

CITY OF ESCONDIDO**MINUTES OF REGULAR MEETING OF THE
ESCONDIDO HISTORIC PRESERVATION COMMISSION****July 20, 2017**

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

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

Commissioners absent: Commissioner Lee and Commissioner Correll.

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

MINUTES:

Moved by Commissioner Spann, seconded by Commissioner Hanwit, to approve the minutes of the May 18, 2017 meeting. Motion carried unanimously.

WRITTEN COMMUNICATIONS: None.

ORAL COMMUNICATIONS: None.

PUBLIC HEARINGS: None.

CURRENT BUSINESS:**1. MILLS ACT – Case No. HP 17-0001:**

REQUEST: Mills Act for Local Register Residence (the Beach House) in the OEN.

Location: 700 South Juniper Street

Chair Rea recused herself from this item.

Paul Bingham, Assistant Planner II, provided a brief overview of the property and list of improvements and noted that staff recommended forwarding a recommendation of approval to City Council for the Mills Act Contract and consider the proposed CEQA exemption for the property located at 700 South Juniper Street.

Commissioner Brietenfeld and staff discussed Items 5 (arbor), 6 (gazebo), and 7 (xeriscape) as outlined in the Improvement List.

Commissioner Danskin asked if Item 4 (water heater) in the Improvement List fell under the Mills Act list. He also asked if maintenance items were kept as a historic record. Mr. Bingham noted that the list of improvements became part of the contract that is recorded with the County Recorder's Office. He also stated that the timing of conducting said items was left up to the homeowners. Mr. Finestone noted that some of the items on the Improvement List would require a building permit and would be recorded. Commissioner Danskin felt the Improvement List would be a great way to keep historical records about the property.

Commissioner Danskin and staff discussed the process for revising the Improvement List on a Mills Act Contract.

Vice-chair Spann felt the retaining wall repair should match the existing retaining wall material.

ACTION:

Moved by Commissioner Danskin, seconded by Vice-chair Spann, to approve staff's recommendation. Motion carried. Ayes: Spann, Hanwit, Danskin, and Breitenfeld. Noes: None. Abstained: Rea. (4-0-1)

2. MILLS ACT – Case No. HP 17-0002:

REQUEST: Mills Act for Local Register Residence (the Hudson-Schutte Farmhouse)

Location: 742 Sungold Way

Paul Bingham, Assistant Planner II, provided a brief overview of the property and list of improvements and noted that staff recommended forwarding a recommendation of approval to City Council for the Mills Act Contract and consider the proposed CEQA exemption for the property located at 742 Sungold Way.

Discussion ensued regarding the location for the property's historical plaque.

Commissioner Danskin and staff discussed the status of Item 1 (Subflooring) under the Improvement List.

Chair Rea and staff discussed making the Mills Act application a more user-friendly document.

Chair Rea was extremely impressed with the historical report. She asked that the historical plaque be reinstalled.

Commissioner Danskin stated that he was impressed with the historical report from Shea Homes.

ACTION:

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

3. MILLS ACT IMPROVEMENT LIST CHANGES – Case Nos. HP 17-0003/99-01-HP:

REQUEST: Amend & Update Existing Mills Act Improvement List

Location: 602 South Grape Street

Commissioner Spann recused himself from Item 3.

Paul Bingham, Assistant Planner II, provided a brief overview of the property and original list of improvements and revised list of improvements. Staff recommended approval of the amended improvement list.

Commissioner Danskin referenced Item 2 (exterior porch floors) under the Improvement List and noted that faux wood materials did not have the span capabilities as wood.

Chair Rea referenced Item 2 (exterior porch floors) and felt real wood would be more appropriate. Chair Rea and Commissioner Danskin discussed faux wood products. Chair Rea asked that if faux wood was used that it resemble real wood.

ACTION:

Moved by Commissioner Danskin, seconded by Commissioner Brietenfeld, to approve staff's recommendation. Motion carried. Ayes: Spann, Danskin, Brietenfeld, and Hanwit. Noes: None. Abstained: Spann. (4-0-1)

4. DESIGN REVIEW – Case No. ADM 17-0117:

REQUEST: Expansion of the existing OEN residence and the addition of a new garage

Location: 402 East 8th Avenue

Chair Rea recused herself from this item.

Paul Bingham, Assistant Planner II, provided a brief overview of the property and the proposed modifications. He stated that staff recommended approval of the request to add a rear addition onto the rear of the house and add a garage off of the rear alley.

