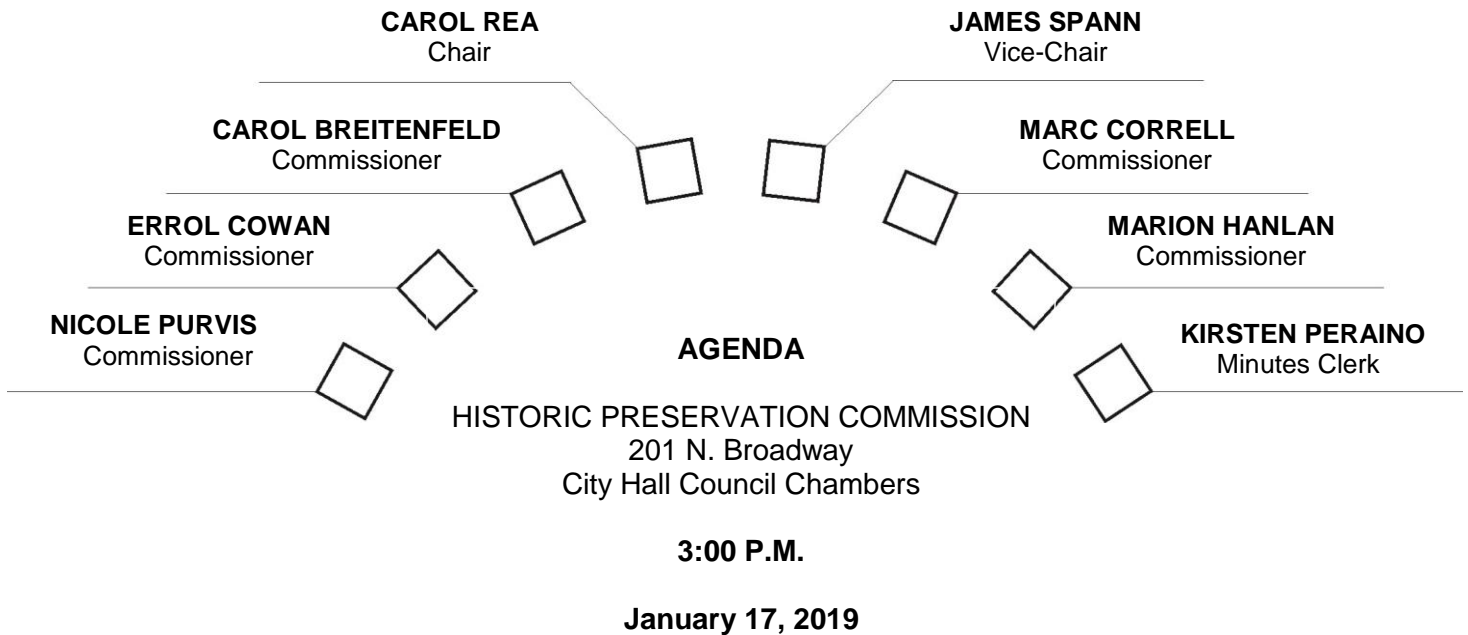


# CITY OF ESCONDIDO

## Historic Preservation Commission and Staff Seating



- A. CALL TO ORDER**
- B. FLAG SALUTE**
- C. ROLL CALL**
- D. INSTALATION OF NEW COMMISSIONER MARION HANLAN**
- E. REVIEW OF MINUTES: [November 15, 2018](#)**

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.

**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: None**

**I. CURRENT BUSINESS:**

1. [DESIGN REVIEW – Case No. ADM19-0005 & B18-3133](#)

REQUEST: Replace a detached double garage at the rear of a Local Register property

ZONING/LOCATION: R-2-12 (Multi-Family)/ 449 S. Spruce Street

APPLICANT: Gordon Guthrie for Joseph & Amy Cordero STAFF: Paul Bingham

STAFF RECOMMENDATION: Approval

2. DISCUSS UPCOMING HISTORIC PRESERVATION AWARDS

REQUEST: Commission to provide ideas, themes and nominations

STAFF: Adam Finestone

3. CODE AMENDMENT UPDATES

STAFF SUMMARY: Mike Strong and Adam Finestone

4. REPORT ON LIMITS IN SIZE OF ADDITIONS TO HISTORIC RESOURCES

REPORT BY: Staff

**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 March 21, 2019**

**CITY OF ESCONDIDO**

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

**NOVEMBER 15, 2018**

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; Carol Breitenfeld, Commissioner; Marc Correll, Commissioner; Errol Cowan, Commissioner; and Nicole Purvis, Commissioner.

**Commissioners absent:** James Spann, Vice-Chair.

**Commissioner resignation:** Jesse Hanwit, 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 Purvis, to approve the minutes of the September 20, 2018 meeting. Motion carried unanimously (5-0).

