

**CITY OF ESCONDIDO****MINUTES OF REGULAR MEETING OF THE  
ESCONDIDO HISTORIC PRESERVATION COMMISSION****December 6, 2016**

The regular meeting of the Historic Preservation Commission was called to order at 3:02 p.m. by Chair Rea in City Council Chambers, 201 North Broadway, Escondido, California.

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

**Commissioners absent:** None.

**Staff present:** Rozanne Cherry, Principal Planner; Paul Bingham, Assistant Planner II; and Ty Paulson, Minutes Clerk.

**MINUTES:**

Moved by Vice-chair Spann, seconded by Commissioner Correll, to approve the minutes of the October 4, 2016, meeting. Motion carried. Ayes: Rea, Spann, Hanwit, Correll, Breitenfeld, and Lee. Noes: None. Abstained: Danskin. (6-0-1)

**WRITTEN COMMUNICATIONS:** Received.

**ORAL COMMUNICATIONS:**

Rozanne Cherry, Principal Planner, noted that Item H.3 had been withdrawn.

**PUBLIC HEARINGS:** None.

**1. DESIGN REVIEW - Case No. ADM 15-0130:**

**REQUEST:** To add a 498 SF single-story Second Dwelling Unit attached to the rear of a 1930 California Bungalow in the OEN and uncovered parking off the alley.

**LOCATION:** 238 West 11<sup>th</sup> Avenue.

Paul Bingham, Assistant Planner II, provided a brief overview of the property. The request was to add a 498 square foot single-story second dwelling unit attached

to the rear of a 1930's bungalow in the Old Escondido Neighborhood and uncovered parking off the alley. Staff recommended approval with the condition that the siding be used in place of stucco.

Chair Rea asked if a family member had to reside in either the residence or the addition. Mr. Bingham replied in the affirmative.

Commissioner Hanwit asked if the building that could be seen from the alley was a garage. Mr. Bingham noted that it was listed as a garage.

Vice-chair Spann asked if all the previous remodels had received a permit. Mr. Bingham stated that staff did not have this information, noting that the residence was constructed in the 1930s and that the modifications occurred a long time ago.

Vice-chair Spann did not feel the parking would be adequate given that accessing the garage was through the carport. Mr. Bingham noted that the driveway to the garage would provide adequate parking.

Chair Rea expressed her concern with the bay window that was installed in the 1980s. She felt the property was a colonial revival. She expressed her concern with the condition of the property not being maintained and exacerbating said condition by adding more people. She questioned whether Code Enforcement could be contacted regarding the condition of the property.

Discussion ensued regarding a clarification of the Code Enforcement process.

Commissioner Hanwit expressed her concern with the chain-link fence located in the front of the property being in poor condition.

Discussion ensued regarding a clarification of the parking requirements for the subject zone as well as the proposed setbacks for the second dwelling unit.

Chair Rea asked that the driveway extend to the garage. She also suggested using French doors versus a slider.

Mr. Bingham asked if the proposed vinyl windows were appropriate. Chair Rea replied in the affirmative due to the subject windows being located in the rear and not visible from the street.

Commissioner Danskin noted no concern with a sliding door versus French door. He also recommended that the color for the window trim match as close as possible the original trim colors.

Chair Rea felt French doors would help enhance the property. Commissioner Danskin felt the cost difference between a slider and French doors was significant, noting that the door was not visible from the street.

Commissioner Lee was in favor of the addition, noting that it was not visible from the street. He also expressed concern with enforcing historic requirements on a non-historic structure.

Commissioner Hanwit asked if code enforcement was the only method for requesting a property to be cleaned up. Mr. Bingham noted that the Commission could add a condition requiring that the property be clean up. Chair Rea expressed her concern with the condition of the chain-link fence.

**ACTION:**

Moved by Vice-chair Spann, seconded by Commissioner Correll to approve staff's recommendation. The motion included that siding be used versus stucco and that the window trim match as close as possible the original window trim color. Motion carried unanimously.

**2. DESIGN REVIEW– Case No. HP 16-0166:**

**REQUEST:** To construct a new double garage off the alley behind an OEN Mediterranean Revival residence.

**LOCATION:** 111 West 10<sup>th</sup> Avenue.

Vice-chair Spann recused himself from Item 2.

Paul Bingham, Associate Planner II, described the request to construct a new double garage off the alley behind an OEN Mediterranean Revival residence, noted as significant in the survey of historic resources, located at 440 East 7<sup>th</sup> Avenue. Staff recommended approval as proposed.

**ACTION:**

Moved by Commissioner Danskin, seconded by Commissioner Lee, to approve staff's recommendations. Motion carried. Ayes: Rea, Danskin, Hanwit, Correll Breitenfeld, and Lee. Noes: None. Abstained: Spann. (6-1)

**3. DESIGN REVIEW – Case No. ADM 16-0166:**

REQUEST: To approve extensive reconstruction work to a historic residence.

LOCATION: 3512 West 3<sup>rd</sup> Avenue.

(ITEM WITHDRAWN)

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

Chair Rea noted that they were working independently on a variety of sections and merging with the Fort Lauderdale guidelines as well as incorporating some of the adobe information. She then proposed holding work group meetings every third Thursday of every other month, when the HPC does not meet.

**5. AD HOC WORK GROUP REPORT ON MILLS ACT PROPERTIES**

Mr. Bingham provided two letters for the Chair Rea to sign. He noted that one property had not responded yet. He suggested that staff look into whether there was possibly a new owner of the subject property. The Commission concurred. Chair Rea requested a few more "first" letters.

**ORAL COMMUNICATIONS - None.**

**COMMISSIONER COMMENTS:**

Chair Rea noted that the Adobe home tour would be held in March and they were looking for docents.

**ADJOURNMENT:**

The meeting was adjourned at 3:45 pm. The next regular meeting was scheduled for January 19, 2017 at 3:00 p.m. in the Mitchell Room, City Hall.

  
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Rozanne Cherry, Principal Planner

  
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Ty Paulson, Minutes Clerk