Mr. Bingham and Mr. Oribay Villalobos discussed the exterior material that was intended to be used for the addition. Mr. Villalobos noted that the material would be stucco and match the existing material.

Commissioner Danskin asked if the property in question had any code enforcement issues. Mr. Bingham replied in the negative. Commissioner Danskin asked that the structure details match and that the roof pitch of the garage match the house roof.

Commissioner Hanwit asked Mr. Villalobos if he owned the property when the stucco was put on. Mr. Villalobos replied in the negative.

ACTION:

Moved by Commissioner Danskin, seconded by Commissioner Hanwit, to approve staff's recommendation. Motion carried. Ayes: Spann, Hanwit Danskin, and Brietenfeld. Noes: None. Abstained: Rea. (4-0-1)



5. PROJECT INFORMATION ON SOUTH CENTRE CITY PARKWAY AREA PLAN

Mike Strong, Assistant Planning Director, provided the South Centre City Parkway Area Plan and requested input.

Commissioner Danskin and staff discussed the graphics in the staff report.

Chair Rea referenced the buildings that could be moved out of Old Escondido and suggested adding an option that would zone them residential. Mr. Strong noted this was outside the scope of the grant but noted the suggestion would be forwarded to the Planning Commission and City Council.

Chair Rea asked if the building heights adjacent to OEN could be up for discussion. Mr. Strong replied in the affirmative.

6. PROJECT INFORMATION ON OEN LIGHTING SURVEY



Mike Strong, Assistant Planning Director, provided the staff report and noted that the committee agreed on the green acorn lights as the prototype that would be utilized throughout the OEN. He stated that a survey was put together in order to prioritize areas needing lighting with the submittal deadline being July 28, 2017. A phasing plan would then be developed with funding being solicited. He noted that they were looking at SANDAG for possible grant opportunities for funding.

Commissioner Danskin, Chair Rea and Mr. Strong discussed the selection process for the lighting.

Commissioner Danskin suggested that the green color remain consistent and that the light source have a color temperature that would provide security and not be too harsh. He felt the Commission should be able to provide input during the process for the lighting.

Chair Rea suggested that the light poles contain banner poles.

Commissioner Danskin felt the light poles throughout the OEN and downtown should be consistent. Chair Rea felt a slight variance in the light poles would be acceptable.



7. AD HOC WORK GROUP REPORT ON MILLS ACT PROPERTIES

Chair Rea reported that they had visited all of the properties in the last batch of letters sent out. Mr. Bingham clarified with Chair Rea that no second letters were required.

Chair Rea asked if a visit follow-up form letter could be created. Discussion ensued regarding crafting an appropriate visit follow-up form letter.

8. AD HOC WORK GROUP REPORT ON UPDATING THE CITY'S HISTORIC GUIDLINES

Chair Rea noted they were still working on this.

9. REPORT ON LIBRARY'S DESIGNING ESCONDIDO EVENT HELD ON JULY 18, 2017

Paul Bingham, Assistant Planner II; and Adam Finestone, Principal Planner, provided a summary of the Library's Designing Escondido Event Planning staff and the Library staff had developed and presented and requested feedback.

Commissioner Danskin suggested utilizing the John Paul the Great film school downtown for video archiving.

ORAL COMMUNICATIONS - None.

COMMISSIONER COMMENTS:

Discussion ensued regarding methods for the helping preserve historic buildings not on the local register or survey. Additional discussion ensued regarding a clarification of how historians were selected for projects.

Discussion ensued regarding a clarification of the CEQA and Local Register process.

Commissioner Brietenfeld stated that her desire would be to have the historic downtown properties preserved and incorporated into any new larger development.

Commissioner Brietenfeld and Chair Rea expressed their concern with the loss of the Palm Tree Lodge.

Discussion ensued regarding having all historical reports come through the Commission.

Staff was asked to agendize an item to discuss how historic reports were analyzed and possible modifications to the process for historical reports.

Commissioner Hanwit expressed her concern with the facade of the condos being constructed on Maple, noting her view that the facade should mimic Escondido.

ADJOURNMENT:

The meeting was adjourned at 5:00 pm. The next regular meeting was scheduled for September 21, 2017 at 3:00 p.m.



Adam Finestone, Principal Planner



Ty Paulson, Minutes Clerk