**WRITTEN COMMUNICATION:** None.

**ORAL COMMUNICATION:** None.

**PUBLIC HEARINGS:** None.

**CURRENT BUSINESS:**

**1. DESIGN REVIEW – Case No. ADM 18-0189**

**REQUEST:** Proposed Addition to OEN Cottage

**LOCATION:** 1055 South Juniper Street

**COMMISSION ACTION:** Motion to remove option B and re-present design to HPC with information that is more detailed. Motioned by Commissioner Correll, seconded by Commissioner Cowen. Motion carried unanimously (5-0).

**2. DESIGN REVIEW – Case No. ADM 18-0199**

REQUEST: Proposed Addition to OEN Residence

LOCATION: 519 East 9<sup>th</sup> Avenue

COMMISSION ACTION: Motion to re-present to HPC with new design. Motion by Commissioner Correll, seconded by Commissioner Cowen. Motion carried unanimously (5-0).

**3. DISCUSSION OF SIGNAGE IN THE HISTORIC DOWNTOWN DISTRICT**

REPORT BY: Chair Rea

**4. REPORT ON STATUS OF MID-CENTURY GUIDELINES**

REQUEST: Chair Rea

**ORAL COMMUNICATION:** None.

**COMMISSIONER COMMENTS:**

Commissioner Purvis asked a follow up question in regards to item H4 (case no. ADM18-0161, 252 West 7<sup>th</sup> Avenue) from the September 20, 2018 HPC meeting. The question was if an Accessory Dwelling Unit's windows must match the windows from the "main" house. Adam Finestone, Principal Planner said he would look into the question and get back to the commission with an answer.

**ADJOURNMENT:**

The meeting was adjourned at 4:26 PM until the next regular HPC Meeting on January 17, 2019.

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Kirsten Peraino, Administrative Coordinator  
Minutes Clerk

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Adam Finestone, Principal Planner  
Witness





## HISTORIC PRESERVATION COMMISSION

**Agenda Item No.: I.1**  
**Date: January 17, 2019**

**TO:** Historic Preservation Commission

**FROM:** Paul K. Bingham, Assistant Planner II

**PROJECT:** ADM 19-0005 – Design Review for South Spruce property

**LOCATION:** 449 S. Spruce Street

**APPLICANT:** Gordon Guthrie for Joseph & Amy Cordero

**PROJECT DESCRIPTION:** The project involves replacing an existing detached double garage at the rear of the property addressed as 449 S. Spruce Street (APN 232-290-2700). The century-old main house is listed in the City's Local Register of Historic Places, but there are no complete records for the existing garage. Judging by the double width garage door and shallow roof pitch, it was likely built less than 50 years ago and the City does not consider it a historic structure.

The proposal is to replace the garage in its current footprint at the rear of the lot. The applicant has proposed elements and paint colors for the replacement garage to better match the existing main house.

**DESIGN REVIEW:** Design review for this project is required by Article 40 of the Escondido Zoning Code. Since this project is an addition to an historic property identified in the City's Historic Sites Survey, and listed on the City's Local Register, design review is to be conducted by the Historic Preservation Commission (HPC).

Respectfully Submitted,

*Paul K. Bingham*

Paul K. Bingham  
Assistant Planner II

Exhibits: Project Plans



Utilities	
Sewage:	City System
Electricity:	SDGE
Gas:	SDGE
Water:	Public Water Utilities

W. 5th Ave.  
(80' R.O.W.)

Site Plan 1 in = 10 ft



**Insulation Requirements:**  
No insulation required at Garage Walls  
No insulation required at Garage Attic

For new roof sheathing use radiant barrier @ underside of sheathing

**Special Title-24 Requirements:**  
**HERS Testing is Required for:**

- None

**Required Special Features:**

- None

• For projects requiring HERS verification, **CF1R** forms must be registered with a California-approved HERS provider data registry. (CBEES 10-103)

• An electronically signed and registered installation certificate(s) (**CF2R**) posted by the installing contractor shall be submitted to the Field Inspector during construction at the building site. A registered **CF2R** will have a unique 21-digit registration number followed by four zeros located at the bottom of each page. The first 12 digits of the number will match the registration number of the associated **CF1R**. Certificate of occupancy will not be issued until forms **CF2R** is reviewed and approved.

• An electronically signed and registered certificate(s) of field verification and diagnostic testing (**CF3R**) shall be posted at the building site. Signed and registered certificate(s) of field verification and diagnostic testing (**CF3R**) shall be posted at the building site signed by a certified HERS Rater. A registered **CF3R** will have a unique 25-digit registration number located at the bottom of each page. The first 20 digits of the number will match the registration number of the associated **CF2R**. Certificate of occupancy will not be issued until **CF3R** is reviewed and approved.

