

CITY OF ESCONDIDO

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

October 19, 2017

The regular meeting of the Historic Preservation Commission was called to order at 3:01 p.m. by Chair Rea in the City Council Chambers, 201 North Broadway, Escondido, California.

Commissioners present: Chair Rea, Vice-chair Spann, Commissioner Hanwit, Commissioner Breitenfeld, Commissioner Lee, and Commissioner Correll.

Commissioners absent: Commissioner Danskin.

Staff present: Paul Bingham, Assistant Planner II; Mike Strong, Assistant Planning Director; Adam Finestone, Principal Planner; and Ty Paulson, Minutes Clerk.

MINUTES:

Moved by Vice-chair Spann, seconded by Commissioner Hanwit, to approve the minutes of the September 21, 2017 meeting. Motion carried unanimously. Commissioner Lee was absent from the vote.

WRITTEN COMMUNICATIONS: None.

ORAL COMMUNICATIONS: None.

PUBLIC HEARINGS: None.

OLD BUSINESS:

1. MILLS ACT - Case No. HP 17-0004:

REQUEST: Mills Act for Local Register Queen Anne Cottage in the OEN

Location: 307 East 6th Avenue

Chair Rea recused herself from this item.

Paul Bingham, Assistant Planner II, provided a brief overview of the property and list of improvements. Staff recommended forwarding a recommendation of approval to City Council for the Mills Act Contract, and consideration of the proposed CEQA exemption for the property located at 307 East 6th Avenue. He also noted that staff recommended that the DPR Form be typed before going before City Council and that Item 9 on the maintenance list be prioritized.

ACTION:

Moved by Commissioner Hanwit, seconded by Commissioner Brietenfeld, to approve staff's recommendation. The motion included prioritizing Item 9 on the maintenance list. Motion carried. Ayes: Spann, Hanwit, Correll, and Breitenfeld. Noes: None. Abstained: None. Recused: Rea. (4-0-0-1) Commissioner Lee was absent from the vote, arriving at 3:08 p.m.

2. LOCAL REGISTER/MILLS ACT - Case No. HP 17-0009:

REQUEST: Local Register & Mills Act for California Ranch Adobe

Location: 2360 Las Palmas Avenue

Paul Bingham, Assistant Planner II, provided a brief overview of the property and list of improvements and noted that staff felt the subject property met four criteria of Art. 40, sec. 33-794 and recommended placing it on the Local Register, forwarding a recommendation of approval to City Council for the Mills Act Contract, and consideration of the proposed CEQA exemption for the property located at 2360 Las Palmas Avenue.

ACTION:

Moved by Vice-chair Spann, seconded by Commissioner Correll, to approve staff's recommendation. Motion carried unanimously.

3. LOCAL REGISTER/MILLS ACT - Case No. HP 17-0006:

REQUEST: Local Register & Mills Act for Mid-Century Modern "Brothers House" in the OEN

Location: 625 South Juniper Street

Chair Rea recused herself from Item 3.

Paul Bingham, Assistant Planner II, provided a brief overview of the property and revised list of improvements. Staff felt the subject property met two criteria of Art. 40, sec. 33-794 and recommended placing it on the Local Register, forwarding a recommendation of approval to City Council for the Mills Act Contract, and consideration of the proposed CEQA exemption for the property located at 625 South Juniper Street. Staff also recommended prioritizing Items 2, 4, 8, and 9.

Commissioner Hanwit and staff discussed the items on the priority list.

Larry Gonzales, Applicant, concurred with staff's recommendation and noted that his intent was to replace the roof, damaged rafters and eaves, upgrade the electrical, and re-pipe the house.

Vice-chair Spann asked Mr. Gonzales if there were any electrical issues. Mr. Gonzales replied in the negative. Vice-chair Spann asked if the house had copper piping. Mr. Gonzales replied in the affirmative. Vice-chair Spann noted there might not be a need to redo the piping if the copper piping was in good condition.

Commissioner Hanwit expressed her enthusiasm with the interior of the subject residence. Mr. Gonzales stated that he would prioritize staff's recommendations.

Vice-chair Spann was not in favor of prioritizing the items on the maintenance list on the off-chance that one of the items needed to be done before the other.

ACTION:

Moved by Vice-chair Spann, seconded by Commissioner Correll, to approve staff's recommendation. Motion carried. Ayes: Spann, Lee, Brietenfeld, Correll, and Hanwit. Noes: None. Abstained: None. Recused: Rea. (5-0-0-1)

4. LOCAL REGISTER/MILLS ACT - Case No. HP 17-0007:

REQUEST: Local Register & Mills Act for California Bungalow "Rombauer House" in the OEN

Location: 152 East 11th Avenue

Chair Rea recused herself from Item 4.

Paul Bingham, Assistant Planner II, provided a brief overview of the property and list of improvements, stating that staff believed #3, 5 and 6 were initially the most important. Staff felt the subject property met two criteria of Art. 40, sec. 33-794 and recommended placing it on the Local Register, forwarding a recommendation of

approval to City Council for the Mills Act Contract, and consideration of the proposed CEQA exemption for the property located at 152 East 11th Avenue.

Commissioner Brietenfeld asked if the electrical had been redone.

Tony Maccianti, Applicant replied in the affirmative.

Commissioner Hanwit and Mr. Maccianti discussed the condition of the windows as well as the location for the gate that was to be replaced.

