



CITY of ESCONDIDO

PLANNING COMMISSION MEETING

March 26, 2024 at 7:00 PM

Council Chambers: 201 North Broadway, Escondido, CA 92025

WELCOME TO YOUR COMMISSION MEETING

We welcome your interest and involvement in the legislative process of Escondido. This agenda includes information about topics coming before the Commission.

CHAIR

Rick Paul

VICE CHAIR

Katharine Barba

COMMISSIONERS

David Barber
Carrie Mecaro
Barry Speer
Stan Weiler
Judy Fitzgerald

MINUTES CLERK

Alex Rangel

HOW TO WATCH

The City of Escondido provides one way to watch a Commission meeting:

In Person



201 N. Broadway, Escondido, CA 92025

HOW TO PARTICIPATE

The City of Escondido provides two ways to communicate with the Commission during a meeting:

In Person



Fill out Speaker Slip and Submit to City Clerk

In Writing



<https://escondido-ca.municodemeetings.com>



CITY of ESCONDIDO

PLANNING COMMISSION

TUESDAY, MARCH 26, 2024

ASSISTANCE PROVIDED

If you need special assistance to participate in this meeting, please contact our ADA Coordinator at 760-839-4869. Notification 48 hours prior to the meeting will enable the city to make reasonable arrangements to ensure accessibility. Listening devices are available for the hearing impaired – please see the City Clerk.





CITY of ESCONDIDO

PLANNING COMMISSION

TUESDAY, MARCH 26, 2024

AGENDA

CALL TO ORDER

FLAG SALUTE

ROLL CALL

APPROVAL OF MINUTES

- [1.](#) January 23, 2024

WRITTEN COMMUNICATIONS

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.

ORAL COMMUNICATIONS

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.

PUBLIC HEARINGS

Please limit your testimony to three minutes.

- [2.](#) **PL23-0340 & PL24-0029 - 1416 and 1428 W. Mission Road / California Metals Service (CMS) Recycling Center**

REQUEST: A Conditional Use Permit modification and an Administrative Adjustment to expand an existing recycling center and allow for above-height perimeter screening. The expanded facility and operations would include the relocation of the existing public CRV Recycling Center and additional outdoor storage space for organized material bins. The proposed project includes site changes entailing the relocation of public access to the project site, restriping of on-site parking areas for more efficient internal circulation, and enhanced frontage improvements.

PROPERTY SIZE AND LOCATION: The 2.98-acre site is located on the north side of W. Mission Road and south of State Route 78, just northeast of Enterprise Street, addressed as 1416 & 1428 W. Mission Road, Escondido, CA 92027 (APNs: 228-290-041, 043 & 056)



CITY of ESCONDIDO

PLANNING COMMISSION

TUESDAY, MARCH 26, 2024

APPLICANT: California Metals Service Recycling Center (“CMS Recycling”)

CEQA RECOMMENDATION: Categorical Exemption – CEQA Guidelines Section 15332 (“In-Fill Development”)

STAFF RECOMMENDATION: Approval

CITY COUNCIL HEARING REQUIRED: ___ YES X NO

3. PL24-0017 – Article 40, 61, 64, and 65 Revisions

REQUEST: A request for approval of amendments to the Escondido Zoning Code including Article 40 (Historical Resources), Article 61 (Administration and Enforcement), Article 64 (Design Review), and Article 65 (Old Escondido Neighborhood). Such text updates are related to dissolution of the Historic Preservation Commission, reassignment of historic preservation responsibilities to the Planning Commission, Zoning Administrator, and/or City staff, permitting the Zoning Administrator to list properties on the Local Register of Historical Places, permitting the Planning Commission to conduct design review on specific projects, and clarifying the appeal process for staff approvals of projects, respectively.

PROPERTY SIZE AND LOCATION: CityWide

APPLICANT: Development Services Department

CEQA RECOMMENDATION: Categorical Exemption – CEQA Guidelines Section 15061 (Common Sense Exemption)

STAFF RECOMMENDATION: Recommend approval to City Council

CITY COUNCIL HEARING REQUIRED: X YES ___ NO

CURRENT BUSINESS

4. PL23-0411 / Short-Term Rental Ordinance

REQUEST: Review an Ordinance of the City of Escondido to allow short-term rentals to operate within the City, including amendments to the Escondido Municipal Code Chapter 16 (Business Licenses) for processes, procedures, administration and enforcement and Escondido Municipal Code Chapter 25 (Taxation) for collection of Transient Occupancy Tax. Advise the City Council of any land-use considerations and/or recommendations associated with the draft ordinance.

PROPERTY SIZE AND LOCATION: CityWide



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TUESDAY, MARCH 26, 2024

APPLICANT: City of Escondido

CEQA RECOMMENDATION: Categorical Exemption – CEQA Guidelines Section 15061(b)(3)(Common Sense Exemption)

STAFF RECOMMENDATION: None

CITY COUNCIL HEARING REQUIRED: YES NO

FUTURE AGENDA ITEMS

ORAL COMMUNICATIONS

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.

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PLANNING COMMISSIONERS REPORT

CITY PLANNER'S REPORT

- [5.](#) Tentative Future Agenda

ADJOURNMENT



CITY of ESCONDIDO

PLANNING COMMISSION MINUTES

January 23, 2023 at 7:00 PM
Council Chambers: 201 North Broadway, Escondido, CA 92025

WELCOME TO YOUR COMMISSION MEETING

We welcome your interest and involvement in the legislative process of Escondido. This agenda includes information about topics coming before the Commission.

CHAIR

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201 N. Broadway, Escondido, CA 92025



CITY of ESCONDIDO

PLANNING COMMISSION MINUTES

TUESDAY, JANUARY 23, 2023

MINUTES

CALL TO ORDER: 7:00 p.m.

FLAG SALUTE: Rick Paul

ROLL CALL:

Commissioners Present: Rick Paul, Chair; David Barber, Commissioner; Carrie Mecaro, Commissioner; Barry Speer, Commissioner; and Stan Weiler, Commissioner.

Commissioner Absent: Katharine Barba, Vice-Chair; Judy Fitzgerald, Commissioner.

City Staff Present: Veronica Morones, City Planner; Dare DeLano, Senior Deputy City Attorney; Owen Tunnel, Assistant City Engineer; Greg Mattson, Contract Planner; Alex Rangel, Minutes Clerk.

APPROVAL OF MINUTES: January 9, 2023

Motion to approve from Commissioner Barber; Second: Commissioner Speer.

Motion carried (4-0) to approve the minutes.

Ayes: Paul, Barber, Speer, and Weiler.

Abstain: Mecaro.

WRITTEN COMMUNICATIONS:

None.

ORAL COMMUNICATIONS:

None.

PUBLIC HEARINGS:

1. **PL21-0057 – 335 N. Quince Street / North County Transit District – Fleet Parking**

REQUEST: A Conditional Use Permit to allow for the fleet vehicle storage and support to an existing bus maintenance facility owned and operated by the North County Transit District, East Division Maintenance Facility. The request also includes removal of existing site remnant foundations, site fences, pavement, lighting, and vegetation, and replacement with new parking lot paving, restriping, perimeter walls, lighting, access, and landscaping.

PROPERTY SIZE AND LOCATION: The 1.24-acre site is located qat the southwest corner of N. Quince Street and Norlak Avenue, and directly north of the Escondido Creek Channel, addressed as 335 N. Quince Street. (Assessor’s Parcel No. 232-091-20-00)



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PLANNING COMMISSION MINUTES

TUESDAY, JANUARY 23, 2023

ENVIRONMENTAL STATUS: The Project qualifies for an exemption under the California Environmental Quality Act (“CEQA”) Guidelines sections 15332 (In-Fill Development Project).

APPLICANT: North County Transit District (NCTD)

STAFF RECOMMENDATION: Approval.

PUBLIC COMMENT:

None.

COMMISSION DISCUSSION:

Commissioners discussed various aspects of the project, including the proposed uses and location of the proposed fleet parking.

COMMISSION ACTION:

Motion to table project PL21-0057 and return to staff for additional review and clarification of project description.

Motion: Chair Paul. Second: None (motion not carried).

Motion to approve Planning Commission Resolution No. 2024-02, approving the project.

Motion: Commissioner Mecaro. Second: Commissioner Speer.

Motion carried (4-1) to approve the project.

Ayes: Barber, Mecaro, Speer, Weiler.

Nays: Paul.

CURRENT BUSINESS:

1. **Historic Preservation Commission**

REQUEST: Discussion related to the Historic Preservation Commission (HPC).

PROPERTY SIZE AND LOCATION: N/A

ENVIRONMENTAL STATUS: Not a project under CEQA, pursuant to CEQA Guidelines section 15378(b)(5).

APPLICANT: N/A

STAFF RECOMMENDATION: None.

PUBLIC COMMENT:



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None.

COMMISSION DISCUSSION:

Commissioners discussed various aspects of the HPC, including the Old Escondido Neighborhood, future historic review, and delegation of existing HPC tasks.

COMMISSION ACTION:

None.

FUTURE AGENDA ITEMS:

None.

ORAL COMMUNICATIONS:

None.

PLANNING COMMISSIONERS:

None.

CITY PLANNER'S REPORT:

City Planner Morones provided information related to the upcoming projects, and tentative agenda for future Planning Commission meetings.

ADJOURNMENT

Chair Paul adjourned the meeting at 7:50 p.m.

Veronica Morones, Secretary to the Escondido
Planning Commission

Alex Rangel, Minutes Clerk



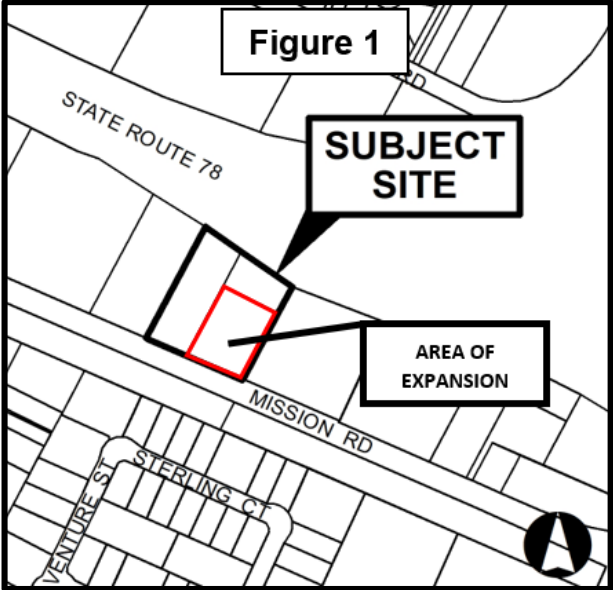
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BACKGROUND

The subject site consists of three parcels totaling approximately 2.98-acres, and is located on the north side of W. Mission Road and south side of State Route 78, just northeast of the Enterprise Street and Mission Road intersection (Figure 1). The combined sites (“Subject Site”) are located within the Light Industrial (LI) General Plan land use designation, and are zoned Light Industrial (M-1) as shown under Attachment 1. Site photographs detailing existing site conditions are provided under Attachment 2.

The City previously approved a Conditional Use Permit (CUP) for the metal recycling facility on the western most parcel (identified as APN 228-290-43-00) in 2008 (PHG08-0014), and approved a subsequent CUP modification for facility expansions onto the northeastern parcel (identified as APN 228-290-41-00) in 2017 (PHG17-0002). The existing approvals permit for the existing collection, storage, and processing (packaging) for ferrous (iron or steel) and non-ferrous (aluminum, brass, copper, etc.) material operations; however, no smelting of any such materials occurs on site. The current hours of operation for the public to access the collection facility are Monday through Friday, from 8 am to 4 pm. A modification to the existing CUP is required for the proposed expansion of CMS Recycling operations into the adjacent southeastern parcel highlighted in red under Figure 1 (identified as APN 228-290-56-00). The proposed area for expansion is approximately 1.18 acres.



SUMMARY OF REQUEST

California Metals Services (“Applicant”) submitted an application to modify their existing CUP to expand their existing recycling facility and operations into the adjacent parcel (Figure 1). Physical changes to the Subject Site would include repurposing of all the existing site buildings for more efficient use and operations, and removal of three existing structures, as well as existing street fencing, gates, and landscaping situated along W. Mission Road. The Applicant also requests an Administrative Adjustment (“Adjustment”) to allow for an increased height of proposed perimeter fencing, from 8’-0” to 10’-0”, along the SR-78 property boundary (“Proposed Project”).

Section 33-564 (Article 26 – Industrial Zones) requires a CUP for recycling facilities. The original facility was entitled through the CUP process (PHG08-0014). The Proposed Project would modify the existing, approved CUP for the recycling facility to allow for the physical expansion of the existing use. Section 33-1221 (Article 61, Division 2 – Variance and Administrative Adjustments) allows for increases in wall/fence heights of up to 50-percent for industrial zoned properties. The Proposed Project requests to increase the maximum height of their perimeter fencing at the rear property line by 25-percent. This Adjustment request is in response to current vandalism issues and stealing of valuable recyclable materials. Section 33-1223 states if an Administrative Adjustment request is associated with a discretionary action, the request would be reviewed by the appropriate hearing body on the discretionary action; therefore, the Adjustment is a part of the Planning Commission’s action.

The Proposed Project would provide operational growth for the existing use which supports weekly services to over 300 industrial accounts, and monthly services to approximately 4,000 public customers. The Proposed Project



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would result in in 15,000 square feet of additional covered service area, approximately 1.25 acres of useable recycling materials storage space, and provide up to 67 parking spaces for customers and staff.

A site plan showing the general location of improvements, perimeter enhancements, SR-78 fencing, reoriented internal circulation, and street frontage landscaping is provided as part of Attachment 3, Exhibit B - Project Plans.

SUPPLEMENTAL DETAILS OF REQUEST

| | | |
|-------------------------------------|--|-------------------------------|
| 1. Property Size: | Total site 2.98 acres - 1.18 acres (expansion parcel) | |
| 2. Lot Coverage / Floor Area Ratio: | <u>Minimum Required:</u> None | <u>Provided:</u> N/A |
| 3. Building Height: | Max. Height subject to UBC | No new structures proposed |
| 4. Motor Vehicle Parking: | 50 Parking spaces | 67 spaces |
| 5. Proposed Setbacks: | | |
| a) Front Yard | 10'-0" facing W. Mission Road | 10'-0" facing W. Mission Road |
| b) Rear Yard | None | None |
| c) Side Yard | None | None |
| 6. Trees: | Every 30 feet along frontage | 7 Trees - Street Frontage |
| 7. Signage: | All signs subject to Article 66 | |
| 8. Trash: | Existing covered trash enclosure provided on-site | |
| 9. Lighting: | Outdoor lighting subject to Article 35 | |
| 10. Hours of Operation: | Facility operates Monday through Saturday (8:00 am to 4:00 pm) for public hours and Monday through Friday (7:00 am to 3:30 pm) for yard operations and client drop off only. | |
| 11. Fencing Height: | 8'-0" maximum | 10'-0" (Admin. Adjustment) |



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PROJECT ANALYSIS

1. General Plan Conformance:

The General Plan land use designation for the Subject Site is Light Industrial (LI), which allows for a broad range of light industrial and service uses, including outdoor storage, supporting products, and services. This includes outside storage, processing, and supporting services for a primary-businesses.

The Proposed Project compliments and embraces Goal 10, as shown below, which is one of the General Plan strategies related to industrial growth and integration. The Proposed Project provides a compatible use in that it expands an existing recycling facility which seeks to scale appropriately to the size of its service demands for its public and commercial clients. The Proposed Project includes enhanced frontage landscaping, perimeter security fencing, improved public CRV recycling center, as well as other ancillary site improvements that would enhance continuity between the Subject Site and the existing operations adjacent to the west.

“GOAL 10: A variety of industrial uses located and designed to assure compatibility with adjoining land uses offering diverse jobs for the community.”

The Proposed Project aligns with Industrial Land Use Policies 10.2, 10.7 & 10.9 in that the Proposed Project sites such industrial development in the appropriate industrial land use designation (as described in Figure II-6 of the Land Use and Community Form Element). The Proposed Project incorporates features, such as a six-foot block wall at the Subject Site frontage, an enhanced landscaping buffer, and perimeter fencing, to ensure compatibility with surrounding industrial uses. Further, the requested Adjustment would allow for a 25-percent increase in fence height for the industrial zoned site. The proposed Adjustment would align with Land Use Policy 10.9, which seeks to “allow more flexible requirements affecting...screening of outside storage...depending on location and visibility from off-site areas on properties designated General Industrial.” The Project Site is located within the industrial zone and is surrounded by industrial uses and a major highway.

2. Zoning Conformance:

The Light Industrial (M-1) zoning designation allows for a variety of light industrial activities such as assembling, manufacturing, storage warehousing and distribution, and support and service uses, including outdoor storage. The purpose of this zoning district (M-1) is to provide a range of light industrial and support service uses. This zone allows for light industrial uses not typically suited to commercial zones by virtue of operational characteristics and space needs, such as a recycling facility. In order to ensure compatibility among a variety of uses, M-1 development standards are more restrictive than the general industrial zone. The Proposed Project is consistent with the industrial zone’s purpose outlined in the City’s Municipal Code, Section 33-561 (Article 26 - Light Industrial Zones) in that it is an allowed industrial use, as designated within the permitted use table of Article 26, subject to a use permit. The existing facility maintains a previously approved CUP, and seeks to expand their use in compliance with the requirements of the M-1 zone as outlined in Article 26. Further, the Subject Site is surrounded generally to the south, east, and west by industrial uses, and the SR-78 to the north. These immediately adjacent uses are generally compatible with the proposed industrial use, subject to the project conditions.



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The Administrative Adjustment would allow for the Applicant to construct a ten-foot metal tubular/panel screening fence along the SR-78 property boundary to shield the equipment, recycle materials, and storage areas from view, while also securing the site. The requested Adjustment complies with the standards outlined within Article 61 (Division 2 - Variances and Administrative Adjustments).

SITE DESIGN

The Proposed Project consists of a site expansion by incorporating the adjacent property in order to accommodate future recycling materials storage, and processing needs of CMS' commercial and public customers. The existing topography of the site is flat and there is no associated grading proposed. The Proposed Project would include removal of two existing buildings, one open-steel structure, landscaping, paving, and fencing. The integration of the Subject Site with the existing recycling operations would allow for more efficient operations. The relocation and establishment of the new CRV Recycling Center area would reduce conflicts between the public customers, and business trucking operations by minimizing access wait times, moving the public away from the truck scales thereby providing better public circulation, and restriping for additional parking spaces. The redesign of the internal circulation would provide adequate room so that no ad-hoc truck parking along W. Mission Road occurs as a part of the facility's operations, and would allow the truck and vehicle traffic to be wholly accommodated on the Subject Site. Proposed Project-related improvements are listed below:

- Repurposing of the existing buildings, and removal of two buildings and one open steel structure;
- Realignment of the internal circulation to provide a twenty-four-foot fire lane for emergency access, and efficiency of moving and packaging of scrap materials;
- Removal of existing street fencing, gates, and landscaping along W. Mission Road and replacement with similar landscaping located in the front setback, and construction of a security wall with two electronic gates;
- Installation of a 10'-0" tubular fence with screening panels along SR-78;
- Relocation of the existing CRV Recycling Center and expanded public drop off area;
- Restriping of parking area to accommodate 24 customer spaces and four ADA compliant stalls for the new CRV Recycling Center and;
- Restriping for 33 employee parking spaces.

FISCAL ANALYSIS

The applicant will be responsible for payment of all applicable Development Impact Fees as adopted by the City Council.

ENVIRONMENTAL ANALYSIS

California Environmental Quality Act ("CEQA") Guideline's list classes of projects that have been determined not to have a significant effect on the environment and as a result are exempt from further environmental review under CEQA. The Proposed Project qualifies for an exemption under CEQA Guidelines qualifies for an exemption from California Environmental Quality Act (CEQA) under Section 15332 "In-fill Development" and staff prepared a Notice of Exemption for the Proposed Project (Attachment 4). The Proposed Project qualifies for the exemption as described further in the Findings of Fact, attached as Exhibit "C" to Resolution 2024-04 (Attachment 3).



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STAFF REPORT

Item 2.

PUBLIC INPUT

The Planning Division noticed the Proposed Project consistent with the requirements of both the Escondido Zoning Code (Article 61 – Administration and Enforcement) and state law. Staff has not received any correspondence from the public regarding the Proposed Project as of the preparation of this report.

CONCLUSION AND RECOMMENDATION

The Proposed Project is consistent with the guiding principles identified in the Land Use and Community Form Element of the Escondido General Plan. The Proposed Project is designed in conformance with the applicable development standards, design guidelines, and would contribute to the revitalization and consolidation of an underutilized site.

Staff recommends the Planning Commission approve the proposed Conditional Use Permit modification and Administrative Adjustment, as described in this staff report. The draft Planning Commission Resolution No. 2024-04, including Exhibits A, B, C, and D thereto, is incorporated into this staff report.

ATTACHMENTS

1. Location Map, General Plan Map, and Zoning Map
2. Site Photos
3. CEQA Notice of Exemption



CITY of ESCONDIDO

STAFF REPORT

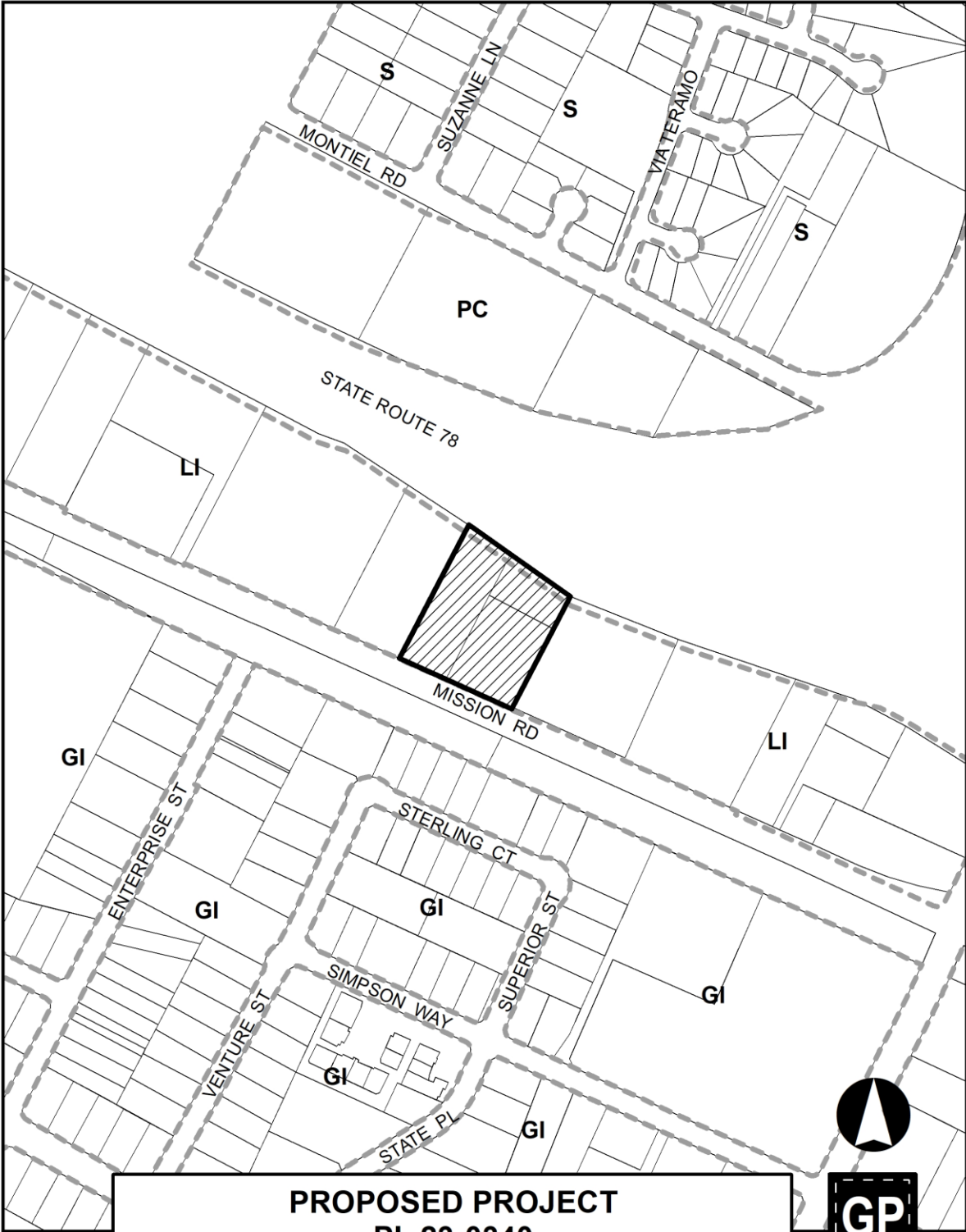
Attachment 1 Location Map, General Plan, and Zoning Map





CITY of ESCONDIDO

STAFF REPORT



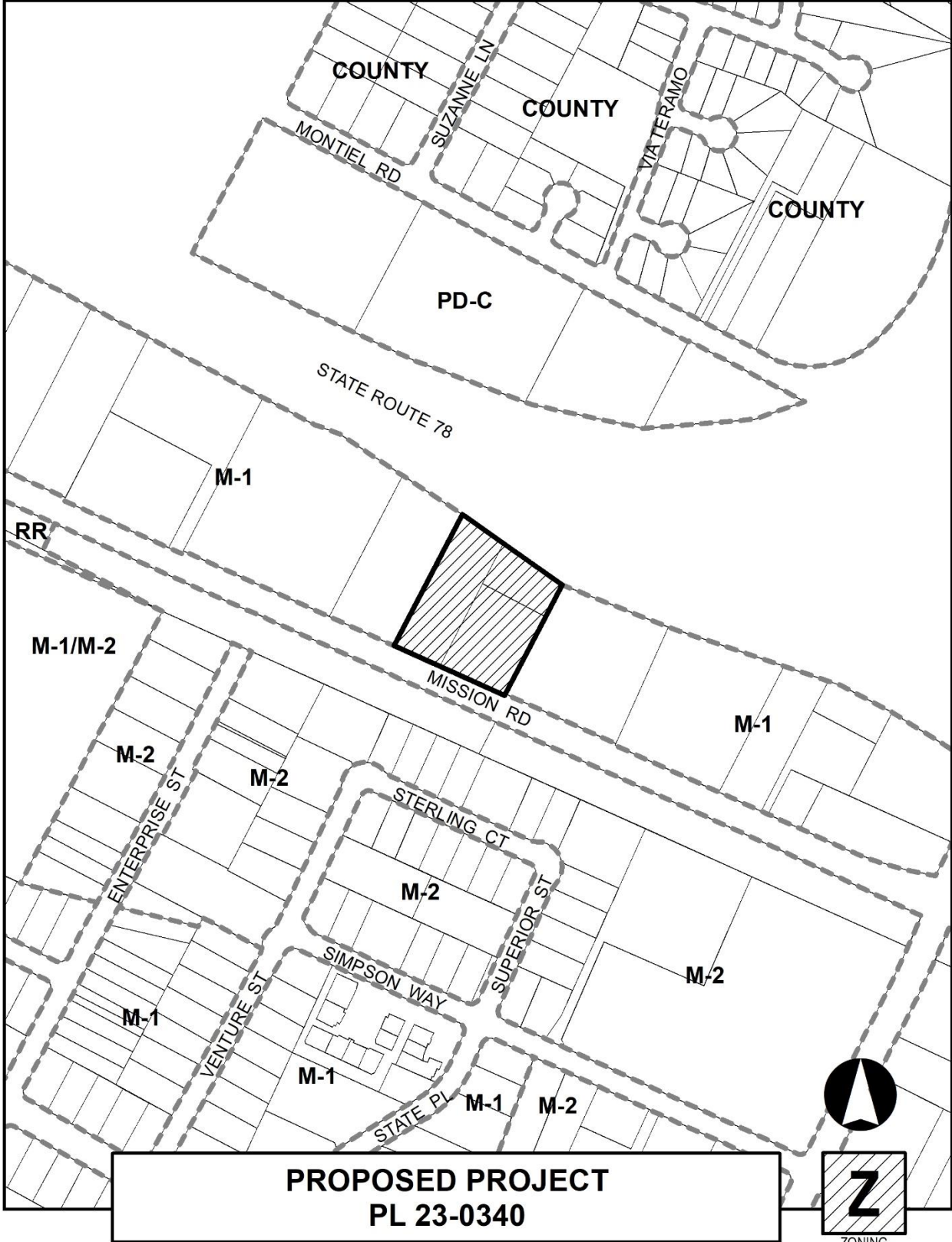
**PROPOSED PROJECT
PL 23-0340**





CITY of ESCONDIDO

STAFF REPORT





CITY of ESCONDIDO

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ATTACHMENT 2 Existing Site Photos



Looking northwest from W. Mission Road at existing CRV center



Looking westerly at entrance from W. Mission Road



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Item 2.



Looking northeast along W. Mission Road



Looking southeast along W. Mission Road at secondary access



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ATTACHMENT 3 Notice of Exemption

To: Assessor/Recorder/County Clerk
Attn: Fish and Wildlife Notices
1600 Pacific Hwy, Room 260
San Diego, CA 92101
MS: A-33

From: City of Escondido
Planning Division
201 North Broadway
Escondido, CA 92025

Project Title/Case No: California Metals Services Recycling Center / PL23-0340 & PL24-0029

Project Location - Specific: The combined project site is approximately 2.98 acres located between the north side of W. Mission Road and State Route 78, addressed as 1416 and 1428 W. Mission Road, Escondido, CA 92027 (APN's: 228-290-041, 043 & 056)

Project Location - City: Escondido **Project Location - County:** San Diego

Description of Project: The request is to expand the existing California Metals Services (CMS) recycling operations (1.8 acres) into adjacent automotive work shop parcel (1.18 acres), by repurposing the existing buildings, removal of some structures and existing street fencing with gates. Replace with construction of a security wall with two electronic gates, the relocation of the CVR public drop off areas, add twenty-four (24) customer spaces and four (4) ADA compliant stalls and an Administrative Adjustment for an increase from 8' to 10' security fence along SR-78. Approval of a Conditional Use Permit Modification is required in accordance with section 33-693 (outdoor processing) of the Escondido Zoning Code.

Name of Public Agency Approving Project: City of Escondido

Name of Person or Agency Carrying Out Project:

Name: Robert Chavez
Address: 1428 W. Mission Road, Escondido, CA 92029
Telephone: 760-741-6300


Private entity School district Local public Agency State agency Other special district

Exempt Status: The Project is categorically exempt pursuant to CEQA Guidelines section 15332 ("In-Fill Development").

Reasons why project is exempt:

The Project is a request to expand existing recycling and collection operations into the adjacent light industrial property. The project requires minor physical improvements that includes a removal of a small covered storage shed, replacing perimeter fencing, restriping public access and parking areas. This exemption is appropriate for the Project due to expansion of the existing, less than five acres, all public services and facilities are available, and the project site is fully developed and has no potential of supporting environmentally sensitive habitat.

Lead Agency Contact Person: _____ **Area Code/Telephone/Extension:** 760-839-4544

Signature: 
Greg Mattson, AICP
Contract Planner

January 5, 2024

Signed by Lead Agency
 Signed by Applicant

Date received for filing at OPR:

Updated: 6/17/2021

Planning Commission
Hearing Date: March 26, 2024
Effective Date: April 5, 2024

PLANNING COMMISSION RESOLUTION NO. 2024-04

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ESCONDIDO, CALIFORNIA, APPROVING A MODIFICATION TO A CONDITIONAL USE PERMIT FOR THE EXPANSION OF AN EXISTING LIGHT INDUSTRIAL COMMERCIAL OPERATION AND APPROVING AN ADMINISTRATIVE ADJUSTMENT FOR ABOVE HEIGHT FENCING

APPLICANT: California Metal Services (CMS)

CASE NO: PL23-0340 & PL24-0029

WHEREAS, California Metal Services (“Applicant”), filed land use development applications, Planning Case No. PL23-0340 and PL24-0029 (“Applications”), with the City of Escondido (“City”) constituting a request to modify an existing Conditional Use Permit (PHG08-0014) to expand an existing recycling facility and operations, and approve an Administrative Adjustment to allow for above-height (up to 25-percent) perimeter screening (“Project”). The requested modification entails changes to an existing recycling facility and its operations. The modification request includes: relocation and improvement of the existing CRV center; reconfigured internal site circulation and parking areas (including additional Americans with Disabilities Act (“ADA”) compliant parking spaces); additional yard space to organize material bins and increase storage area; enhanced frontage improvements; landscape perimeter screening and; metal/tubular security fencing. If granted, the Applicant’s requested modifications would result in expansion of

the existing 1.80-acre commercial recycling center facility into the adjacent 1.18-acre site, for a total of 2.98 acres. Applicant's commercial recycling center facility is addressed as 1416 and 1428 W. Mission Road, Escondido, CA 92029, respectively (Assessor's Parcel Numbers ("APN") 228-290-41-00, 43-00 & 56-00), and is located in the Light Industrial (M-1) Zone ("Facility"); and

WHEREAS, the Facility encompasses all that real property described in Exhibit "A" which is attached hereto and made a part hereof by this reference as though fully set forth herein ("Property"); and

WHEREAS, the Applications were submitted to, and processed by, the Planning Division of the Development Services Department in accordance with the rules and regulations of the Escondido Zoning Code and the applicable procedures and time limits specified by the Permit Streamlining Act (Government Code section 65920 et seq.) and the California Environmental Quality Act (Public Resources Code section 21000 et seq.) ("CEQA"); and

WHEREAS, on June 24, 2008, the Planning Commission approved a Conditional Use Permit (PHG08-0014) to allow for a recycling facility and associated operations on the site identified as 1428 W. Mission Road, Escondido, CA 92029 (APN: 228-290-43); and

WHEREAS, subsequently on November 27, 2018, the Planning Commission approved a CUP modification request (PHG17-0002) to expand the recycling facility and operations located at 1428 W. Mission Road; and

WHEREAS further expansion of the existing Facility as presently requested by Applicant and additional outdoor storage are conditionally permitted uses within the Light

Industrial (M-1) zone, subject to the approval of a Conditional Use Permit modification, in accordance with Article 61, Division 1 of the Escondido Zoning Code; and

WHEREAS an increase in fencing height of up to 25-percent above the maximum permitted height within the industrial zones may be accommodated through an Administrative Adjustment, in accordance with Article 61, Division 2 of the Escondido Zoning Code; and

WHEREAS, pursuant to CEQA and the CEQA Guidelines (Title 14 of California Code of Regulations, Section 15000 et. seq.), the City is the Lead Agency for the Project, as the public agency with the principal responsibility for approving the proposed Project; and

WHEREAS, the Planning Division studied the Applications, performed necessary investigations, prepared a written report, and hereby recommends approval of the Project as depicted on the plan set shown in Exhibit "B," which is attached hereto and made a part hereof by this reference as though fully set forth herein; and

WHEREAS, City staff provided public notice of the Applications in accordance with City and State public noticing requirements; and

WHEREAS, on March 26, 2024, the Planning Commission held a duly noticed public hearing as prescribed by law, at which time the Planning Commission received and considered the reports and recommendation of the Planning Division and gave all person's full opportunity to be heard and to present evidence and testimony regarding the Project. Evidence was submitted to and considered by the Planning Commission, including, without limitation:

- a. Written information including plans, studies, written and graphical information, and other material, submitted by the Applicant;
- b. Oral testimony from City staff, interested parties, and the public;
- c. The staff report, dated March 26, 2024, with its attachments as well as City staff's recommendation on the Project, which is incorporated herein as though fully set forth herein; and
- d. Additional information submitted during the public hearing; and

WHEREAS, the public hearing before the Planning Commission was conducted in all respects as required by the Escondido Municipal Code and the rules of this Planning Commission.

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of Escondido that:

1. The above recitations are true and correct.
2. The Planning Commission, in its independent judgement, has determined the Project to be exempt from environmental review pursuant to CEQA Guidelines Section 15332 ("In-Fill Development"). The Project qualifies for the "In-Fill Development" exemption because the proposed Project includes upgraded frontage improvements, repurposing structures, removal of structures, adding storage areas, perimeter fencing, and revised internal circulation of an existing use on a site previously developed with industrial uses that is approximately 3-acres in size. The site is zoned for the use and is consistent with the applicable general plan policies as well as with the General Light Industrial (M-1) zoning designation. It has been determined that the Project would not result in any significant impacts to traffic, noise, air quality, or water quality. The Project

does not include the use of hazardous substances. The Project site does not contain any sensitive habitat or endangered, rare, or threatened species, and approval of the Project, as conditioned, would not result in any significant effects relating to traffic, noise, air quality, or water quality; and the site is connected to City sewer and water services. Further, no exceptions to the exemptions listed under CEQA Guidelines Section 15300.2 apply to the Project.

3. After consideration of all evidence presented, and studies and investigations made by the Planning Commission and on its behalf, the Planning Commission makes the following substantive findings and determinations, attached hereto as Exhibit "C", relating to the information that has been considered. In accordance with the Findings of Fact and the foregoing, the Planning Commission reached a recommendation on the matter as hereinafter set forth.

4. The Application to use the Property for the Project, subject to each and all of the conditions hereinafter set forth in Exhibit "D", is **hereby approved** by the Planning Commission. The Planning Commission expressly declares that it would not have approved the Applications except upon and subject to each and all of said conditions, each and all of which shall run with the land and be binding upon the Applicant, the owner, and all subsequent owners of the Property, and all persons who use the Property for the use permitted hereby.

5. The Planning Commission, therefore, directs that a Notice of Exemption be filed with the County Clerk of the County of San Diego in accordance with the CEQA Guidelines.

6. The development plans for the Project are on file in the Planning Division of the Development Services Department and are available for inspection by anyone interested herein, and the development plans are incorporated herein by this reference as if they were fully set forth herein. The Project is conditionally approved as set forth on the Applications and Project drawings, all designated as approved by the Planning Commission, and which shall not be altered without the express authorization by the Planning Division. Any deviations from the approved development plans shall be reviewed by the City for substantial compliance and may require amendment by the appropriate hearing body.

BE IT FURTHER RESOLVED that, pursuant to Government Code section 66020(d)(1):

1. NOTICE IS HEREBY GIVEN that the Project is subject to dedications, reservations, and exactions, as specified in the Conditions of Approval. The Project is subject to certain fees described in the City of Escondido's Development Fee Inventory on file in both the Planning and Engineering Division of the Development Services Department. The Applicant shall be required to pay all development fees of the City then in effect at the time and in such amounts as may prevail when building permits are issued. It is the City's intent that the costs representing future development's share of public facilities and capital improvements be imposed to ensure that new development pays the capital costs associated with growth. The Applicant is advised to review the Planned Fee Updates portion of the web page, www.escondido.org, and regularly monitor and/or review fee-related information to plan for the costs associated with undertaking the Project.

2. NOTICE IS FURTHER GIVEN that the 90-day period during which to protest the imposition of any fee, dedication, reservation, or other exaction described in this Resolution begins on the effective date of this Resolution, and any such protest must be in a manner that complies with Government Code section 66020.

PASSED, ADOPTED, AND APPROVED by a majority vote of the Planning Commission of the City of Escondido, California, at a regular meeting held on the 26th day of March, 2024, by the following vote, to wit:

| | |
|------------|----------------|
| AYES: | COMMISSIONERS: |
| NOES: | COMMISSIONERS: |
| ABSTAINED: | COMMISSIONERS: |
| ABSENT: | COMMISSIONERS: |

Rick Paul, Chair
Escondido Planning Commission

ATTEST:

Veronica Morones, Secretary of the
Escondido Planning Commission

I hereby certify that the foregoing Resolution was passed at the time and by the vote above stated.

Alexander Rangel, Minutes Clerk
Escondido Planning Commission

Decision may be appealed to City Council
pursuant to Zoning Code Section 33-1303

Exhibit A

PLANNING CASE NO. PL23-0340 & PL24-0029

Legal Description

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF ESCONDIDO, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

PARCEL 1: (APN: 228-290-41-00)

THE NORTHEASTERLY 215.00 FEET OF THE SOUTHEASTERLY 200.00 FEET OF LOT 5 IN BLOCK 1 OF THE RANCHO LOS VALLECITOS DE SAN MARCOS, IN THE CITY OF ESCONDIDO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 806, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, DECEMBER 21, 1895.

EXCEPTING THEREFROM THAT PORTION THEREOF LYING NORTHEASTERLY OF A LINE DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTHWESTERLY LINE OF LOT 6 IN SAID BLOCK 1, DISTANT THEREON NORTH 27° 27' 31" EAST 475.16 FEET FROM THE MOST WESTERLY CORNER OF SAID LOT 6;
 THENCE SOUTH 56° 56' 39" EAST, 321.51 FEET;
 THENCE SOUTH 54° 40' 58" EAST, 343.70 FEET;
 THENCE SOUTH 68° 24' 10" EAST, 331.58 FEET TO A POINT IN THE SOUTHEASTERLY LINE OF LOT 4 IN SAID BLOCK 1, DISTANT THEREON NORTH 27° 24' 41" EAST, 374.89 FEET FROM THE SOUTHERLY CORNER OF SAID LOT 4.

PARCEL 2: (APN: 228-290-43-00)

LOT 5 IN BLOCK 1, (EXCEPTING THE SOUTHEASTERLY 200.00 FEET THEREOF) IN RANCHO LOS VALLECITOS DE SAN MARCOS, IN THE CITY OF ESCONDIDO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 806, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, DECEMBER 21, 1895, TOGETHER WITH THAT PORTION OF LOT 6 IN SAID BLOCK 1 OF RANCHO LOS VALLECITOS DE SAN MARCOS, LYING SOUTHEASTERLY OF THE SOUTHEASTERLY LANE OF THE NORTHWESTERLY 320.00 FEET OF SAID LOT 6.

EXCEPTING FROM ALL THE ABOVE THAT PORTION THEREOF LYING NORTHEASTERLY OF THE FOLLOWING DESCRIBED LINE:

BEGINNING AT A POINT ON THE NORTHWESTERLY LINE OF LOT 6 IN SAID BLOCK 1, DISTANT THEREON NORTH 27° 27' 32" EAST 475.16 FEET FROM THE MOST WESTERLY CORNER OF SAID LOT 6;
 THENCE SOUTH 56° 56' 39" EAST, 321.51 FEET;
 THENCE SOUTH 54° 40' 58" EAST, 343.70 FEET;
 THENCE SOUTH 68° 24' 10" EAST, 331.58 FEET TO A POINT IN THE SOUTHEASTERLY LINE OF LOT 4 IN SAID BLOCK 1 DISTANT THEREON NORTH 27° 24' 41" EAST, 374.89 FEET FROM THE SOUTHERLY CORNER OF SAID LOT 4.

ALSO EXCEPTING THEREFROM THE SOUTHWESTERLY 9 FEET THEREOF AS CONVEYED TO THE CITY OF ESCONDIDO FOR STREET AND PUBLIC UTILITY PURPOSES IN DEED RECORDED JUNE 1 1976 AS INSTRUMENT NO. 1976-166803 OF OFFICIAL RECORDS.

Exhibit A

PLANNING CASE NO. PL23-0340 & PL24-0029

Legal Description (continued)

PARCEL 3: (APN: 228-290-56-00)

THE SOUTHERLY 258.7 FEET OF THE EASTERLY 200.00 FEET OF LOT 5 IN BLOCK 1 OF RANCHO LOS VALLECITOS DE SAN MARCOS IN THE CITY OF ESCONDIDO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 806, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, DECEMBER 21, 1895. EXCEPTING THEREFROM THE SOUTHERLY 9.00 FEET (MEASURED AT A RIGHT ANGLE OF THE SOUTHERLY LINE) OF THAT PORTION OF LOT 5 IN BLOCK 1 OF RANCHO LOS VALLECITOS DE SAN MARCOS, ACCORDING TO MAP THEREOF NO. 806, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY DECEMBER 21, 1895, AS CONVEYED TO THE CITY OF ESCONDIDO IN DEED RECORDED SEPTEMBER 11, 1990 AS INSTRUMENT NO. 1990-493760 OF OFFICIAL RECORDS.

Exhibit B
PLANNING CASE NO. PL23-0340 & PL24-0029
Project Plans

This Architectural Drawing is copyright-protected. If you would like view this drawing, please contact the project planner, Greg Mattson at 760-839-4544, or via email at gmattson@escondido.org

EXHIBIT “C”
PLANNING CASE NO. PL23-0340 & PL24-0029
FACTORS TO BE CONSIDERED / FINDINGS OF FACT

Environmental Determinations:

1. Pursuant to the California Environmental Quality Act (Public Resources Code section 21000 et. seq.) (“CEQA”), and its implementing regulations (14 C.C.R. § 15000 et seq.) (“CEQA Guidelines”), the City of Escondido (“City”) is the Lead Agency for the Project (“Project”), as the public agency with the principal responsibility for approving the Project.
2. The Project qualifies for an exemption from further environmental review pursuant an exemption from the California Environmental Quality Act (CEQA) under Section 15332, Class 32, (“In-fill Development”) because such categorical exemption applies to proposed developments within city limits on sites of no more than five acres substantially surrounded by urban uses, where the site has no habitat value for special status species, can be adequately served by all required utilities and public services, and the Project would not result in any significant effects relating to traffic, noise, air quality, or water quality (CEQA Guidelines § 15332(b)-(e)). The proposed Project meets the following criteria:
 - a. The Project is consistent with the applicable general plan designation and applicable general plan policies as well as with applicable zoning designation and regulations in that it is a conditionally permitted use within the Light Industrial zone and consistent with General Plan Land Use policies 10.2, 10.7, and 10.9.
 - b. The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses in that the Project site is an approximately 2.98-acre site, previously developed and disturbed, and surrounded by industrial uses to the west, east, and south, and the State Route 78 to the north.

- c. The project site has no value as habitat for endangered, rare or threatened species in that the Project site is an approximately 2.98-acre site, previously developed and disturbed, and surrounded by industrial uses to the west, east, and south, and the State Route 78 to the north. Further, the City's draft sub-area plan identifies the area as "urban/developed".
- d. Approval of the Project would not result in any significant effects relating to traffic, noise, air quality, or water quality in that the use already exists and the expansion of the facility is nominal in size and area. The use would be subject to all local, state, and any federal regulations surrounding recycling facilities.
- e. The site can be adequately served by all required utilities and public services in that the Project site has existing facility connections that would continue to adequately serve the facility and area of expansion.

The Project also does not trigger any exceptions to the categorical exemption as listed in CEQA Guidelines section 15300.2.

3. The Planning Commission has independently considered the full administrative record before it, which includes but is not limited to the March 26, 2024, Planning Commission Staff Report; testimony by staff and the public; and other materials and evidence submitted or provided to it. The administrative record demonstrates that each of the above requirements have been satisfied. No substantial evidence has been submitted that would support a finding that any of the above-described exemption requirements has not been satisfied. The Project will not have a significant effect on the environment, and all of the requirements of CEQA have been met.

Public Notice and Outreach:

Planning Division staff provided public notice of the application in accordance with City and State public noticing requirements. A notice was published in the local newspaper on or around March 14, 2024. In addition, on or around March 11th, 2024, notices were sent to owners within 500 feet of the Project site. A public notice was also posted at the Project site, on the City's website, and posted at City Hall.

Conditional Use Permit Modification (CUP)

1. This Conditional Use Permit modification is granted upon sound principles of land use and in response to services required by the community in that the proposed Project

has been designed and conditioned to comply with all applicable zoning regulations and design standards. The Project is located within, and is surrounded by, similar industrial characteristics and uses. Further, the proposed Project serves community members by collecting and recycling metal or aluminum materials from the public and other clients for repurposing and/or reuse.

2. This Conditional Use Permit modification will not cause deterioration of bordering land uses or create special problems for the area in which it is located in that the proposed Project has been designed and conditioned to comply with all applicable zoning regulations and design standards. The Project is located within, and is surrounded by, similar industrial characteristics and uses. The Project's internal circulation will be improved, and the existing CRV Center relocated to minimize vehicular/truck conflicts and enhance its visual presence. Conditions have been incorporated into the approval of the Project to ensure no conflicts will occur with surrounding uses and in compliance with City requirements.
3. This Conditional Use Permit modification has been considered in relationship to its effect on the community for the area in which it is to be located in that the proposed Project has been designed and conditioned to comply with all applicable zoning regulations and design standards. The Project is located within, and is surrounded by, similar industrial characteristics and uses. The Project's internal circulation will be improved, and the, existing CRV Center relocated to minimize vehicular/truck conflicts, and enhancing the its visual presence. Conditions have been incorporated into the approval of the Project to ensure no conflicts will occur with surrounding uses and in compliance with City requirements.
4. The granting of this Condition Use Permit modification entails conditions necessary and desirable to preserve the public health, safety, and general welfare in that the expanding operations shall comply with Article 26 Industrial Zones, specifically M-1 performance and development standards, including parking, setbacks, drainage, fencing, and landscaping and will be required to comply with all applicable Fire Codes through the standard plan checking process. Further, the Project is conditioned so it shall be in compliance with the storage and screening requirements in Section 33-571 (b).

Administrative Adjustment

1. The City reviewed the requested Adjustment for consistency with Section 13-1221 of Article 61 (Administration and Enforcement) of the Escondido Zoning Code and

determined the Applicant's justification satisfies such need. The above-height fence at the rear property boundary would provide additional security to the site, as it is immediately adjacent the SR-78. Further, the Project is located within, and is surrounded by, similar industrial characteristics and uses where an above-height fence located at the rear property boundary of the Subject Site would be compatible with adjacent properties, and existing improvements.

EXHIBIT “D”
PLANNING CASE NOS. PL23-0340 & PL24-0029
CONDITIONS OF APPROVAL

This Project is conditionally approved as set forth on the application received by the City of Escondido on **September 6, 2023**, and the Project drawings consisting of Site Plans, Civil Sheets/Grading and Landscape Plans; all designated as approved on **March 26, 2024**, and shall not be altered without express authorization by the development Service Department.

For the purpose of these conditions, the term “Applicant” shall also include the Project proponent, owner, permittee, and the Applicant’s successors in interest, as may be applicable.

A. General:

- 1. Acceptance of Permit.** If the Applicant fails to file a timely and valid appeal of this Permit within the applicable appeal period, such inaction by the Applicant shall be deemed to constitute all of the following on behalf of the Applicant:
 - a. Acceptance of the Permit by the Applicant; and
 - b. Agreement by the Applicant to be bound by, to comply with, and to do all things required of or by the Applicant pursuant to all of the terms, provisions, and conditions of this Project Permit or other approval and the provisions of the Escondido Municipal Code or Zoning Code applicable to such Permit.
- 2. Permit Expiration.** The Permit modification shall expire 24 months from the effective date of approval, unless additional time is granted pursuant to the Escondido Municipal Code. The Permit shall be deemed expired if a building permit has not been obtained or work has been discontinued in the reliance of that building permit. If no building permits are required, the City may require a noticed hearing to be scheduled before the authorized agency to determine if there has been demonstrated a good faith intent to proceed, pursuant to and in accordance with the provision of this Permit.

3. Certification. The Director of Development Services, or his/her designee, is authorized and directed to make, or require the Applicant to make, all corrections and modifications to the Project drawings and any other relevant document comprising the Project in its entirety, as necessary to make them internally consistent and in conformity with the final action on the Project. This includes amending the Project drawings as necessary to incorporate revisions made by the decision-making body and/or reflecting any modifications identified in these conditions of approval. A final Approved Plan set, shall be submitted to the Planning Division for certification electronically. Said plans must be certified by the Planning Division prior to submittal of any post-entitlement permit, including grading, public improvement, landscape, or building plans for the Project.

4. Conformance to Approved Plans.

- a. The operation and use of the subject property shall be consistent with the Project Description and Details of Request, designated with the Approved Plan set.
- b. Nothing in this Permit shall authorize the Applicant to intensify the authorized activity beyond that which is specifically described in this Permit.
- c. Once a permit has been issued, the Applicant may request Permit modifications. "Minor" modifications may be granted if found by the Director of Development Services to be in substantial conformity with the Approved Plan set, including all exhibits and Permit conditions attached hereto. Modifications beyond the scope described in the Approved Plan set may require submittal of an amendment to the Permit and approval by the authorized agency.

5. Limitations on Use. Prior to any use of the Project site pursuant to this Permit, all Conditions of Approval contained herein shall be completed or secured to the satisfaction of the Development Services Department.

6. Availability of Permit Conditions.

- a. Prior to building permit issuance, the Applicant shall cause a covenant regarding real property to be recorded that sets forth the terms and conditions of this Permit approval and shall be of a form and content satisfactory to the Director of Development Services.

- b. The Applicant shall make a copy of the terms and conditions of this Permit readily available to any member of the public or City staff upon request. Said terms and conditions shall be printed on any construction plans that are submitted to the Building Division for plan check processing.
7. **Right to Entry.** The holder of this Permit shall make the premises available for inspection by City staff during construction or operating hours and allow the investigations of property necessary to ensure that minimum codes, regulations, local ordinances and safety requirements are properly followed. The Applicant shall provide such business records, licenses, and other materials necessary upon request to provide evidence of compliance with the conditions of approval, as well as federal, state, or laws.
8. **Compliance with Federal, State, and Local Laws.** Nothing in this Permit shall relieve the Applicant from complying with conditions, performance standards, and regulations generally imposed upon activities similar in nature to the activity authorized by this permit. (Permits from other agencies may be required as specified in the Permit's Details of Request.) This Permit does not relieve the Applicant of the obligation to comply with all applicable statutes, regulations, and procedures in effect at the time that any engineering permits or building permits are issued unless specifically waived herein.

No part of this Permit's approval shall be construed to permit a violation of any part of the Escondido Municipal or Zoning Code. **During** Project construction and after Project completion, the Applicant shall ensure the subject land use activities covered by this Permit is conducted in full compliance with all local and state laws.

9. **Fees.** The appropriate development fees and Citywide Facility fees shall be paid in accordance with the prevailing fee schedule in effect at the time of building permit issuance, to the satisfaction of the Director of Development Services. Through plan check processing, the Applicant shall pay development fees at the established rate. Such fees may include, but not be limited to: Permit and Plan Checking Fees, Water and Sewer Service Fees, School Fees, Traffic Mitigation Fees, Flood Control Mitigation Fees, Park Mitigation Fees, Fire Mitigation/Cost Recovery Fees, and other fees listed in the Fee Schedule, which may be amended. Arrangements to pay these fees shall be made prior to building permit issuance to the satisfaction of the Development Services Department.

Approval of this development project is conditioned upon payment of all applicable development fees and connection fees in the manner provided in Chapter 6 of the Escondido Municipal Code.

10. Public Art Partnership Program. All requirements of the Public Art Partnership Program, Ordinance No. 86-70 shall be satisfied prior to any building permit issuance. The ordinance requires that a public art fee be added at the time of the building permit issuance for the purpose of participating in the City Public Art Program.

11. Clerk Recording.

- a. **Exemption.** If the environmental determination prepared for the Project is a categorical exemption, the City of Escondido hereby notifies the Applicant that the County Clerk's Office requires a documentary handling fee of \$50 in order to file a Notice of Exemption. In order to file the Notice of Exemption with the County Clerk, in conformance with California Environmental Quality Act (CEQA) Guidelines section 15062, the Applicant should remit to the City of Escondido Planning Division, within two working days of the final approval of the Project (the final approval being the date of this letter) a certified check payable to the "County Clerk" in the amount of \$50. The filing of a Notice of Exemption and the posting with the County Clerk starts a 35-day statute of limitations period on legal challenges to the agency's decision that the Project is exempt from CEQA. Failure to submit the required fee within the specified time noted above will result in the Notice of Exemption not being filed with the County Clerk, and a 180-day statute of limitations period will apply.
- b. For more information on filing fees, please refer to the County Clerk's Office and/or the California Code of Regulations, Title 14, Section 753.5.

12. Legal Description Adequacy. The legal description attached to the application has been provided by the Applicant and neither the City of Escondido nor any of its employees assume responsibility for the accuracy of said legal description.

13. Application Accuracy. The information contained in the application and all attached materials are assumed to be correct, true, and complete. The City of Escondido is relying on the accuracy of this information and Project-related representations in order to process this application. Any permits issued by the City

may be rescinded if it is determined that the information and materials submitted are not true and correct. The Applicant may be liable for any costs associated with rescission of such permits.

14. Revocation, Suspension, Modification. At any time after Project implementation, the City may require a noticed public hearing to be scheduled before the Planning Commission to determine if there has been demonstrated a good faith intent to proceed in reliance on this approval. This item may be referred to the appropriate decision-making body upon recommendation of the Director of Development Services for review and possible revocation or modification of the Permit regarding non-compliance with the Conditions of Approval.

This Permit may be revoked, suspended or modified by the Planning Commission, or by the City Council on appeal, at any time regardless of who is the owner of the subject property or who has the right to possession thereof or who is using the same at such time, whenever, after a noticed hearing, and after the following findings are fully investigated:

- a. A violation of any term or condition not abated, corrected or rectified within the time specified on the notice of violation; or
- b. A violation of any City ordinance, state law, or federal law not abated, corrected or rectified within the time specified on the notice of violation; or
- c. The use as presently conducted creates or constitutes a nuisance.

15. Indemnification, Hold Harmless, Duty to Defend.

- a. The Applicant shall indemnify, hold harmless, and defend (with counsel reasonably acceptable to the City) the City, its Councilmembers, Planning Commissioners, boards, commissions, departments, officials, officers, agents, employees, and volunteers (collectively, "Indemnified Parties") from and against any and all claims, demands, actions, causes of action, proceedings (including but not limited to legal and administrative proceedings of any kind), suits, fines, penalties, judgments, orders, levies, costs, expenses, liabilities, losses, damages, or injuries, at law or in equity, including without limitation the payment of all consequential damages and attorney's fees and other related litigation costs and expenses (collectively, "Claims"), of every nature caused by, arising out of, or in connection with (i)

any business, work, conduct, act, omission, or negligence of the Applicant or the owner of the Property (including the Applicant's or the owner of the Property's contractors, subcontractors, licensees, sublessees, invitees, agents, consultants, employees, or volunteers), or such activity of any other person that is permitted by the Applicant or owner of the Property, occurring in, on, about, or adjacent to the Property; (ii) any use of the Property, or any accident, injury, death, or damage to any person or property occurring in, on, or about the Property; or (iii) any default in the performance of any obligation of the Applicant or the owner of the Property to be performed pursuant to any condition of approval for the Project or agreement related to the Project, or any such claim, action, or proceeding brought thereon. Provided, however, that the Applicant shall have no obligation to indemnify, hold harmless, or defend the City as to any Claims that arise from the sole negligence or willful misconduct of the City. In the event any such Claims are brought against the City, the Applicant, upon receiving notice from the City, shall defend the same at its sole expense by counsel reasonably acceptable to the City and shall indemnify the City for any and all administrative and litigation costs incurred by the City itself, the costs for staff time expended, and reasonable attorney's fees (including the full reimbursement of any such fees incurred by the City's outside counsel, who may be selected by the City at its sole and absolute discretion and who may defend the City against any Claims in the manner the City deems to be in the best interests of the City).

- b.** The Applicant further and separately agrees to and shall indemnify, hold harmless, and defend the City (including all Indemnified Parties) from and against any and all Claims brought by any third party to challenge the Project or its approval by the City, including but not limited to any Claims related to the Project's environmental determinations or environmental review documents, or any other action taken by the City regarding environmental clearance for the Project or any of the Project approvals. Such indemnification shall include the Applicant's payment for any and all administrative and litigation costs and expenses incurred by the City in defending against any such Claims, including payment for all administrative and litigation costs incurred by the City itself, the costs for staff time expended, and reasonable attorney's fees (including the full reimbursement of any such fees incurred by the City's outside counsel, who may be selected by the City at its sole and absolute discretion and who may defend

the City against any Claims in the manner the City deems to be in the best interests of the City and the Project).

- c. City, in its sole discretion and upon providing notice to the Applicant, may require the Applicant to deposit with the City an amount estimated to cover costs, expenses, and fees (including attorney's fees) required to be paid by the Applicant in relation to any Claims referenced herein, which shall be placed into a deposit account from which the City may draw as such costs, expenses, and fees are incurred. Within 14 days after receiving written notice from the City, the Applicant shall replenish the deposit account in the amount the City determines is necessary in the context of the further defense of such Claims. To the extent such deposit is required by the City, the amount of such deposit and related terms and obligations shall be expressed in a written Deposit Account Agreement, subject to the City Attorney's approval as to form. The City, in its sole and reasonable discretion, shall determine the amount of any initial deposits or subsequent deposits of funds, and the Applicant may provide documentation or information for the City to consider in making its determinations. Nothing within this subsection shall be construed as to relieve the Applicant's obligations to indemnify, hold harmless, or defend the City as otherwise stated herein.

B. Construction, Maintenance, and Operation Obligations:

1. **Code Requirements.** All construction shall comply with the applicable requirements of the Escondido Municipal Code, Escondido Zoning Code, California Building Code; and the requirements of the Planning Division, Engineering Services Department, Director of Development Services, Building Official, City Engineer, and the Fire Chief in carrying out the administration of said codes. Approval of this Permit request shall not waive compliance with any City regulations in effect at the time of Building Permit issuance unless specifically waived herein.

As a condition of receiving the land use approvals specified herein, Applicant shall maintain the property subject to the approvals in compliance with all applicable city codes governing the condition or appearance of property. In addition to compliance with such basic standards, the property subject to these approvals shall also be maintained free of trash, plant debris, weeds, and concrete (other than existing foundations and permanent structures). Any signs placed on the property

advertising such property for sale or rent shall be in accordance with applicable laws, and be kept clean, in like-new condition, and free from fading and graffiti at all times. This condition shall be applicable from the date the land use is approved. The failure to comply with this condition shall subject the approvals specified herein to revocation for failure to comply.

2. **Agency License and Permitting.** In order to make certain on- or off-site improvements associated with the Approved Plan set, the Permit request may require review and clearance from other agencies. Nothing in these Conditions of Approval shall be construed as to waive compliance with other government agency regulations or to obtain permits from other agencies to make certain on- or off-site improvements prior to Final Map recordation, grading permit issuance, building permit issuance, **or** certificate of occupancy as required. This review may result in conditions determined by the reviewing agency.

At all times during the effective period of this Permit, the Applicant and any affiliated responsible party shall obtain and maintain in valid force and effect, each and every license and permit required by a governmental agency for the construction, maintenance, and operation of the authorized activity.

3. **Utilities.** All new utilities and utility runs shall be underground, or fee payment in-lieu subject to the satisfaction of the City Engineer.
4. **Signage.** All proposed signage associated with the Project must comply with Article 66 (Sign Ordinance) of the Escondido Zoning Code. Separate sign permits will be required for Project signage. All non-conforming signs shall be removed. The Applicant shall submit with any sign permit graphic/list of all signs to be removed and retained, along with any new signage proposed.
5. **Noise.** All Project generated noise shall conform to the City's Noise Ordinance (Ordinance 90-08).
6. **Lighting.** All exterior lighting shall conform to the requirements of Article 35 (Outdoor Lighting Ordinance) of the Escondido Zoning Code.
7. **General Property Maintenance.** The property owner or management company shall maintain the property in good visual and functional condition. This shall include, but not be limited to, all exterior elements of the buildings such as paint, roof, paving, signs, lighting and landscaping. The Applicant shall paint and re-

paint all building exteriors, accessory equipment, and utility boxes servicing the Project, as necessary to maintain clean, safe, and efficient appearances.

- 8. Anti-Graffiti.** The Applicant shall remove all graffiti from buildings and wall surfaces within 48 hours of defacement, including all areas of the job site for when the Project is under construction.
- 9. Anti-Litter.** The site and surrounding area shall be maintained free of litter, refuse, and debris. Cleaning shall include keeping all publicly used areas free of litter, trash, and garbage.
- 10. Roof, Wall, and Ground Level Equipment.** All mechanical equipment shall be screened and concealed from view in accordance with Section 33-1085 of the Escondido Zoning Code.
- 11. Trash Enclosures.** All appropriate trash enclosures or other approved trash systems shall be approved by the Planning and Engineering Division. The property owner or management company shall be responsible for ensuring that enclosures are easily assessable for garbage and recyclables collection; and that the area is managed in a clean, safe, and efficient manner. Trash enclosure covers shall be closed when not in use. Trash enclosures shall be regularly emptied. There shall be the prompt removal of visible signs of overflow of garbage, smells emanating from enclosure, graffiti, pests, and vermin.
- 12. Staging Construction Areas.** All staging areas shall be conducted on the subject property, subject to approval of the Engineering Department. Off-site staging areas, if any, shall be approved through the issuance of an off-site staging area permit/agreement.
- 13. Disturbance Coordinator.** The Applicant shall designate and provide a point-of-contact whose responsibilities shall include overseeing the implementation of Project, compliance with Permit terms and conditions, and responding to neighborhood concerns.
- 14. Construction Waste Reduction, Disposal, and Recycling.** Applicant shall recycle or salvage for reuse a minimum of 65% of the non-hazardous construction and demolition waste for residential projects or portions thereof in accordance with either Section 4.408.2, 4.408.3, or 4.408.4 of the California Green Building Standards Code; and/or for non-residential projects or portions thereof in accordance with either Section 5.408.1.1, 5.408.1.2, or 5.408.1.3 of the California

Green Building Standards Code. In order to ensure compliance with the waste diversion goals for all residential and non-residential construction projects, the Applicant must submit appropriate documentation as described in Section 4.408.5 of the California Green Building Standards Code for residential projects or portions thereof, or Section 5.408.1.4 for non-residential projects or portions thereof, demonstrating compliance with the California Green Building Standards Code sections cited above.

15. Construction Equipment Emissions. Applicant shall incorporate measures that reduce construction and operational emissions. Prior to the City's issuance of the demolition and grading permits for the Project, the Applicant shall demonstrate to the satisfaction of the Planning Division that its construction contractor will use a construction fleet wherein all 50-horsepower or greater diesel-powered equipment is powered with California Air Resources Board ("CARB") certified Tier 4 Interim engines or equipment outfitted with CARB-verified diesel particulate filters. An exemption from this requirement may be granted if (i) the Applicant provides documentation demonstrating that equipment with Tier 4 Interim engines are not reasonably available, and (ii) functionally equivalent diesel PM emission totals can be achieved for the Project from other combinations of construction equipment. Before an exemption may be granted, the Applicant's construction contractor shall demonstrate to the satisfaction of the Director of Development Services that (i) at least two construction fleet owners/operators in San Diego County were contacted and those owners/operators confirmed Tier 4 Interim equipment could not be located within San Diego County during the desired construction schedule, and (ii) the proposed replacement equipment has been evaluated using the California Emissions Estimator Model ("CalEEMod") or other industry standard emission estimation method, and documentation provided to the Planning Division confirms that necessary project-generated functional equivalencies in the diesel PM emissions level are achieved.

C. Parking and Loading/Unloading.

1. A minimum of 50 parking spaces shall be provided at all times. Said parking spaces provided by the Applicant, and any additional parking spaces provided above the required minimum amount, shall be dimensioned per City standards and be maintained in a clean, well-marked condition. The striping shall be drawn on the plans or a note shall be included indicating double-striping per City standards.
2. Parking for disabled persons shall be provided (including "Van Accessible" spaces) in full compliance with the State Building Code.

3. In accordance with the California Green Building Standard Code, at least eight percent of the total number of required spaces shall be designated for clean air vehicles (CAV), and shall be shown on the revised site plan to the satisfaction of the Planning and Building divisions.
4. No contractor or employee may store, or permit to be stored, a commercial or construction vehicle/truck; or personal vehicle, truck, or other personal property on public-right-of-way or other public property without permission of the City Engineer.

D. Landscaping: The property owner or management company assumes all responsibility for maintaining all on-site landscaping; any landscaping in the public right-of-way adjacent to the property, including potted plants; and any retaining and freestanding walls in a manner that satisfies the conditions contained herein.

1. Landscaped areas shall be maintained in a flourishing manner. Appropriate irrigation shall be provided for all landscape areas and be maintained in a fully operational condition.
2. All existing planting and planter areas, including areas within the public right-of-way, shall be repaired and landscaping brought into compliance with current standards. All dead plant material shall be removed and replaced by the property owner or management company.
3. If at the time of planning final inspection that it is determined that sufficient screening is not provided, the Applicant shall be required to provide additional landscaping improvements to the satisfaction of the Planning Division.
4. The landscaped areas shall be free of all foreign matter, weeds and plant material not approved as part of the landscape plan.
5. Failure to maintain landscaping and the site in general may result in the setting of a public hearing to revoke or modify the Permit approval.
6. The landscape parkway along W. Mission Road shall contain street trees on 30' centers and be selected from the City's approved tree list that at maturity is less than 30' in height, due to the overhead power lines.
7. **Landscaping Plans.** Applicant shall install all required improvements including screening walls, retaining walls, storm improvements, and landscaping in

substantial conformance to the planting and irrigation schedule as shown on the final Approved Plan set.

- a.** A final landscape and irrigation plan shall be submitted to the Engineering Services Department for review and approval, if meeting any of the criteria listed under Section 33-1323 of the Zoning Code. Five copies of detailed landscape and irrigation plans shall be submitted to the Engineering Services Department with the second submittal of the grading plan. The initial submittal of the landscape plans shall include the required plan check fees, paid in accordance with the prevailing fee schedule in effect at the time of submittal. Details of Project fencing and walls, including materials and colors, shall be provided on the landscape plans. (Building permits may also be required.) The landscape and irrigation plans shall be reviewed and approved by the Planning Division and Engineering Services Department prior to issuance of grading permits, and shall be equivalent or superior to the conceptual landscape plans included as part of the Approved Plan set, to the satisfaction of the Planning Division. The required landscape and irrigation plans(s) shall comply with the provisions, requirements and standards outlined in Article 62 (Landscape Standards) of the Escondido Zoning Code, except where stricter requirements are imposed by the State of California.
- b.** Screening walls, retaining walls, storm improvements, and landscaping (i.e. planting and irrigation) is to be provided prior to final occupancy.
- c.** The installation of the landscaping and irrigation shall be inspected by the Project landscape architect upon completion. He/she shall complete a Certificate of Landscape Compliance certifying that the installation is in substantial compliance with the approved landscape and irrigation plans and City standards. The Applicant shall submit the Certificate of Compliance to the Planning Division and request a final inspection.
- d.** Any new freestanding walls and/or retaining walls shall incorporate decorative materials or finishes, and shall be indicated on the landscaping plans. (Building permits may also be required.) All freestanding walls visible from points beyond the Project site shall be treated with a protective sealant coating to facilitate graffiti removal. The sealant shall be a type satisfactory to the Director of Development Services.

- e. New or retrofitted trash enclosures shall accommodate vertical climbing plants, vines with support trellis panels, clinging non-deciduous or fast-growing shrubbery that will screen the enclosures wall surface. The Director of Development Services shall find that the proposed landscaping design, material, or method provides approximate equivalence to the specific requirements of this condition or is otherwise satisfactory and complies with the intent of these provisions.

E. Specific Planning Division Conditions:

1. The Applicant shall be responsible for ensuring that all Conditions of Approvals included in Exhibit "D" of this resolution, are implemented throughout the life of the Permit.
2. The conditions of approval set forth in this Conditional Use Permit modification (PL23-0340) shall be applicable to the site in addition to those conditions of approval set forth under the original CUP (PHG08-0014) and subsequent modification (PHG17-0002). In the event conflict arises between any prior set of governing conditions or condition, the Director of Development Services shall determine which condition shall prevail.
3. The Applicant shall provide a fencing/wall plan exhibit upon initial submittal of their Landscape Plan Check, which shall show, at minimum, installation of a metal tubular/paneled security fencing along the SR-78 property boundary of the Subject Site. The exhibit shall depict how the security fence will adequately screen recycling operations and storage materials, subject to the satisfaction of the Development Services Director or their designee. This may be done in combination with adjacent planting and enhanced landscaping, including but not limited to: deciduous climbing vines or shrubs to a mature height of 10'-0" or more.
4. The Applicant shall provide an updated street tree palette with initial submittal of their Landscape Plan Check, which shall show street tree species in compliance with the City's list of approved street trees.
5. During all phases of post-entitlement plan check, the Applicant shall show on plans that the existing drainage system shall be protected and are to remain in place.
6. The Applicant shall obtain a demolition permit for the removal of any structures, walls, fencing, paving, etc. from the City Engineering Division prior to start of work.
7. The Applicant shall replace the 6-foot chain link fencing and 4-foot vinyl fencing (located on the expansion site) with a 8-foot painted masonry wall with rock

pilasters to match existing frontage improvements along W. Mission Road. Both the existing wall and the proposed wall shall be painted and/or coated to match for visual consistency. Any proposed gates shall be approved by the Fire Department and Director of Development Services or their designee prior to installation.

F. Specific Engineering Division Conditions:

GENERAL

1. The location of all existing on-site and adjacent utilities and storm drain facilities shall be determined by the Owner's/Developer's engineer. If a conflict occurs with the proposed project or improvements, arrangements for relocation of the conflicting utilities/facilities shall be made with the owner of the utility/facility prior to approval of the Grading plans. This utility/facility relocation work shall be completed prior to issuance of Building Permits.
2. Precise Grading and Drainage plans prepared by a Civil Engineer are required for all drainage and private onsite improvement design, and shall be submitted for review through the City's virtual plan review portal as a single package containing all items on the Engineering Initial Submittal Checklists. Landscaping Plans shall be prepared by a Landscape Architect.
3. The Owner/Developer shall post securities in accordance with the City prepared Bond and Fee Letter based on a final Engineer's Estimate of Grading and Improvements Cost prepared by the project engineer. The Developer is required to provide a Cash Clean Up deposit for all grading, landscaping, private Improvements and onsite drainage improvements prior to approval of Grading Plans and issuance of Grading and/or Building Permits. This Cash Clean Up Deposit amount shall be 10% of the total cost of the project private improvements, drainage and landscaping. All improvements shall be completed prior to issuance of a Certificate of Occupancy.
4. If site conditions change adjacent to the proposed development prior to completion of the project, the Developer will be responsible to modify his/her improvements to accommodate these changes. The determination and extent of the modification shall be to the satisfaction of the City Engineer.
5. All public improvements shall be constructed in a manner that does not damage existing public improvements. Any damage shall be determined by and corrected by the Owner/Developer to the satisfaction of the City Engineer.

6. Adequate horizontal sight distance shall be provided at all driveways. Increased parkway widths, open space easements, and restrictions on landscaping may be required at the discretion of the City Engineer
7. Pedestrian access routes meeting current ADA requirements shall be provided into the project to the satisfaction of the City Engineer and City Building Official.
8. All gated entrances shall be approved by the City Engineer, Building Official, and the Fire Marshal and shown on the Precise Grading and Building Plans.
9. An Encroachment Permit shall be obtained from the Engineering Division for any work within the public right-of-way. Contact the Engineering Field Office at (760) 839-4664 to arrange for the Encroachment Permit and inspections.
10. The Owner's Contractor will be required to provide a detailed detour and traffic control plan, for all construction and staging activities within the Mission Road rights-of-way to the satisfaction of the City Engineer. This plan shall be approved prior to the issuance of an Encroachment Permit for construction or other project activities within the public right-of-way.

GRADING

1. A site precise grading and drainage plan prepared by a Registered Civil Engineer shall be approved by the Engineering Department prior to issuance of Building Permits. The project shall conform with the City of Escondido's Storm Water Management Requirements. Both Construction BMPs and Permanent Treatment BMPs shall be provided for the project. Permanent Treatment BMPs shall be designed to the satisfaction of the City Engineer and Environmental Programs Manager.
2. A site landscaping and irrigation plan shall be submitted with the second submittal of the precise grading plan to the Engineering Dept.
3. All on-site private improvements shall be designed in accordance with the City's Design Standards and shall be subject to review and approval by the Fire, Engineering, Planning, Environmental Programs, and Utility Departments.
4. All private driveways and parking areas shall be paved with a minimum of 3" AC over 6" of AB or 7" PCC over 6" AB.
5. The Owner/Developer shall be responsible for the recycling of all excavated materials designated as Industrial Recyclables (soil, asphalt, sand, concrete, land

clearing brush and rock) at a recycling center or other location(s) approved by the City Engineer.

DRAINAGE

1. Final on-site and off-site storm drain improvements shall be determined to the satisfaction of the City Engineer.
2. Pipes or swales proposed to convey (or bypass) offsite drainage run-on shall be at a gradient that matches the historical drainage condition and to the satisfaction of the City Engineer.
3. All site drainage shall be treated to the maximum extent practicable to remove expected contaminants using permanent treatment BMPs to the satisfaction of the City Engineer and Environmental Programs Manager. The city highly encourages the use of bio-retention basins within or along the perimeter of the parking and driveway area as the primary method of storm water treatment. The landscape plans shall reflect these areas of storm water treatment.
4. All on-site storm drains, detention basins, and all other post-construction BMP's facilities are private. The responsibility for maintenance of these storm drains shall be that of the property owner or property owner's association.
5. Downspouts from buildings shall be directed to landscaping, where feasible.
6. All on-site trash enclosure areas shall drain toward a landscaped area (where feasible) and include a roof over the enclosure in accordance with the City's Storm Water Management requirements and to the satisfaction of the City Engineer.
7. Erosion control, including riprap, interim slope planting, sandbags, or other erosion control measures shall be provided to control sediment and silt from the project. The Developer shall be responsible for maintaining all erosion control facilities throughout the project.
8. A Construction General Permit is required from the State Water Resources Control Board for all storm water discharges associated with a construction activity where clearing, grading, and excavation results in a land disturbance of one or more acres.

All site grading and erosion control plans shall be prepared by a Registered Civil Engineer. A separate submittal to the Engineering Department is required for the site

*grading and erosion control plans. Plans will **not** be forwarded from the Building Department.*

UTILITIES

1. Any new development whose wastewater discharge may contain pollutants not normally found or in concentrations in excess of those normally found in domestic wastewater shall require a wastewater discharge permit according to the Escondido Municipal Code, Chapter 22, Article 8. New users shall apply at least ninety (90) days prior to connecting to or contributing to the City's wastewater system and a permit must be obtained prior to commencement of any discharge to the system.

WATER SUPPLY

1. This project is located within the Rincon Del Diablo Municipal Water District. It will be the Developer's/Owner's responsibility to make arrangements with the Rincon District as may be necessary to provide water service for domestic use and fire protection. The property owner shall provide evidence of such arrangements to the satisfaction of the City Engineer. The City of Escondido and the Rincon District will sign approval of the grading plans with respect to the water services for domestic or fire protection.
2. Fire hydrants together with an adequate water supply shall be installed at locations as directed by the Fire Marshal.

SEWER

1. Sewer laterals shall be installed from the public main to each building and shall be 6" PVC minimum with a standard clean-out at the property line. Any new sewer laterals shall be installed at right angle to the main in conformance with the Design Standards.
2. All unused and/or abandoned sewer laterals shall be removed or capped at the property line per the Building Department's standards, and shall be noted on the grading plan to the satisfaction of the Utilities Engineer.

CASH SECURITY AND FEES

1. A cash security shall be posted to pay any costs incurred by the City to clean-up eroded soils and debris, repair damage to public or private property and improvements, install new BMPs, and stabilize and/or close-up a non-responsive

or abandoned project. Any moneys used by the City for cleanup or damage will be drawn from this security and the grading permit will be revoked by written notice to the owner until the required cash security is replaced. The cleanup cash security shall be released upon final acceptance of the grading and improvements for this project. The amount of the cash security shall be 10% of the total estimated cost of the grading, drainage, landscaping, and best management practices items of work with a minimum of \$5,000 up to a maximum of \$30,000, unless a higher amount is deemed necessary by the City Engineer.

2. The Owner/Developer will be required to pay all development and plan check fees of the City then in effect at the time, and in such amounts as may prevail when Building Permits are issued.

G. Specific Fire Division Conditions:

1. No speed humps/ bumps shall be allowed on-site.
2. Proposed Fire Lane shall be a minimum of 24-feet in width and marked in red with "Fire Lane NO Parking" stenciled and/or appropriate signage to be approved by the Fire Marshall or representative.
3. Any gates for vehicle access shall provide emergency access system (KNOX Switch and Opticom).



STAFF REPORT

DATE: March 26, 2024
PL24-0017 – Article 40 Revisions

PROJECT NUMBER / NAME: PL24-0017 – Article 40, 61, 64, and 65 Revisions

REQUEST: A request for approval of amendments to the Escondido Zoning Code including Article 40 (Historical Resources), Article 61 (Administration and Enforcement), Article 64 (Design Review), and Article 65 (Old Escondido Neighborhood). Such text updates are related to dissolution of the Historic Preservation Commission, reassignment of historic preservation responsibilities to the Planning Commission, Zoning Administrator, and/or City staff, permitting the Zoning Administrator to list properties on the Local Register of Historical Places, permitting the Planning Commission to conduct design review on specific projects, and clarifying the appeal process for staff approvals of projects, respectively.

PROPERTY SIZE AND LOCATION: CityWide

APPLICANT: Development Services Department

GENERAL PLAN / ZONING: N/A

PRIMARY REPRESENTATIVE: Ivan Flores, AICP, Senior Planner

DISCRETIONARY ACTIONS REQUESTED: Zone Text Amendment

PREVIOUS ACTIONS: On February 21, 2024, City Council adopted Ordinance No. 2024-03 dissolving the Historic Preservation Commission.

CEQA RECOMMENDATION: Categorical Exemption – CEQA Guidelines Section 15061 (Common Sense Exemption)

STAFF RECOMMENDATION: Recommend approval to City Council

REQUESTED ACTION: Approve Planning Commission Resolution No. 2024-05

CITY COUNCIL HEARING REQUIRED: YES NO

REPORT APPROVALS: Christopher McKinney, Interim Director of Development Services

Veronica Morones, City Planner



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BACKGROUND

On August 19, 2020, the City Council formed a Boards and Commission subcommittee to evaluate the function of various City boards and commissions. The purpose of the subcommittee is to provide recommendations to the full City Council on how to improve board and commission efficiencies, such as adopting uniform by-laws, 2-year terms, and a yearly meeting between commissioners and City Council members.

On April 12, 2022, Development Services staff presented the concept of dissolving the Historic Preservation Commission (HPC) to the subcommittee. City staff cited challenges in recruiting qualified candidates meeting the requirements for a Certified Local Government (CLG) and reaching quorum for meetings where an action needed to be made on a specific project as the primary reasons for dissolution. Throughout 2023, the subcommittee continued observing the HPC and ultimately decided to recommend dissolution to the full City Council in order to align with the newly adopted Comprehensive Economic Development Study (CEDs). The CEDs concluded the City lagged behind neighboring cities in the permitting of new housing development which impacts its ability to provide adequate housing to its residents, and makes it more expensive for younger working families. On February 21, 2024, City Council adopted Ordinance No. 2024-03 dissolving the HPC (see page 4 of Attachment 1 for adopted ordinance).

SUMMARY OF REQUEST

The dissolution of the HPC requires amendments to Chapter 33 (Escondido Zoning Code) that would streamline the review process for historic projects; delegate historic preservation responsibilities to City staff, Planning Commission, and the City Council; and create general consistency throughout the zoning code given the dissolution of HPC. The proposed amendments include amendments to Article 40 (Historical Resources), Article 61 (Administration and Enforcement), Article 64 (Design Review), and Article 65 (Old Escondido Neighborhood). Further discussion on the effected sections of the Escondido Zoning Code is provided below in the Project Analysis.

The primary responsibilities of the HPC are listed below:

1. Designating Local Register or Landmarks
2. Rescinding Local Register or Landmark Status
3. Designation of a Historic District
4. Certificate of Appropriateness (stand-alone Major Projects)
5. Certificate of Appropriateness w/ Discretionary Actions
6. Emergency Demolition Permit
7. Non-emergency demolition permit for non-significant structures
8. Non-emergency demolition for significant resources
9. Maintaining historic incentive programs e.g., Mills Act contracts

The proposed text amendments are illustrated in Attachment 2 of this staff report and are made easily identifiable through the use of **bold and underline text** (newly added language) and ~~strikethroughs~~ (deleted text). The attachment only identifies the specific sections that would be amended by the Zone Text Amendment; however, as shown in Exhibit B of Resolution 2024-05, Article 40 would be repealed in its entirety for ease of updating the zoning code through the City Clerk's office. The full text amendment is located in the aforementioned Exhibit.



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PROJECT ANALYSIS

Article 40 (Historical Resources)

Staff identified several sections within Article 40 that must be amended due to the dissolution of the HPC. The amendments address the aforementioned main responsibilities of the HPC, and a table illustrating the existing processes, as well as proposed processes, is shown on page 5 of the attached City Council staff report (see Attachment 1 of this report).

Under the proposed Zone Text Amendment, items 1, 4, and 9, as shown above, are of utmost significance because the HPC acts on these types of applications more than the other listed items.

Item 1 - Designating Local Register or Landmarks

Under the proposed changes, City staff recommend empowering the Zoning Administrator to maintain, place, and remove historic resources from the City’s Local Register of Historic Places (“Local Register”). Staff researched historic preservation regulations of surrounding cities, and recommend a formal body (e.g., zoning administrator, planning commission, city council) as the appropriate decision maker for such requests. Pursuant to Division 9 (Zoning Administrator) of Article 61 (Administration and Enforcement) the Director of Development Services or their designee acts in the capacity as the Zoning Administrator, and would continue the existing local register process, including the decision being made at a public meeting.

Item 4 - Certificate of Appropriateness (stand-alone Major Projects)

Under the proposed changes, staff recommend the Planning Commission conduct design review on Certificates of Appropriateness for projects that are considered “Major Projects” under Article 40. As illustrated in Attachment 2, the HPC is responsible for advising, not approving, staff on project design review for issuance of a Certificate of Appropriateness – Major Projects. Article 40 defines “Major Projects” as: all new construction (primary structure, out-buildings), additions (including porch enclosures, dormers, etc.), removal, relocation, change to the site, (grading, parking lots, paving), public right-of-way improvements (curb and, gutter, sidewalks, street paving, driveways, curb cuts, stamped sidewalk), new freestanding signs, street furniture, and any project requiring a plot plan review.

The proposed change would identify the Planning Commission as the responsible commission for design review in instances where properties are located within the Old Escondido Neighborhood District (OEN) and identified on the Local Register. Table 1 illustrates the existing and proposed process for “Major Projects”.

Table 1: Review Processes

| Historical Status | Existing Review Process | Proposed Review Process |
|---|--------------------------|---|
| On the Local Register <u>and</u> within the OEN | Design Review by the HPC | Design Review by the Planning Commission |
| On the Local Register <u>outside</u> of the OEN | Design Review by the HPC | Staff design review approval with an option to elevate to Planning Commission |



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| | | |
|---|--------------------------|---|
| Identified on the 2001 Historic Resource Inventory <u>and</u> within the OEN | Design Review by the HPC | Staff design review approval with an option to elevate to Planning Commission |
| <u>Not</u> identified on the 2001 survey <u>or</u> on the Local Register, <u>but</u> within the OEN | Design Review by the HPC | Staff design review approval with an option to elevate to the Planning Commission |
| On the 2001 survey <u>outside</u> of the OEN | Staff level review | No changes. |

In evaluating these changes, staff considered the most significant resources under Article 40 in conjunction with the goal of streamlining development proposals. Resources identified on the Local Register *and* within the Old Escondido Neighborhood district warrant additional review in order to ensure compatibility with the neighborhood. Resources that fall into this category are considered the most significant resources as they are individually significant and contribute to the significance of the overall district. The proposed amendment authorizes the Director to approve Certificates of Appropriateness for all other properties within the OEN (i.e., properties not on the register but in the OEN); however, the Director may elevate those items to the Planning Commission for design review, if a project does not conform to the *Design Guidelines for Homeowners of Historic Resources* (Attachment 3).

Both the Downtown Specific Plan and the South Centre City Specific Plan require Certificates of Appropriateness for projects within those specific plan areas, and would be subject to the newly revised Article 40. It is unlikely that projects within these specific plans would require design review by the Planning Commission; however, the option to elevate the project to the Planning Commission would still be available.

Item 9 - Historic incentive programs

Under the proposed changes, the Director assumes HPC’s role of identifying, maintaining, and executing incentives for preserving historical resources. At this time, the only ongoing incentive that exists for historic preservation is the execution of Historic Preservation Property Agreements (also known as Mills Act Contracts). The HPC’s role entailed advising the City Council on the contents of the Mills Act Contracts, with the City Council as the final authority on the execution of the contract. The Boards and Commissions Subcommittee directed staff to delegate Mills Act Contracts to lower bodies for approval and execution. Due to language in Government Code Section 50280, the legislative body of the City (i.e. City Council) must approve the agreement; however, the Zone Text Amendment delegates the approval and signature authority to the Planning Commission and City Manager or their designee, respectively. The proposed revisions identify the Planning Commission as the authority responsible for review and approval of Mills Act Contracts as current business (non-public hearing item), and provides authority to the City Manager to sign on behalf of the City for contract execution. This delegation of authority is consistent with the direction from the subcommittee and the aforementioned Government Code section.

Article 61 (Administration and Enforcement)

Prior to dissolution, the HPC retained authority to remove and add properties to the Local Register of Historic Places. City staff researched surrounding cities, and consulted with the City’s contract planner who is a qualified



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professional under the Secretary of the Interior's Guidelines for Historic Preservation, on how best to maintain the Local Register. Based on the research conducted by staff, the proposed changes grant authority to the Zoning Administrator for the removal and addition of properties to the Local Register, whose authority and powers are outlined in Division 9 of Article 61. The Zone Text Amendment would empower the Zoning Administrator to maintain and place historical resources on the Local Register, and remain consistent with the current procedures under Article 40 for listing.

Article 64 (Design Review)

The HPC's primary role, in addition to maintaining the local register, was to advise staff on the issuance of a Certificate of Appropriateness for projects considered "Major Projects" as defined in Article 40.

Staff recognizes the significance of the Old Escondido Neighborhood District and potential impacts from projects that may warrant additional scrutiny and review by the appropriate body. The proposed Zone Text Amendment assigns design review responsibility to the Planning Commission for properties within the OEN and on the Local Register. The amendment to Article 64 assigns the Planning Commission as the reviewing body for design review applications when required, and provides the Director with the authority to elevate the review process, if necessary.

Article 65 (Old Escondido Neighborhood)

The proposed changes to Article 65 clarify appeals of staff decisions for consistency with the aforementioned proposed modifications. Specifically, it clarifies appeals would be heard by the Planning Commission, where previously appeals of staff decisions went to the Historic Preservation Commission. Under the current text, Planning Commission decision may be appealed to the City Council.

General Plan Conformance:

The proposed changes will amend several articles of the Escondido Zoning Code to create consistency due to the dissolution of the Historic Preservation Commission. The dissolution of the HPC would not affect existing historic preservation programs including but not limited to: Certificate of Appropriateness permits for modifications to historical resources, historic incentive programs (e.g., Mills Act Contracts, parking reductions), and maintenance of the Local Register because the proposed changes retain all functions of the HPC and only delegate authority to existing decision makers. The proposed amendments conform to several of the City's 2012 General Plan policies as described below:

Land Use Zoning Policy 2.1: Update and revise City ordinances to reflect the goals, objectives, and policies in the adopted General Plan

There are several policies within the Land Use and Community Form, and Economic Prosperity Element that encourage streamlining development processes in order to facilitate orderly development within the City. The proposed Zone Text Amendments streamline the development process for properties with historic resources while continuing to protect historic resources as discussed in the Resource Conservation element. Furthermore, the revision to the City's ordinances would bring the Escondido Zoning Code into alignment with the City's recently adopted CEDS. The CEDS identified the pace of housing permitting within the City as a detriment to the City's economy; furthermore, it represents an unnecessary drag on the construction industry. Through this Zone Text Amendment, the development process would be streamlined by removing



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an additional review body, and allowing the Planning Commission to render a decision on an application while still taking into consideration the historic nature of the project.

Cultural Resources Policy 5.2: Preserve significant cultural and paleontological resources listed on the national, State, or Local register through: maintenance or development of appropriate ordinances that protect, enhance, and perpetuate resource; incentive programs; and/or the development review process

Cultural Resources Policy 5.8: Consider providing financial incentives, and educational information on existing incentives provided by the federal government to private owners and development in order to maintain, rehabilitate, and preserve historic resources.

The proposed Zone Text Amendment does not impact the City’s ability to preserve historical resources, and City staff would continue to administer existing historic preservation programs as identified in these General Plan policies. The Zone Text Amendment would streamline the process for which homeowners may apply for a Mills Act Contract by requiring review and approval by the Planning Commission, instead of the City Council.

FISCAL ANALYSIS

There will be no fiscal impacts to the City of Escondido as a result of these amendments.

ENVIRONMENTAL ANALYSIS

The proposed amendments to the Escondido Zoning Code including Article 40 (Historical Resources), Article 61 (Administration and Enforcement), Article 64 (Design Review), and Article 65 (Old Escondido Neighborhood) qualify for an exemption under the California Environmental Quality Act (CEQA) Guidelines Section 15061 (b) (“Common Sense Exemption”) and Section 33-922 (c)(1) of the Article 47 (Environmental Quality) of the Escondido Zoning Code as it can be seen with certainty that the proposed action consisting of minor municipal code amendments will not have a significant effect on the environment. The proposed changes are nominal in nature as no programs or development standards or requirements would be modified. The proposed changes would entail changes to review-and decision-making authority for the purposes of dissolving an advisory commission on historic preservation. The City would continue to implement such historic preservation regulations and requirements outlined within Article 40 of the Escondido Zoning Code, consistent with the City’s General Plan.

PUBLIC INPUT

The proposed Zone Text Amendment was noticed in accordance with Article 61, Division 6 of the Escondido Zoning Code. A public notice was published in the Escondido Times Advocate at least 10 calendars prior to this public hearing. Additionally, the City Clerk’s office notified various stakeholder groups regarding the dissolution of the Historic Preservation Commission, and staff is not aware of any comments received as a result of those notifications.

CONCLUSION AND RECOMMENDATION

The proposed amendments to the Escondido Zoning Code would streamline the review of historic resources, and bring Article 40 in alignment with the CEDS while also maintaining protections for historic resources. Furthermore, the amendments would ensure consistency with other articles of the Escondido Zoning Code.



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Based on the analysis contained in this staff report, and the presentation by staff, staff recommends that the Planning Commission adopt Resolution No. 2024-05 recommending approval of the proposed Escondido Zoning Code Amendments to the City Council.

ATTACHMENTS

1. City Council staff report and attachments (dated February 21, 2024)
2. Strikethrough and underline of proposed changes
3. Design Guidelines Homeowners of Historic Resources
4. Draft Planning Commission Resolution No. 2024-05 including Exhibits A (Findings) and B (Clean copy of proposed changes)



STAFF REPORT

February 21, 2024
File Number 0810-20

SUBJECT

REPEAL OF ESCONDIDO MUNICIPAL CODE CHAPTER 33, ARTICLE 40, SECTION 33-791, HISTORIC PRESERVATION COMMISSION

DEPARTMENT

City Clerk’s Office

RECOMMENDATION

Request the City Council introduce Ordinance No. 2024-03 to repeal Escondido Municipal Code Chapter 33, Article 40, Section 33-791, Historic Preservation Commission.

Staff Recommendation: Approval (City Clerk: Zack Beck)

Presenter: Zack Beck, City Clerk

ESSENTIAL SERVICE – Yes, Land Use/Development

COUNCIL PRIORITY – Encourage Housing Development

PREVIOUS ACTION

On February 7, 2024, the City Council voted 5-0 to approve the Boards and Commissions Subcommittee recommendation to align with the Comprehensive Economic Development Strategy and Council Priorities by dissolving the Historic Preservation Commission and transferring their responsibilities to the Planning Commission, Zoning Administrator and Staff with criteria for Certificates of Appropriateness on Major Projects.

BACKGROUND

On August 19, 2020, the City Council formed a Boards and Commissions Subcommittee and assigned then Mayor Paul McNamara and Councilmember Consuelo Martinez to serve on it. The Subcommittee was tasked with reviewing the function of the City’s Boards and Commissions in order to provide recommendations to make the commissions more efficient and effective to the full Council as needed.

On December 15, 2021, the City Council approved the following Boards and Commissions Subcommittee recommendations: 2-year terms for all commissions, uniform bylaws for all commissions, expansion to seven members for all commissions and an annual meeting between City Council and Commissioners. The



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2-year terms, uniform bylaws and expansion to seven members were not applicable to the Planning Commission and Library Board of Trustees, as they are both governed by State Law.

On April 12, 2022, Development Services Staff presented the concept of dissolving the Historic Preservation Commission (HPC) to the Boards and Commissions Subcommittee. Staff noted that the HPC experienced challenges with recruiting qualified candidates and making quorum for meetings which resulted in certain projects being delayed. The Subcommittee decided to observe the HPC for a bit longer before making a dissolution recommendation to the full Council.

After the 2022 Election, Mayor White replaced former Mayor Paul McNamara on the Boards and Commissions Subcommittee. The Subcommittee met throughout 2023 and specifically reviewed the HPC. The Subcommittee reached a conclusion that they would recommend dissolving the HPC and transfer certain historic preservation responsibilities to the Planning Commission and other responsibilities to staff (Attachment "1").

The primary purpose for dissolving the HPC is to bring the City into better alignment with the *Comprehensive Economic Development Study (CEDS)*. The CEDS identified that the City of Escondido's process for permitting housing is slow as stated below:

"Slow Housing Permitting In a region with strong housing demand, the pace of housing permitting in Escondido is slow, relative to its peers. In terms of economic or demographic fundamentals, the City does not face any significant barriers to permitting new housing. Even Measure S, which is sometimes linked to the City's land use status quo, cannot obviously be linked to slow permitting. Interviews with planning officials and other city leaders indicate that there is widespread commitment towards increasing the number of housing units on the market. Indeed, since 2017 there has been a marked improvement in permits issued. However, neighboring cities still do better in this regard, especially in the multi-family category. Slow permitting has two major effects on the Escondido economy. First, it makes the City more expensive and therefore less attractive to younger working families who might otherwise bring incomes and the 'workforce of tomorrow' into the City. The City will be less attractive to families if it continues to lock them out of home ownership. Second, it represents an unnecessary drag on the construction industry. Construction added more jobs than any other sector between 2016 and 2021, but it would have added even more if Escondido permitted more housing. Slow permitting is also somewhat related to the ability of Escondido to provide adequate housing to its residents. Community respondents, especially from the business sector, reported concerns about public homelessness. A small part of this problem can be connected to barriers (in Escondido and across California) to the construction of new housing units."

By transferring historic preservation responsibilities to the Planning Commission and staff, it should lead to a more expeditious approval process. This also aligns with City Council priority to *Encourage Housing Development*.



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There are unique qualifications for the HPC as listed here: [Boards & Commissions - City of Escondido](#) and fortunately, we have recently been able to fill the seats with qualified candidates. The current Historic Preservation Commissioners are actively engaged and doing their best with limited resources, staff liaison turnovers and bi-monthly meetings. The recommendation of the Subcommittee to dissolve the HPC is not a reflection of its displeasure with the current commissioners, rather it is intended to make the City more efficient by aligning processes and polices with the Comprehensive Economic Development Study and Council Priorities.

At the request of the Subcommittee, the City Clerk informed the Historic Preservation Commissioners about the possibility of dissolution at the November 16, 2023 meeting. In addition, the City Clerk provided background information about the possible HPC dissolution to the Old Escondido Neighborhood Group as well as the Planning Commission. Planning Commission discussed the potential dissolution of the Historic Preservation Commission (“HPC”) during their January 9th and January 23rd regularly scheduled meetings. During these discussions, the commission discussed the benefits of historic preservation within the City, potential issues associated with the dissolution of the HPC, and what obstacles the HPC may present to residential development within the City. The Planning Commission did not vote on a formal recommendation regarding the HPC.

The Subcommittee is committed to historic preservation which is why they propose transferring HPC responsibilities to the Planning Commission. This will encourage the Planning Commission to view projects through a historical lens, with the goal being a more cohesive vision for development that reflects Escondido’s vibrant community.

ORDINANCES

- a. Ordinance No. 2024-03

ATTACHMENTS

- a. Attachment “1” – Delegation of HPC Responsibilities

ORDINANCE NO. 2024-03

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ESCONDIDO, CALIFORNIA, REPEALING ESCONDIDO MUNICIPAL CODE CHAPTER 33, ARTICLE 40, SECTION 33-791, HISTORIC PRESERVATION COMMISSION

The City Council of the City of Escondido, California does ordain as follows:

SECTION 1. The City Council makes the following findings:

a) That Escondido Municipal Code Chapter 33, Article 40, Section 33-791, Historic Preservation Commission is hereby repealed.

SECTION 2. SEVERABILITY. If any section, subsection sentence, clause, phrase, or portion of this ordinance is held invalid or unconstitutional for any reason by any court of competent jurisdiction, such portion shall be deemed a separate, distinct, and independent provision and such holding shall not affect the validity of the remaining portions.

SECTION 3. As of the effective date of this ordinance, all ordinances or parts of ordinances in conflict herewith are hereby repealed.

SECTION 4. The City Clerk is hereby directed to certify to the passage of this ordinance and to cause the same or a summary to be published one time within 15 days of its passage in a newspaper of general circulation for the City of Escondido.

PROPOSED DELEGATION OF HISTORIC PRESERVATION RESPONSIBILITIES

| Action/Task | Current Final Authority on Action | Proposed Final Authority on Action |
|---|---|--|
| Designating Local Register or Local Landmark | Historic Preservation Commission, with planning staff recommendation | Zoning Administrator (ZA), with planning staff recommendation |
| Rescinding Local Register or Landmark Status | Historic Preservation Commission | Zoning Administrator with planning staff recommendation |
| Designation of a Historic District | City Council with Historic Preservation Commission recommendation | City Council with Planning Commission recommendation |
| Certificate of Appropriateness (Major Projects) | Director with Historic Preservation Commission recommendation | Director, with criteria to elevate to PC for Design Review |
| Certificate of Appropriateness w/ discretionary action | Final decision maker authority (based on discretionary action) with Historic Preservation Commission recommendation | Final decision maker |
| Emergency Demolition Permit | Two HPC commissioners, architect/engineer, and the Director | Chief Building Official, City Planner, Fire Marshall, and the Director |
| Non-emergency demolition permit for non-significant structure | Planning staff | Planning staff |
| Non-emergency demolition for significant resource | City Council with Historic Preservation Commission recommendation | City Council with Planning Commission recommendation |
| Mills Act Contracts | City Council with Historic Preservation Commission recommendation | City Manager and/or their designee with planning staff recommendation |



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ATTACHMENT 2

Chapter 33 Article 40 (Historical Resources)

Section 33-790 - Purposes and definitions.

Update to definitions to address dissolution of HPC, and clarification of existing definitions

"Certificate of appropriateness" means a certificate issued by the ~~e~~Director of ~~community e~~Development Services approving alteration, restoration, construction, removal, relocation in whole or in part, consistent with the Secretary of Interior Standards, of or to a property on the local register or to an improvement within an historical district.

"Certificate of Appropriateness (Major)" means a major project that undergoes design review by Planning Commission or City staff, prior to issuance of the Certificate of Appropriateness.

"Certificate of Appropriateness (Minor)" means a minor project that undergoes planning administrative review, prior to issuance of the Certificate of Appropriateness.

~~"HPC" means historic preservation commission consisting of appointed members by the city council.~~

~~"Mature tree" means as defined in the Escondido Zoning Code Article 62, Landscape standards~~Article 55, Grading and Erosion Control.

"Planning Commission" means the Planning Commission of the City of Escondido as established by Chapter 20 of the Escondido Municipal Code.

"Secretary of the Interior's Standards" means the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings, 1983~~1995~~ edition, or such later edition as adopted by the City Council.

"Survey" means the Escondido historic sites survey consisting of an historical resources inventory compiled and maintained by the ~~historic preservation commission~~Zoning Administrator that documents structures, uses, sites, and artifacts that are related to the area's history including all areas within the corporate limits. Resources on the list must be 50 years or older unless the ~~historic preservation commission~~Zoning Administrator deems a younger, exceptional resource worthy of documentation. The inventory was originally completed in March 1984 and is updated as needed. The survey may also include an inventory of archaeological resources. Certain records of archaeological resources may not be subject to public review in the interest of protecting these resources from tampering. Resources listed in the survey are eligible for nomination to the Escondido local register of historical places.

"Zoning Administrator" means the Director of Development Services ("Director"), or designee, as provided for in Title 7, Chapter 4, Article III (Section 65901) of the Government Code.



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Item 3.

Section 33-794, subsections (b)(2) and (3) and (c) - Procedure and criteria for local register listing or local landmark designation.

Replace the HPC for the Zoning Administrator

(b) Review process.

(b)(2) Requests for local register listing or local landmark designation of resources owned by the City of Escondido shall be brought to the city council prior to the HPC's Zoning Administrator's decision to list or designate such resource.

(b)(3) The HPC Zoning Administrator shall hold a public meeting. In their review of the request for local register listing or local landmark designation, the HPC Zoning Administrator shall consider the criteria listed in this section.

(c) Criteria. Prior to granting a resource local register or historical landmark status, the HPC Zoning Administrator shall consider the definitions for historical resources and historical districts and shall find that the resource conforms to one or more of the criteria listed in this section. A structural resource proposed for the local register shall be evaluated against criteria number one through seven and must meet at least two of the criteria. Signs proposed for the local register shall meet at least one of the criteria numbered eight through 10. Landscape features proposed for the local register shall meet criterion number 11. Archaeological resources shall meet criterion number 12. Local register resources proposed for local landmark designation shall be evaluated against criterion number 13. The criteria are as follows:

Section 33-795, subsection (b) - Procedure and criteria for rescinding local register or landmark status.

(b) Review. The HPC Zoning Administrator shall hold a public meeting. In their review of the request to remove a local register or landmark designation, the HPC Zoning Administrator shall consider the criteria listed in this section. Upon rescission, any associated Historic Property Preservation Agreement (Mills Act agreement) will be cancelled.

Section 33-797, subsections (a), (b)(1), (b)(2)(B), and (b)(2)(C) – Procedure and findings for designating an historical district.

Replace the HPC for the Zoning Administrator and Planning Commission



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(a) Submittal. Any person may request the ~~historic preservation commission~~**Planning Commission** to designate an historical district. The request for designation shall be filed with the planning division on forms provided by the ~~e~~**C**ity.

(b) Review process.

(1) Initiation process. