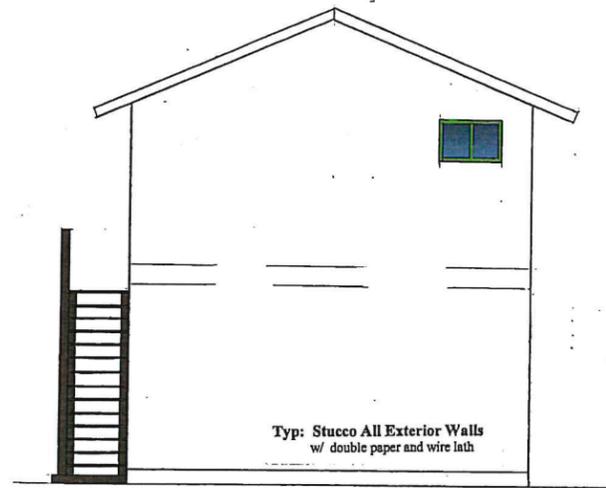
ROBERT LACKEY
CONSTRUCTION
AND DESIGN
INC



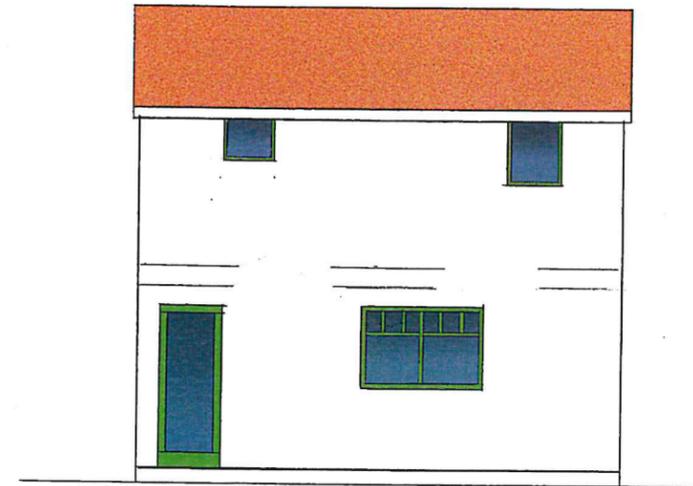
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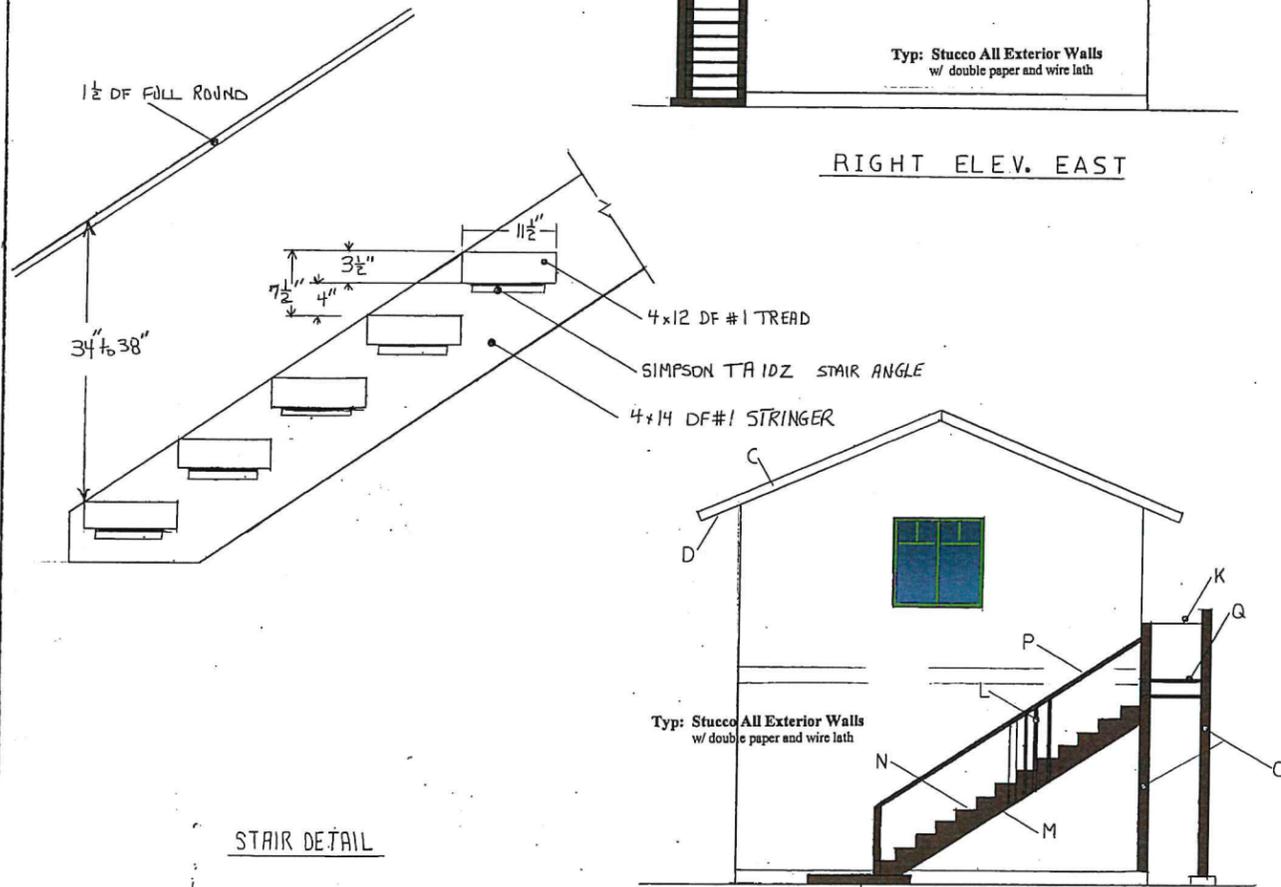
- Stairway Minimum Standards:**
1. Maximum rise is 7 1/2" and minimum run is 10" Measured from the nosing projection. Where there is no nosing, the minimum run is 11" R 311.7
 2. Open risers are only permitted if the opening between treads does not permit the passage of a 4 inch diameter sphere. R 311.7.5.1
 3. The handgrip portion of all handrails shall be not less than 1 1/4 inches nor more than 2 inches in cross-sectional dimension. R 311.7.8.3
 4. Hand grip to be 34 inches to 38 inches above nose of tread
 5. Openings between pickets do not permit the passage of a 4 inch diameter sphere.
 6. Minimum height of landing railing 42 inches



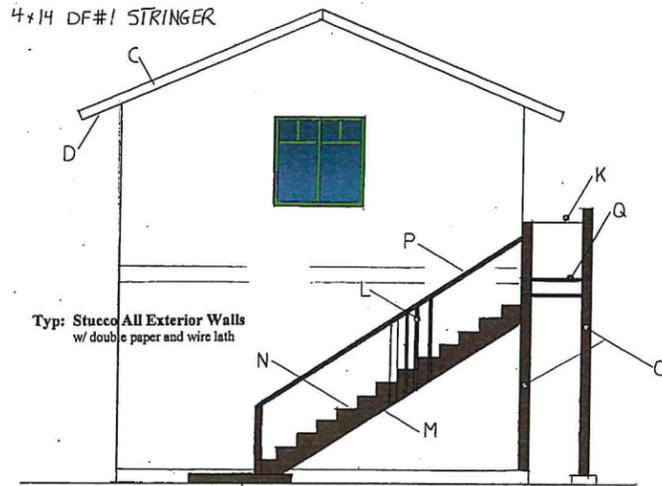
RIGHT ELEV. EAST



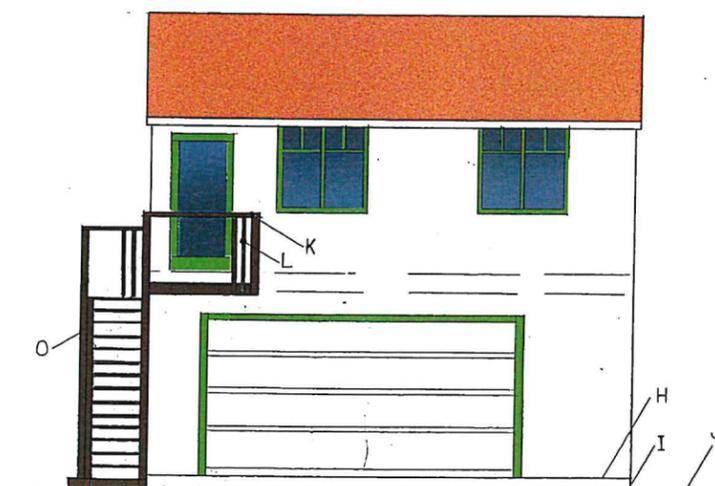
REAR ELEV. NORTH



STAIR DETAIL



LEFT ELEV. WEST



FRONT ELEV. SOUTH

Symbol	Description
C	2" x 6" DF rake rafter w/ stucco covering
D	Stucco bottom of all overhangs
H	Top of finish slab
I	8" clearance between top of finish slab and top of compacted pad
J	top of compacted pad
K	2" x 4" top rail 42" above top of landing
L	2" x 2" pickets maximum 4" o.c.
M	4" x 14" DF #1 stringer
N	4" x 12" DF #1 treads
O	4" x 4" DF #1 post
P	1 1/2" DF full round Top of handrail 34" to 38" above nosing of tread
Q	2" x 12" DF landing

- Detail and reference required handrails for the carriage unit per Section R311.7.7
- a) Shall be provided on at least one side of each stairway with four or more risers.
 - b) Handrails and extensions shall be 34" to 38" above nosing of treads and be continuous.
 - c) The handgrip portion of all handrails shall be not less than 1 1/4 inches nor more than 2 inches in cross-sectional dimension. See Section R311.7.8.3 for alternatives.
 - d) Handrails projecting from walls shall have at least 1 1/2 inches between the wall and the handrail.
 - e) Ends of handrails shall be returned or shall have rounded terminations or bends.

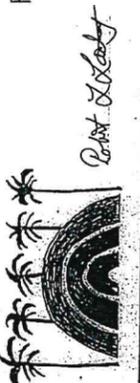
GARAGE/ADU ELEVATION

Ripperda / Urizar Residence
243 E. 10th Ave.
Zoning R-1-6

ESTABLISHED 1973

760-728-5591

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CONSTRUCTION
AND DESIGN
INC



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EXAMPLE REFERENCE ONLY



HISTORIC PRESERVATION COMMISSION

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

TO: Historic Preservation Commission
FROM: Adam Finestone, Principal Planner
SUBJECT: Accessory Dwelling Unit Legislation

BACKGROUND:

During the 2019 legislative session, the State of California approved several bills related to Accessory Dwelling Units (ADUs) which became effective on January 1, 2020. Said bills partially preempt local jurisdictional authority to establish rules and regulations relating to the construction of ADUs. The City of Escondido Planning Division is in the process of updating the Escondido Zoning Code to comply with current State statutes.

The biggest change that may affect properties which are subject to regulations contained in Article 40 (Historical Resources) of the Escondido Zoning Code is related to the City's design review authority. The new legislation states that the approval process for an ADU shall include "only ministerial provisions for the approval of accessory dwelling units and shall not include any discretionary processes, provisions, or requirements for those units" (Section 65852.2(a)(4) of the California Government Code). As such, ADUs proposed on properties in the Old Escondido Neighborhood, those on the City's local register, and any other properties which may otherwise be regulated by the provisions contained in Article 40 will no longer be subject to design review by either City staff or the HPC.

Article 70 (Accessory Dwelling Units) of the Escondido Zoning Code currently contains regulations which require colors and materials of proposed ADUs to match those of the primary residence. As part of a pending Zoning Code Amendment being undertaken to comply with State legislation, the Planning Division will be exploring other possible regulations to help ensure that new ADUs are compatible with existing historic structures.

A few of the most noteworthy changes to the ADU regulations are as follows:

- There is no minimum lot size required for an ADU
- Owner-occupancy can no longer be required
- Minimum size for a detached ADU is 800 square feet
- Side and rear setbacks for detached ADUs are four feet
- Replacement parking cannot be required when a garage is converted into an ADU
- In some cases, one ADU and one Junior ADU may be placed on a property
- Timeframe for review and approval of an ADU is reduced from 120 days to 60 days

The Planning Division has created an Accessory Dwelling Unit handout to assist property owners who may desire to build an ADU on their property. As Planning Division staff's familiarity with the new ADU legislation grows, the handout may be updated and additional resources may be provided for public consumption.

Additional information on ADU legislation can be found at the State of California Department of Housing and Community Development's website: <https://hcd.ca.gov/policy-research/AccessoryDwellingUnits.shtml>. It should be noted, however, that the website has not yet been updated to reflect the recently enacted legislation as of the date of publication of this report.

Many individual homeowners would like to help provide more housing. This publication can help you do your part. **Accessory dwelling units** (sometimes called “granny flats” or “second dwelling units”) have been identified as a way to increase housing in areas currently zoned for housing.

Over the last couple of years, the California Legislature enacted sets of reform bills seeking to reduce restrictions on accessory unit construction. As a result, the City of Escondido has worked to remove barriers that have impeded the development of accessory dwelling units. The changes include relaxed standards for parking requirements, utility connections, fees, lot density, unit size, and building permitting timelines for accessory dwelling units. High land costs and permitting concessions have made the thought of building an accessory dwelling unit popular among homeowners and want-to-be homeowners. If you have ever thought about building an accessory dwelling unit, then this handout should help you get started.



WHAT IS AN ACCESSORY DWELLING UNIT?

An accessory dwelling unit is broadly defined as a detached or attached dwelling unit that provides complete, independent living facilities for one or more persons and that includes permanent provisions for living, sleeping, eating, cooking, and sanitation on the parcel or parcels on which the primary unit is situated.

WHAT IS A JUNIOR ACCESSORY DWELLING UNIT?

A junior accessory dwelling unit is no more than 500 square feet in area and contained entirely within an existing single family residence, with one bedroom and separate or shared sanitation facilities. An accessory dwelling unit and junior accessory dwelling unit may occur on the same lot.

TIPS ON HOW TO GET STARTED:

1. Think about **WHY** you’re building an accessory dwelling unit.
2. Research the new zoning requirements to ensure that you can build an accessory dwelling unit. Some information about the varying restrictions is provided on the backside of this handout.
3. Understand your budget and resources.
4. After you determine what you can build, set realistic goals and priorities.
5. Learn about the permitting requirements and talk to City staff at 760-839-4671 to understand the process.
6. Hire an architect to help make smart decisions and to submit plans.

ACCESSORY DWELLING UNIT HANDOUT - 2020

	ACCESSORY DWELLING UNIT (ADU) DEVELOPMENT STANDARDS	JUNIOR ACCESSORY DWELLING UNIT (JADU) DEVELOPMENT STANDARDS
Number	One ADU may be allowed per single-family dwelling. An ADU may occur on the same lot as a JADU.	One JADU may be allowed per existing single-family residence. A JADU may occur on the same lot as an ADU.
Maximum Size Allowed	Based on the size of the main residence, lot size, floor area ratio, and lot coverage. The total permissible square footage amount ranges from 800 to 1,000 square feet.	500 square feet maximum.
Minimum Size Allowed	Efficiency units for occupancy for no more than two persons with a minimum of 150 square feet.	Efficiency units for occupancy for no more than two persons with a minimum of 150 square feet.
Height	Based on existing zoning.	N/A.
Floor Area Ratio	Based on existing zoning, but an 800 square foot ADU is permitted regardless of floor area ratio.	N/A.
Lot Coverage	Based on existing zoning, but an 800 square foot ADU is permitted regardless of lot coverage.	N/A.
Conversion of an existing accessory structure	Conversion of an accessory structure built prior to January 1, 2020 is allowed provided the structure received building permits.	N/A.
Side and Rear	Same as existing zoning if attached. Four (4) feet if detached.	N/A.
Front Setbacks	Same as existing zoning.	N/A.
Separate Entrance	A separate exterior entrance is required. An interior entrance into or from the main residence is prohibited.	A separate exterior entrance, as well as interior access into the main residence, is required.
Kitchen	A full kitchen, separate from the primary residence is required.	An efficiency kitchen is required. Appliances that require electrical service greater than 120 volts, or natural or propane gas, are not allowed.
Sanitation	An ADU has separate sanitation facilities from the primary residence.	A JADU may share bath/sanitation facilities with the primary residence or have separate facilities.
Deed Restriction	N/A.	Recordation of a deed restriction is required addressing the owner-occupancy requirement, size limitation, and persons per unit standard.
Rental Allowance	Can be rented for periods of 30 days or more.	Can be rented for periods of 30 days or more.
Owner-Occupancy Requirement	Owner-occupancy is not required for the accessory dwelling unit or main residence.	Owner-occupancy is required for either the accessory dwelling unit or main residence.
Planning Fees	\$1250.00	\$1250.00
Other Development Service Fees	Building permit review fees are collected, but all other development service fees are waived.	Building permit review fees are collected, but all other development service fees are waived.
State Law Information	Government Code Section 65852.2, amended by Statutes of 2019.	Government Code Section 65852.22, amended by Statutes of 2019.



HISTORIC PRESERVATION COMMISSION

Agenda Item No.: H.3
Date: January 16, 2020

TO: Historic Preservation Commission
FROM: Adam Finestone, Principal Planner
SUBJECT: Downtown Specific Plan – Ad-Hoc Committee

BACKGROUND:

The Downtown Specific Plan is a policy document which serves as the City's primary zoning instrument for properties in the vicinity of downtown Escondido. The document addresses land use allowances and provides design policies, standards and guidelines for properties throughout the Downtown Specific Plan area. The document also addresses how it will be implemented and administered, including design review procedures, and contains a matrix identifying the review process required for various types of construction activity. A copy of that matrix has been attached hereto. The Downtown Specific Plan can be found in its entirety at the following link: <https://www.escondido.org/Data/Sites/1/media/PDFs/Planning/DowntownSpecificPlan.pdf?v=4>.

PREVIOUS ACTION:

At its November 21, 2019, meeting, the Historic Preservation Commission directed staff to identify procedures to establish ad-hoc subcommittee to study possible changes to project review procedures in the Downtown Specific Plan.

STAFF REQUEST:

Staff requests that the commission establish an ad-hoc subcommittee to study and recommend possible changes to the review procedures for projects proposed within the Downtown Specific Plan area. Per the Brown Act, an ad-hoc subcommittee must:

1. Be composed of less than a quorum of members of the whole committee or commission;
2. Serve a limited or singular purpose and be dissolved once that purpose is complete; and
3. Not exist in perpetuity.

Per direction from the city attorney's office, it is expected that any ad-hoc subcommittee be dissolved within six months of its establishment. As such, the subcommittee will be tasked with providing a written recommendation to the full Commission no later than its July 16, 2020, meeting. Progress reports may be agendized for any regular meeting of the Commission prior to that date.

Downtown Specific Plan

IMPLEMENTATION & ADMINISTRATION

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

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

X = Review required for all buildings

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

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



HISTORIC PRESERVATION COMMISSION

Agenda Item No.: H.4
Date: January 16, 2020

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.

In recent years, the awards have often revolved around a theme, such as honoring our agricultural heritage, adobe structures, iconic signs, and commercial facades, amongst others. However, it is not required that a theme be specified. The awards can simply honor specific cases of historic preservation work.

Please be prepared to assist staff in creating a list of potential recipients for this year and perhaps suggesting a theme, if that is the Commission's desire. Staff would ultimately like to keep the list of recipients to three. We will finalize the nominations at our next HPC meeting on March 19, 2020.