ACTION:

Moved by Commissioner Hanwit, seconded by Commissioner Brietenfeld, to approve staff's recommendation. Motion carried. Ayes: Spann, Hanwit Danskin, Lee, and Brietenfeld. Noes: None. Abstained: None. Recused: Rea. (5-0-0-1)

5. LOCAL REGISTER/MILLS ACT - Case No. HP 17-0008:

REQUEST: Local Register & Mills Act for Colonial Revival "Webb House" in the OEN

Location: 514 East 6th Avenue

Chair Rea recused herself from Item 5.

Paul Bingham, Assistant Planner II, provided a brief overview of the property and list of improvements and noted that staff felt the subject property met two criteria of Art. 40, sec. 33-794 and recommended placing it on the Local Register, forwarding a recommendation of approval to City Council for the Mills Act Contract, and consideration of the proposed CEQA exemption for the property located at 514 East 6th Avenue.

ACTION:

Moved by Commissioner Correll, seconded by Commissioner Hanwit, to approve staff's recommendation. Motion carried. Ayes: Spann, Hanwit, Lee, Danskin, and Brietenfeld. Noes: None. Abstained: None. Recused: Rea. (5-0-0-1)

6. LOCAL REGISTER/MILLS ACT - Case No. HP 17-0010:

REQUEST: Local Register & Mills Act for Suburban Mid-Century Ranch

Location: 323 East 10th Avenue

Paul Bingham, Assistant Planner II, provided a brief overview of the property and a revised list of improvements. Staff felt the subject property met three criteria of Art. 40, sec. 33-794 and recommended placing it on the Local Register, forwarding a recommendation of approval to City Council for the Mills Act Contract, and consideration of the proposed CEQA exemption for the property located at 323 East 10th Avenue.

ACTION:

Moved by Vice-chair Spann, seconded by Commissioner Correll, to approve staff's recommendation. Motion carried unanimously. (6-0)

7. ZONING CODE AMENDMENT TO REQUIRE SEVEN HPC MEMBERS INSTEAD OF 9

Adam Finestone, Principal Planner, referenced the staff report and noted that staff recommended that the Commission approve staff's recommendation to reduce the number of commissioners from nine to seven.

ACTION:

Moved by Vice-chair Spann, seconded by Chair Rea, to approve staff's recommendation. Motion carried unanimously. (6-0)

8. MILLS ACT VISITS

Adam Finestone, Principal Planner, noted that staff recommended that the Mills Act visits continue while staff continued investigating how to ensure Mills Act contracts were being adhered to.

Chair Rea asked when the City Attorney would have a finding regarding not being granted access to the interior of Mills Act properties. Mr. Finestone noted that he did not have a time frame.

Vice-chair Spann felt that Mills Act owners should allow access when there were items on the maintenance list that included the interior. He also stated that it was rare when individuals did not allow interior access.

Commissioner Rea expressed her concern with Mills Act property owners not allowing interior access when receiving the benefits from the Mills Act tax breaks. She suggested inviting the City Attorney to the next meeting in order to provide more input.

Commissioner Hanwit felt the language was clear with regard to Mills Act inspection being allowed for interior and exterior items.

Discussion ensued regarding ways of terminating Mills Act Contracts. Staff noted they would provide information regarding terminating a Mills Act Contract to the Commission.

Vice-chair Spann felt it would be appropriate to obtain pictures and look at building permits for interior items.

Mr. Finestone noted one option could be that going forward only exterior items be put on the maintenance list.

Chair Rea felt it would be inappropriate to continue to conduct Mills Act property visits until the Mills Act letters and brochure was modified or the City Attorney could speak to the issue of not being granted interior access. Commissioner Brietenfeld felt the Mills Act subcommittee needed be in agreement before continuing to visit Mills Act properties.

This item was tabled until receiving direction from the City Attorney's Office.

9. SOUTH CENTRE CITY SPECIFIC PLAN

Mike Strong, Assistant Planning Director, provided an overview of the proposed plan and requested input.

Chair Rea was in favor of the plan with regard to reducing the building height along the east side of Escondido Boulevard to two stories. She expressed her concern with some properties pulling out of the OEN and asked whether some motor courts were also coming out. Mr. Strong asked for specific addresses and noted staff would look into said address.

10. DISCUSSION OF CEQA SIGNIFICANCE RELATED TO HISTORIC RESOURCES DEMOLITION

Adam Finestone, Principal Planner, provided the staff report and requested input.

Commissioner Brietenfeld expressed her concern with properties being missed that were not on the Local Register.

Chair Rea felt demolitions occurring on structures over 50 years old should be brought to the Commission. Mr. Finestone stated that simply being 50 years old would not necessarily cause a property to be historically significant. Chair Rea disagreed.

Commissioner Hanwit felt that the historian should be independently employed and not one that the developer had selected. Mr. Finestone noted that staff had the ability to require an independent historian be obtained if deemed necessary. He also noted that the commissioners could send him an email requesting they be included on items coming before the Planning Commission.

11. AD HOC WORK GROUP REPORT ON UPDATING THE CITY'S HISTORIC GUIDELINES

Chair Rea noted they were looking at the end 2017 or first of 2018 for completion.

ORAL COMMUNICATIONS - None.

COMMISSIONER COMMENTS:

Chair Rea noted that she was concerned about the Aspire project and hoped adherence to the Downtown Specific Plan standards would be followed.

ADJOURNMENT:

The meeting was adjourned at 4:10 pm. The next regular meeting was scheduled for November 16, 2017 at 3:00 p.m.



Adam Finestone, Principal Planner



Ty Paulson, Minutes Clerk