



CITY of ESCONDIDO

HISTORIC PRESERVATION COMMISSION

November 16, 2023 Meeting Minutes

The Meeting of the Historic Preservation Commission was called to order on November 16, 2023 at 3:00 p.m. by Chair Spann in the Escondido City Council Chambers.

Commissioners Present: Chair James Spann; Commissioner Marion Hanlon; Commissioner Derek Escobar; Commissioner Marc Correll; and Commissioner Shantel Suarez-Avila (arrived at 3:28 p.m.)

Commissioners Absent: Commissioner Michael Delaney; Commissioner Lisa Walker

Staff Present: Zack Beck, City Clerk; Ivan Flores, Senior Planner; Alex Rangel, Development Technician II; Jay Paul, Senior Planner

Call to order

Flag Salute

Roll call

1. Approval of October 19, 2023 Historic Preservation Commission Meeting Minutes

Motion: Escobar; Second: Correll; Approved: 4-0 (Walker, Delaney, Suarez-Avila – Absent)

Written Communication

None.

Oral Communication

None.

Current Business -

2. REQUEST: PL23-0388 - A request to construct a 1,072 square foot second-story addition to an existing non-contributing, single-story, 1,072 square foot existing home within the boundaries of the Old Escondido Neighborhood District.

PRESENTER: Ivan Flores, Senior Planner, AICP – Vicrim Chima – Senior Planning Consultant

ZONING/LOCATION: On the south side of E 5th Avenue between south Fig Street and south Elm Street, addressed as 721 E 5th Street (Assessor's Parcel No. 233-311-21-00) within the R-1-6 (Single Family Residential)

APPLICANT: Shane & Christine O'Brien



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Recommendation: Approve the listing of the property located at 820 S. Maple on the City's Local Register of Historic Places and recommend to City Council approval of a Mills Act contract for the property.

Motion: Hanlon; Second: Escobar; Approved: 4-0 (Walker, Delaney, Suarez-Avila – Absent)

3. **REQUEST: PL23-0397 - A request to list the single-family residence at 730 S. Broadway on the City of Escondido's Local Register of Historic Places, and execution of a Mills Act Contract to assist the owners with future preservation.**

PRESENTER: Alex Rangel, Assistant Planner I

ZONING/LOCATION: R-1-6 (Single Family Residential)/ 730 S. Broadway (APN: 233-390-14-00)

APPLICANTS: Julia Chambers & Edward Chambers

RECOMMENDATION: Staff recommends that the Historic Preservation Commission approve the listing of the property located at 730 S. Broadway on the City's Local Register of Historic Places and recommend to City Council approval of a Mills Act contract for the property.

Motion: Spann; Second: Correll; Approved: 5-0 (Walker, Delaney – Absent)

4. **REQUEST: PL23-0410 - Design Review for a 576 square foot detached garage to an existing single-family residential home**

PRESENTER: Alex Rangel, Assistant Planner I

ZONING/LOCATION: On the north side of East 9th Avenue and the west side of South Hickory Street, addressed as 851 South Hickory Street (Assessor's Parcel No. 233-411-24-00) within the R-1-6 Single Family-Residential Zone.

APPLICANT: Tri Huynh

RECOMMENDATION: Staff recommends the Historic Preservation Commission conduct Design Review of the project and recommend approval of the Certificate of Appropriateness for the project to the Director of Development Services for final action, pursuant to Article 40, Section 33-790(b)(5). Oral Communication

Motion: Correll; Second: Hanlon; Approved: 5-0 (Walker, Delaney – Absent)

5. **REQUEST: Case No. PL23-0075 – Design Review for a Building Conversion to 2nd Story Residential Use**



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PRESENTER: Jay Paul, Senior Planner

LOCATION/ZONING: On the south side of West Grand Avenue, between S. Maple Street and S. Broadway addressed at 143-145 W. Grand Avenue (Assessor's Parcel No. 233-062-02-00) within the Historic Downtown District (HD) of the Downtown Specific Plan (SPA 9).

APPLICANT: Curtis Lively, Grand West Associates (Zadar LLC, Owner)

RECOMMENDATION: Staff recommends the Historic Preservation Commission conduct Design Review of the project and recommend approval of the Certificate of Appropriateness for the project to the Director of Development Services, pursuant to the Downtown Specific Plan Figure VIII (Implementation and Administration).

Motion: Escobar; Second: Hanlon; Approved: 5-0 (Walker, Delaney – Absent)

6. Boards and Commissions Subcommittee Update

7. Mills Act Contract Subcommittee Formation

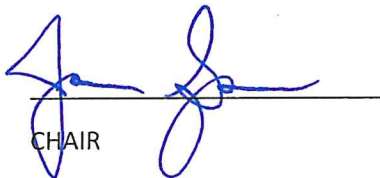
Oral Communication

None.

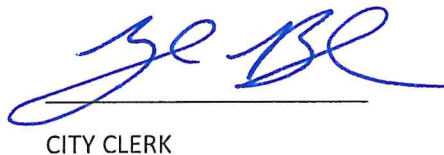
Commissioner Comments

Adjournment

Meeting adjourned at 3:37 p.m.



CHAIR



CITY CLERK