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. ADM18-0189**
   REQUEST: Proposed Addition to OEN Cottage
   ZONING/LOCATION: R-1-6 (Single-Family) / 1055 South Juniper Street
   APPLICANT: Miguel Barajas
   STAFF: Paul Bingham
   STAFF RECOMMENDATION: Conditional Approval

2. **DESIGN REVIEW – Case No.ADM18-0199**
   REQUEST: Proposed Addition to OEN Residence
   ZONING/LOCATION: R-1-6 (Single-Family) / 519 East 9th Avenue
   APPLICANT: Randy Randolph
   STAFF: Paul Bingham
   STAFF RECOMMENDATION: Approval

3. **DISCUSSION OF SIGNAGE IN THE HISTORIC DOWNTOWN DISTRICT**
   REPORT BY: Chair Rea

4. **REPORT ON STATUS OF MID-CENTURY GUIDELINES**
   REQUEST: Chair Rea

   **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 January 17, 2019**
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; James Spann, Vice-Chair; Carol Breitenfeld, Commissioner; Marc Correll, Commissioner; Errol Cowan, Commissioner; Jesse Hanwit, Commissioner; and Nicole Purvis, Commissioner.

Commissioners absent: None

Staff present: Adam Finestone, Principal Planner; Jay Paul, Senior Planner; Paul Bingham, Assistant Planner II; Jasmin Perunovich, Assistant Planner I; and Kirsten Peraino, Minutes Clerk.

MINUTES:

Moved by Commissioner Cowan, seconded by Commissioner Purvis, to approve the minutes of the July 19, 2018 meeting. Commissioner Purvis requested we add commissioner comments to item H1 from the July 19, 2018 Minutes. Motion carried unanimously (7-0).

WRITTEN COMMUNICATION: None.

ORAL COMMUNICATION: None.

PUBLIC HEARINGS: None.

CURRENT BUSINESS:

1. LOCAL REGISTER/ MILLS ACT – Case No. HP 18-0001:

   REQUEST: Local Register & Mills Act for California Craftsman OEN residence

   LOCATION: 547 East 6th Avenue
COMMISSION ACTION: Approved with landscape provisions 6-0-1 (Vice-Chair Spann recused self)

2. **LOCAL REGISTER/ MILLS ACT – Case No. HP 18-0002:**

   REQUEST: Local Register & Mills Act for Late Colonial Revival OEN residence

   LOCATION: 1102 South Juniper Street

   COMMISSION ACTION: Approved 7-0.

3. **LOCAL REGISTER/ MILLS ACT – Case No. HP 18-0003:**

   REQUEST: Local Register & Mills Act for Mid-Century Minimal Traditional OEN residence

   LOCATION: 329 East 7th Avenue

   COMMISSION ACTION: Approved 5-1-1 (Commissioner Purvis opposed; Commissioner Rea recused self).

4. **DESIGN REVIEW – Case No. ADM 18-0161:**

   REQUEST: Proposed Double Carport and Accessory Dwelling Unit Addition on OEN property

   LOCATION: 252 West 7th Avenue

   COMMISSION ACTION: Approved 7-0

5. **DESIGN REVIEW – Case No. PHG 18-0025 - Item pushed to later date**

   REQUEST: Proposed Bathroom Facility in Local Register Grape Day Park

   LOCATION: 321 North Broadway

   COMMISSION ACTION: Item pushed to later date.
ORAL COMMUNICATION: None.

COMMISSIONER COMMENTS: None.

ADJOURNMENT: The meeting was adjourned at 5:04 PM.

Kirsten Peraino, Administrative Coordinator
Minutes Clerk

Adam Finestone, Principal Planner
Witness
TO: Historic Preservation Commission
FROM: Paul K. Bingham, Assistant Planner II
PROJECT: ADM 18-0189 – Design Review for South Juniper property
LOCATION: 1055 South Juniper Street
APPLICANT: Miguel Barajas

PROJECT DESCRIPTION: The project involves an exterior addition to a small 730 SF 1920’s cottage located at 1055 South Juniper Street (APN 233-542-1500). The property is located within the Old Escondido Historic District, and was considered as a non-contributor in the City’s 1990 Historic Sites Survey. The applicant has proposed two (2) alternative additions. Alternative “A” is a 255 SF bedroom addition at the rear underneath the existing patio cover, and one on the side. Alternative “B” is a 476 SF two-bedroom side addition to the south which includes an extension of the existing family room and kitchen.

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 resource identified in the City’s historic sites survey, and is within the Old Escondido Neighborhood historic district, design review is to be conducted by the Historic Preservation Commission (HPC).

Respectfully Submitted,

Paul K. Bingham
Assistant Planner II

Exhibits: Project Plans
CERTIFICATE OF APPROPRIATENESS APPLICATION

APPLICANT/CONTACT PERSON

Name (Print): Miguel Angel Barajas
Address: 1055 S Juniper St
City, State, Zip: Escondido CA 92025
Phone: 760-213-3840
Fax: 
E-mail: 
Signature: Miguel Barajas

OWNER (If multiple owners/addresses, attach additional sheets as necessary.)

Name (Print): Miguel Angel Barajas
Address: 1055 S Juniper St
City, State, Zip: Escondido CA 92025
Phone: 760-213-3840
Fax: 
E-mail: susanobm@gmail.com
Signature: Miguel Barajas
(authorizing applicant to submit application)

SITE INFORMATION

Property Address: 1055 S. Juniper St.
Assessor's Parcel Number: 233-542-1500
Zoning: R-1-6
Historic Status: NC
Downtown Specific Plan: Yes No

LANDMARK/LOCAL REGISTER INFORMATION
(if applicable)

Historic Designation:
Local Register State National
Date of Designation:
Mills Act: Yes No

PROJECT DESCRIPTION/PROPOSED IMPROVEMENTS:

On the back of the house there was a small porch and all we did was (close it) with two wood/insulation pieces with a length of 12 feet 11 inch. I did not include any extra walls or rooms and a wide length of 11 feet 3 inch. We are currently using it as an extra room due to the fact that the house is small and I have 4 children in family of 6.

I would like to request permission to build 2 extra rooms and to expand the living room due to the small size of the space.

EX365 (Rev. 8/16)
City of Escondido
HISTORIC RESOURCES INVENTORY

IDENTIFICATION AND LOCATION

1. Historic Name

2. Common or Current Name

3. Number & Street 1055 South Juniper Street

   City: Escondido Vicinity Only Zip 92025 County: San Diego

4. UTM zone A E4932.4 B N36637.70 C Zone II

5. Quad map No. Parcel No. 233-542-15/04

   Other

DESCRIPTION

6. Property Category

7. Briefly describe the present physical appearance of the property, including condition, boundaries, related features, surroundings, and (if appropriate) architectural style.

   This very small, rectangular cottage features a gabled roof, wide clapboard siding, casement windows, exposed beam ends, a gabled porch roof with triangular brackets and a shed-style addition in the back.

   The architectural style is: Cottage
   The condition is: good
   The related features are: none
   The surroundings are: residential
   The boundaries are:

8. Planning Agency
   City of Escondido

9. Owner and Address
   Edwin and Manie Smith
   1223 Knob Hill Road
   San Marcos, CA 92069

10. Type of Ownership private

11. Present Use residence

12. Zoning

13. Threats none known
HISTORICAL INFORMATION

14. Construction Date(s) c1920 Original location unknown Date moved

15. Alterations & date none apparent

16. Architect unknown Builder unknown

17. Historic attributes (with number from list)

SIGNIFICANCE AND EVALUATION

18. Context for Evaluation: Theme architecture Area
   Period Property Type Context formally developed?

19. Briefly discuss the property's importance within the context. Use historical and
    architectural analysis as appropriate. Compare with similar properties.

    This structure, while not being of great architectural or historic significance alone, may be a contributing building in the formation of an
    historic district.

20. Sources

21. Applicable National Register criteria

22. Other Recognition:
    State Landmark Number

23. Evaluator
    Date of Evaluation 1990

24. Survey type

25. Survey name

26. Year Form Prepared 1983
    By(Name) Donald A. Cotton Associates
    Organization Revised by AEGIS 1990
    Address 111 Spring Street
    City & Zip Claremont, CA 91711
    Phone (714) 621-1207
TO: Historic Preservation Commission
FROM: Paul K. Bingham, Assistant Planner II
PROJECT: ADM 18-0199 – Design Review for East 9th Avenue property
LOCATION: 519 East 9th Avenue
APPLICANT: Randy Randolf

PROJECT DESCRIPTION: The project involves a 314 SF exterior addition to the west side of a circa 1915 small residence located at 519 East 9th Avenue (APN 233-551-0200). The property is located within the Old Escondido Historic District, and was considered significant in the City’s 1990 Historic Sites Survey.

The applicant has proposed an addition which includes a bedroom, bath and pantry with an extension of the roof and siding and paint colors to match the existing main house. There is also an existing 402 SF accessory laundry/storage room structure and a 576 SF alley garage both located in the rear.

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 resource identified in the City’s historic sites survey, and is within the Old Escondido Neighborhood historic district, design review is to be conducted by the Historic Preservation Commission (HPC).

Respectfully Submitted,

[Signature]
Paul K. Bingham
Assistant Planner II

Exhibits: Project Plans
APPLICANT/CONTACT PERSON

Name (Print): Randy Randolph
Address: 660 McGarvan Dr.
City, State, Zip: Vista, CA 92081
Phone: 760-518-8284
Fax: 
E-mail: randyrandolph@gmail.com
Signature: Randy Randolph

OWNER (If multiple owners/addresses, attach additional sheets as necessary.)

Name (Print): Brandon Elbers
Address: 519 East 9th Avenue
City, State, Zip: Escondido, CA
Phone: 760-855-1839
Fax: 
E-mail: 
Signature: (authorizing applicant to submit application)

SITE INFORMATION

Property Address: 519 East 9th Avenue
Assessor’s Parcel Number: 233-551-02-00
Zoning: R-1-6
Historic Status: CO
Downtown Specific Plan: ☐ Yes ☐ No

LANDMARK/LOCAL REGISTER INFORMATION (if applicable)

Historic Designation:
☐ Local Register ☐ State ☐ National
Date of Designation: 
Mills Act: ☐ Yes ☐ No

PROJECT DESCRIPTION/PROPOSED IMPROVEMENTS:

ADD 314 sq. ft. of living area consisting of bedroom, bathroom, closet, linen, and storage/pantry. Addition will match existing 2nd bedroom siding.

NO CHANGE IN EXTERIOR COLORS
ADM18.01999
Street view of subject property at 519 East 9th Avenue
Identification and Location
1. Historic Name
2. Common or Current Name
3. Number & Street 519 E. Ninth Avenue

City: Escondido Vicinity Only Zip 92025 County: San Diego

4. UTM zone A E4934.20 B N36640.40 C Zone 11 D Other
5. Quad map No. Parcel No. 233-651-02

Description
6. Property Category If district, number of documented resources
7. Briefly describe the present physical appearance of the property, including condition, boundaries, related features, surroundings, and (if appropriate) architectural style.

This single-story rectangular California Bungalow has a gabled roof running front (north) to back, with vertical lath venting at the peak. A flat roofed porch with square posts and a solid clapboard railing occupies most of the front. A double-hung wood-sash window is placed in the east end of the north-facing facade. The door in the center, is not original and is flanked by another double-hung wood-sash window. Double-hung wood-sash windows march down the sides.
The architectural style is: California Bungalow
The condition is: good
The related features are: none
The surroundings are: residential; densely built-up
The boundaries are:

Planning Agency
City of Escondido

Owner and Address
Glen J. and Elynor Y. Holstein
2045 Levante Street
Carlsbad, CA 92008

Type of Ownership private

Present Use residence

Zoning

Threats none known
HISTORICAL INFORMATION

14. Construction Date(s) c1915 Original location unknown Date moved

15. Alterations & date screened in porch

16. Architect unknown Builder unknown

17. Historic attributes (with number from list)

SIGNIFICANCE AND EVALUATION

18. Context for Evaluation: Theme architecture Area
   Period Property Type Context formally developed?

19. Briefly discuss the property's importance within the context. Use historical and
    architectural analysis as appropriate. Compare with similar properties.

   This structure, while not being of great architectural or historic significance alone, may be a contributing building in the formation of an
   historic district.

20. Sources
    Sanborn Maps
    Local Histories

21. Applicable National Register criteria

22. Other Recognition:
    State Landmark Number

23. Evaluator
    Date of Evaluation 1990

24. Survey type

25. Survey name

26. Year Form Prepared 1983
    By(Name) Donald A. Cotton Associates
    Organization Revised by AEGIS 1990
    Address 111 Spring Street
    City & Zip Claremont, CA 91711
    Phone (714) 621 1207