• Properly completed and signed installation certificate (**CF6R** forms) shall be provided to the Inspector in the field. For projects requiring HERS verification and/or diagnostic testing, the **CF6R** forms must be registered.

**GENERAL NOTES**

- THESE PLANS AND ALL WORK SHALL COMPLY WITH THE 2016 CALIFORNIA RESIDENTIAL BUILDING CODE AND, WHEN APPLICABLE, THE 2016 CALIFORNIA BUILDING CODE AND THE FOLLOWING CODES:  
2016 CALIFORNIA RESIDENTIAL CODE  
2016 CALIFORNIA ELECTRIC CODE  
2016 CALIFORNIA GREEN BUILDING CODE  
2016 CALIFORNIA MECHANICAL CODE  
2016 CALIFORNIA PLUMBING CODE  
2016 CALIFORNIA BUILDING ENERGY CODE EFF. STANDARDS  
2016 CALIFORNIA BUILDING CODE  
2016 CALIFORNIA FIRE CODE
- IF THE BUILDING INSPECTOR SUSPECTS FILL, EXPANSIVE SOILS OR ANY GEOLOGIC INSTABILITY BASED UPON OBSERVATION OF THE FOUNDATION EXCAVATION, A SOILS OR GEOLOGICAL REPORT, AND RESUBMITTAL OF PLANS TO PLAN CHECK TO VERIFY THAT THE REPORT RECOMMENDATIONS HAVE BEEN INCORPORATED, MAY BE REQUIRED.
- THE STRUCTURE WILL BE LOCATED ENTIRELY ON NATIVE/ UNDISTURBED SOIL.

SIGNATURE: *D Scott Hall*  
(LICENSED ENGINEER/ARCHITECT OR OWNER OR DESIGNER)

**Contractor:**  
Classic Home Improvements  
800 S. Andreasen BA  
Escondido, CA, 92029  
(956) 224-1313

**Responsible for Preparing Plans:**  
D. Scott Hall Designers  
16885 N. Bernardo Dr. #102  
S.D., CA., 92121  
(619) 200-1623

**Title-24:**  
Barry Hanes  
34252 Winchester Rd. Suite 107-336  
Murrieta, CA 92563  
Cell 714-448-4350

**Owner:**  
Amy & Alex Cordero  
444 South Spruce Street  
Escondido, CA, 92025  
(956) 735-6757

**Site Data**  
Zone: R-2-12  
APN: 232-240-21-00  
Map 396 - Escondido- Block 230  
8500 sf Lot Area  
444 South Spruce Street

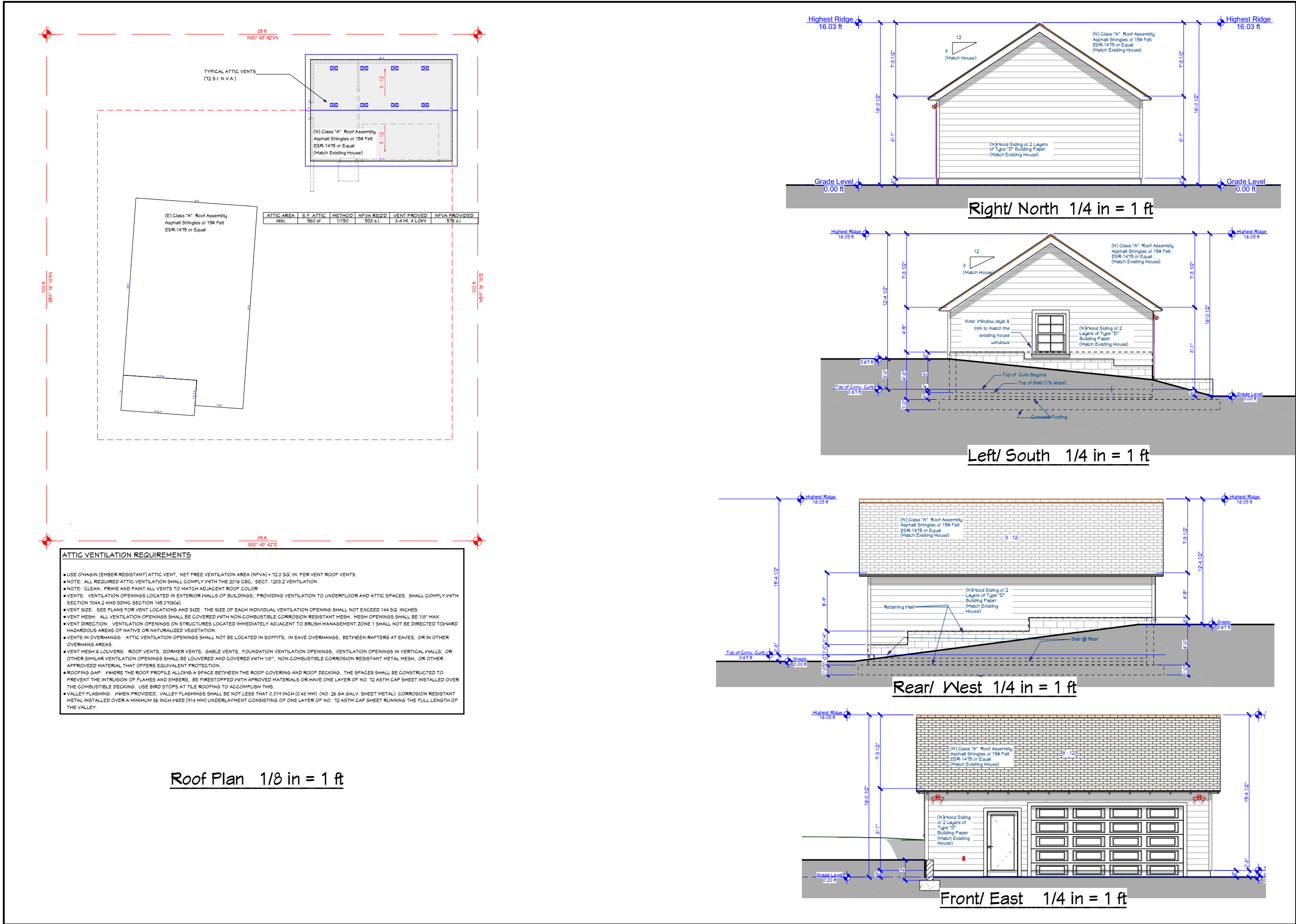
**Building Data**  
Zone: R-2-12  
Built 1919  
Occupancy R-3  
Type V-B Construction  
Non-Sprinklered

**Scope of Work**  
A New 560 sf of Garage

**Area Analysis**  
887 sf (E) 1st Floor  
0 sf (N) 1st Floor  
856 Total Heated Area  
102 sf (E) Front Porch  
560 sf (N) Garage  
Removed <540> sf (E) Garage (To be Removed)  
8500 sf Lot Area

REVISIONS	
Plans Prepared by <b>D. Scott Hall Designers</b> 16885 N. Bernardo Dr. #102 S.D., Ca. 92127 Tel 619 200-1623	
<b>CLASSIC</b> Home Improvements	
A Home Remodel for <b>Amy &amp; Alex Cordero</b> 444 South Spruce Street Escondido, CA 92025 (956) 735-6757	
SHEET INDEX 1 Site Plan 2 B.M.P's 3 Elev./Roof Plan 4 Floor Plan 5 Structural Plans 6 Const. Stnds 7 Title-24	
Printed Scale Drawn JOB SHEET NO.	12/18/18 Per Plan dsh 1





REVISIONS					
Plans Prepared by		<i>D. Scott Hall Designers</i>			
		16935 W. Bernardo Dr. #102 S.D., , Ca. 92127			
		Tel(619)220-1623			
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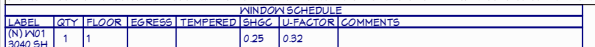
SD	SMOKE DETECTOR		WALL MOUNTED LIGHT (CONTRACTOR TO INSTALL HOME OWNER'S FUTURE)
CO	CARBON MONOXIDE DETECTOR		
			PENDANT LIGHT (CONTRACTOR TO INSTALL HOME OWNER'S FUTURE)
	SINGLE POLE SWITCH		
			RECESSED CAN LIGHT
	DUPLEX OUTLET		
	DUPLEX OUTLET W/ ARC FAULT CIRCUIT PROTECTION (NEC ART 210-12b)		RECESSED FLOURLIGHT HIGH EFFICACY WITH ELECTRONIC BALLAST
	DUPLEX OUTLET W/ GROUND FAULT INT.		RECESSED LED LIGHT HIGH EFFICACY
			RECESSED LED LIGHT HIGH EFFICACY
VP GFI	DUPLEX OUTLET W/ GROUND FAULT INT. & WATER PROOF		RECESSED VAPOR LED LIGHT HIGH EFFICACY
	TELEPHONE JACK		EXHAUST FAN 50 CFM INTERMITTENT OR 25 CFM CONTINUOUS
	TV JACK		EXHAUST FAN 50 CFM INTERMITTENT OR 25 CFM CONTINUOUS WITH LIGHT
	ELECTRICAL METER		
			FLOURLIT MOUNT UNDER CABINET
	FLOURLIT SIZE PER PLAN		
			WALL MOUNTED LIGHT
			CEILING FAN (CONTRACTOR TO INSTALL HOME OWNER'S FUTURE)

- **Bathrooms:** Lighting in bathrooms shall have all high efficacy luminaires and at least one luminaire must be controlled by a vacancy sensor
- **Kitchens:** All the installed wattage of luminaires in kitchens shall be high efficacy and shall have a manual on/off in addition to a vacancy sensor or dimmer. Under cabinet lighting shall be switched separately
- **Garages, Laundry Rooms and Utility Rooms:** All luminaires shall be high efficacy and at least one luminaire in each of these spaces shall be controlled by a vacancy sensor.
- **Other Areas:** All luminaires shall be high efficacy and shall have a manual on/off in addition to a vacancy sensor or dimmer.
- **Outdoor Lighting:** All luminaires mounted to the building or to other buildings on the same lot shall be high efficacy luminaires and must be controlled by a manual on and off switch. And controlled by one of these automatic control types: Photocontrol and a motion sensor, or Astronomical time clock, or Energy Management Control System (EMCS).

- Exhaust ducts and dryer vents shall be equipped with back-draft dampers
- Environmental air ducts and exhaust terminations shall terminate not less than 3' feet from the property line

- All plumbing fixtures and fittings will be water conserving and will comply with the 2016 CDBGSG.
- Provide lavatory faucets with a maximum flow of 1.2 gallons per minute (GPM) and provide kitchen faucets with a maximum flow of 1.2 gallons per minute (GPM).
- Provide shower heads with a maximum flow of 2.0 gallons per minute (GPM).
- Provide water closet with a maximum flow of 1.2 gallons per minute (GPM).
- For 2016 Green Star SEC 4.506-C, a mechanical exhaust fan, closer automatic shut-off and fittings (faucets and showerheads) shall be installed in accordance with the California Plumbing Code (CPC) and table 1401.11 of the CPC.
- For 2016 Green Star SEC 4.506-I, mechanical exhaust fans which exhaust directly from bathrooms shall comply with the following:
  - o Fans and the energy star compliant and be tested to terminate outside the building.
  - o Unless functioning as a component of a whole house ventilation system, fans must be controlled by a humidistat which shall be readily accessible.
  - o Exhaust controls shall be capable of adjustment between a relative humidity range of 50 to 80 percent.
- For 2016 Green Star SEC 4.503-I, Any installed gas fireplace shall be a direct-vent sealed-combustion type. Any installed wood stove or pellet stove shall comply with U.S. EPA phase II emission limits where applicable. Wood stoves, pellet stoves and fireplaces shall also comply with applicable local ordinances.

- A listed raceway to facilitate future installation of Electric Vehicle Charger.
- Raceway shall be not less than trade size 1 (Nominal 1-inch diameter) to accommodate a dedicated 200/240-volt branch circuit.
- Raceway shall originate at the main service or subpanel and terminate into a listed cabinet, box or other enclosure in close proximity to the proposed location of the EV charger.
- Raceway shall be continuous at enclosed, inaccessible or concealed areas and spaces.
- The service panel or subpanel shall provide capacity to install a 40-ampere minimum rated branch circuit and (space(s)) reserved to permit installation of a branch circuit overcurrent protective device.
- The service panel or subpanel circuit directory shall identify:
  - the overcurrent protective device space(s) for future EV charging as "EV CAPABLE" and;
  - the raceway termination location as "EV CAPABLE"



Floor Plan 1/4 in = 1 ft

- All surface water to drain away from building and property line to alley or street.
- Contractor to comply with all OSHA requirements.
- State Health & Safety Code Sec. 11921.1 bans the use of Chlorinated Polyethylene Glycol (CPGVC) for interior water-supply piping.
- VOC's are to be documented for adhesives, paints and coatings, carpet, and other products. Documentation to be provided by product manufacturer and specifications. Chain of custody certifications, or other means acceptable to the enforcing agency. CGBSC 4.504.2
- All shower components, regardless of shape, shall be capable of supporting a 30 inch cubic foot load.
- Permanent vacuum breakers shall be included with all new hose bibs.
- All ABS and PVC piping and fittings shall be enclosed within walls and floors and shall be "X" Guyed. The "X" Guying shall be done in accordance to the same level of fire protection. Protection of membrane penetrations is not required.
- Shower components and bathtub with installed shower heads shall be supported by a non-combustible structural element that extends to a height of not less than 6-feet above floor. (CGR R301.2)

- All plumbing fixtures and fittings will be water conserving and will comply with the 2016 CDBGSC.
- For 2016 Green Star SEC 4.303.2 plumbing fixtures (water closets and urinals) and fittings (faucets and showerheads) shall be installed in accordance with the California Plumbing Code (CPC) and table 1401.11 of the APC.
- For 2016 Green Star SEC 4.506.1 mechanical exhaust fans which exhaust directly from bathrooms shall comply with the following:
  - Fans shall be energy star compliant and be capable to terminate outside the building.
  - Unless functioning as a component of a whole house ventilation system, fans must be controlled by a humidistat which shall be readily accessible.
  - Humidistat controls shall be capable of adjustment between a relative humidity range of 50 to 60 percent.
- Provide lavatory faucets with a maximum flow of 1.2 gallons per minute (GPM).
- Provide kitchen faucets with a maximum flow of 1.8 gallons per minute (GPM) and shower heads with a maximum flow of 2.0 gallons per minute (GPM).
- Provide water closets with a maximum flow of 1.23 gallons per minute (GPM).
- For 2016 Green Star SEC 4.503.1, Any installed gas fireplace shall be a direct-vent sealed-combustion type. Any installed wood stove or pellet stove shall comply with U.S. EPA phase I emission limits where applicable. \*Wood stoves, pellet stoves and fireplaces shall also comply with applicable local ordinances.


Plans Prepared by  
**D. Scott Hall Designers**  
16885 W. Bernardo Dr. #102 S.D., Ca. 92121  
Tel (619) 200-1623



A Home Remodel for  
**Amy & Alex Cordero**  
448 South Spruce Street Escalante, UT 84302

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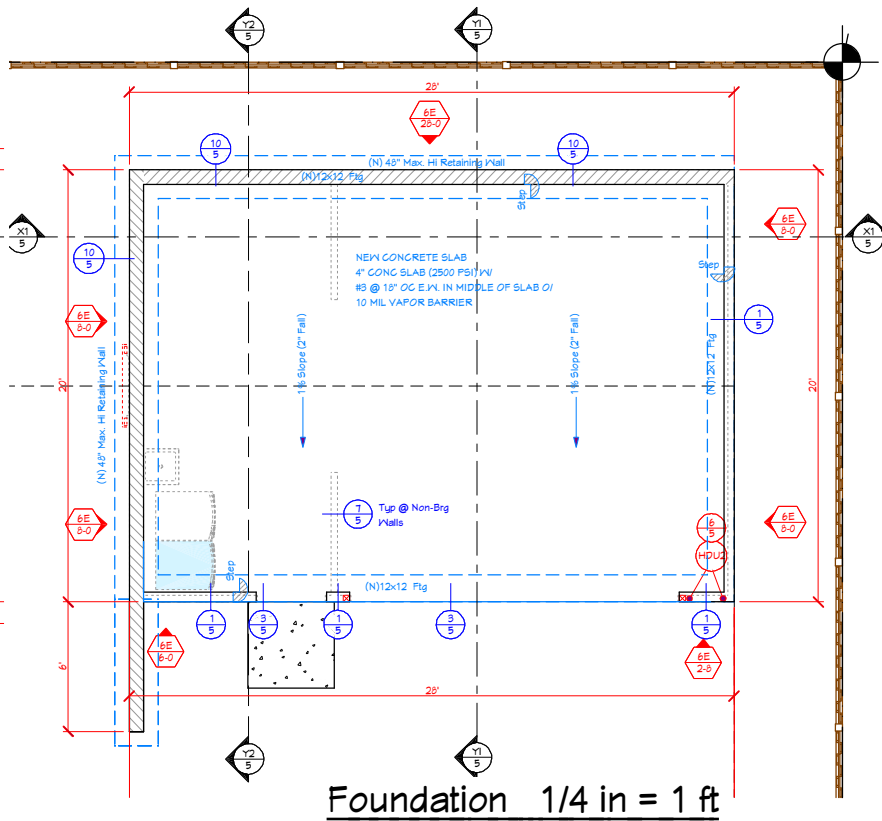
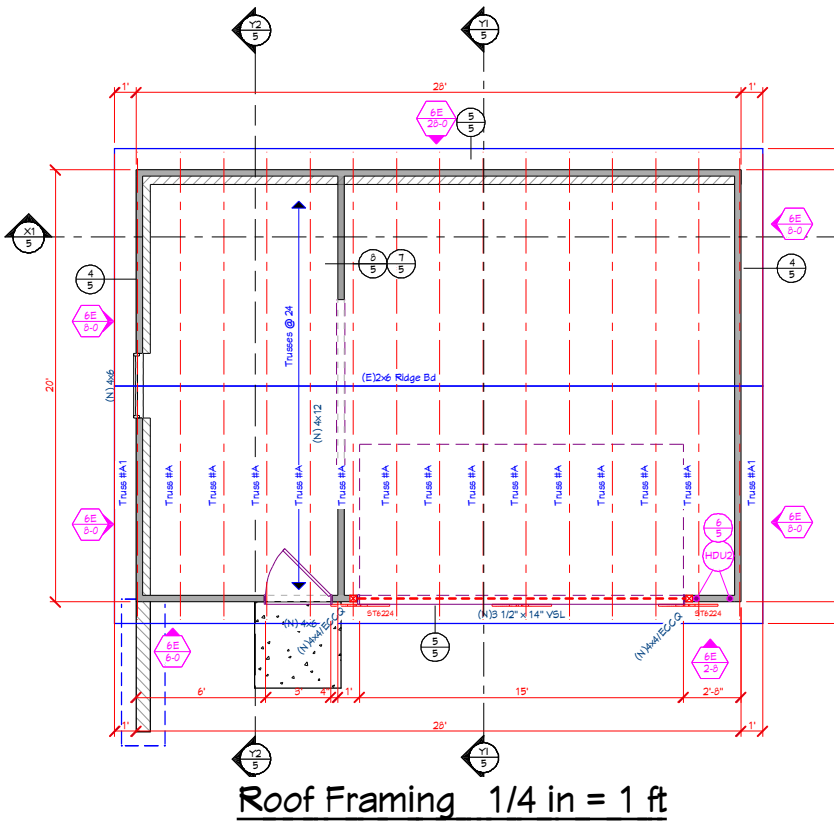
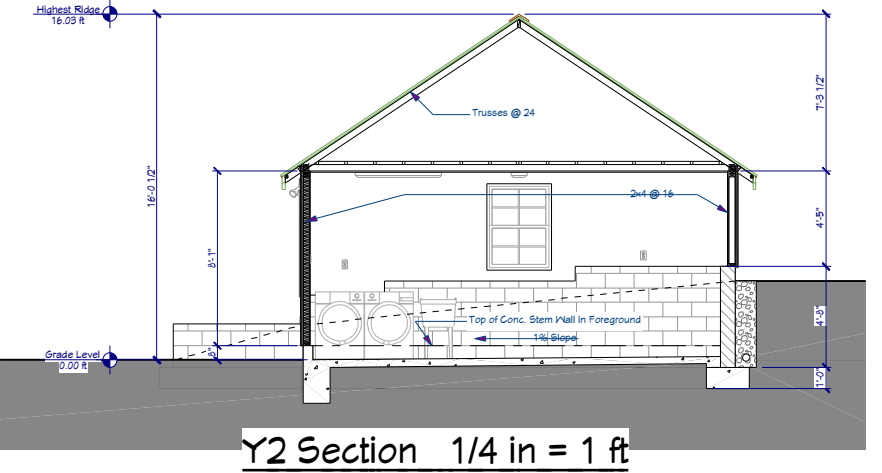
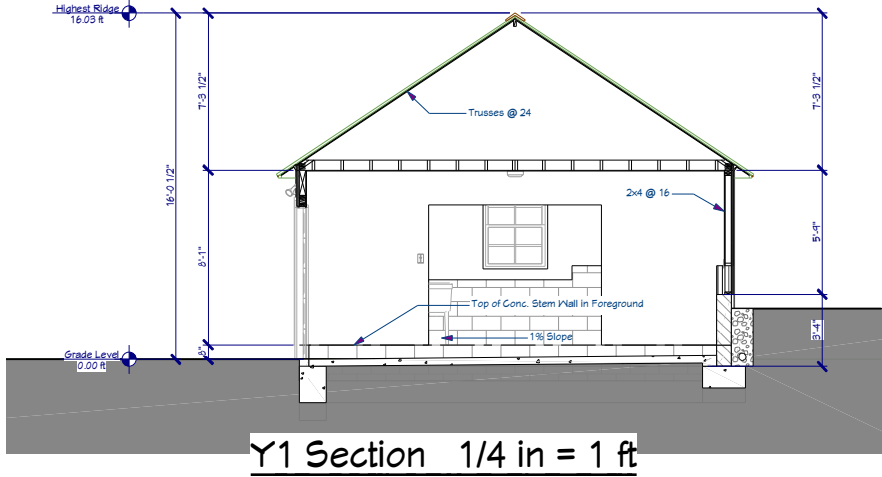
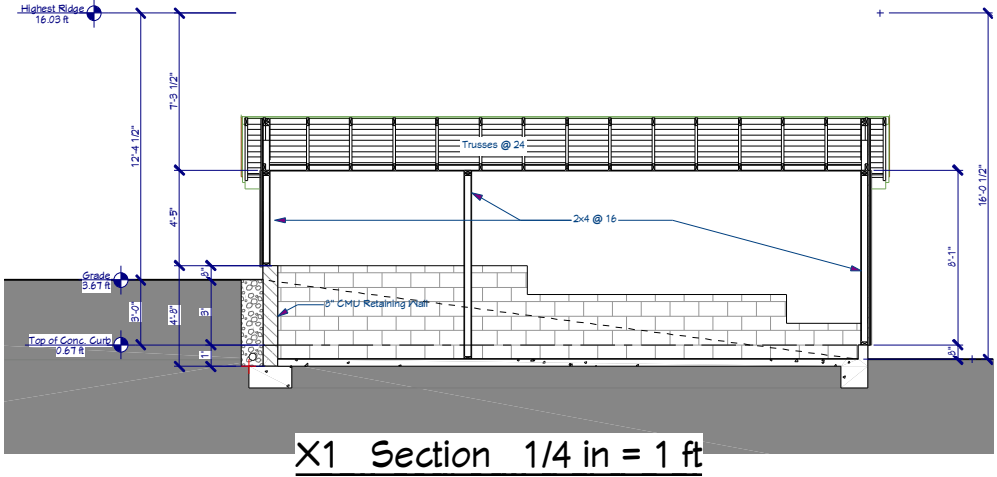
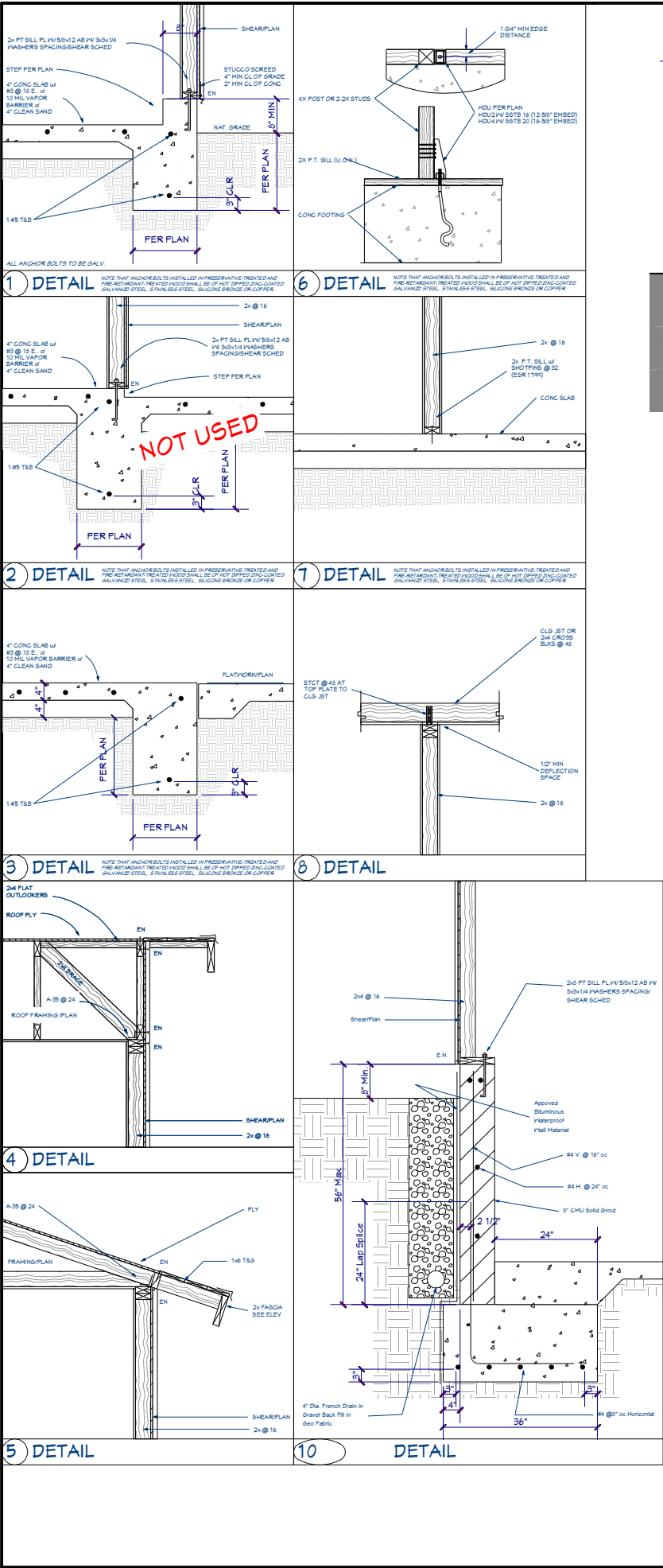
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## Floor Plan

Set #8

Y. CORDERO LAYOUT 1

NOTE THAT THE FINAL PRODUCT WILL NOT LOOK EXACTLY LIKE THESE PLANS AND THE FINAL PRODUCT WILL VARY IN APPEARANCE FROM THE PLANS AND THE ARTIST'S CONCEPTUAL DRAWINGS.



NOTE THAT THE FINAL PRODUCT WILL NOT LOOK EXACTLY LIKE THESE PLANS AND THE FINAL PRODUCT WILL VARY IN APPEARANCE FROM THE PLANS AND THE ARTIST'S CONCEPTUAL DRAWINGS

REVISIONS	

Plans Prepared by  
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16885 N. Bernardo Dr. #102 S.D., Ca. 92127  
Tel: 619-200-1629

**CLASSIC**  
Home Improvements

A Home Remodel for  
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Structural Plans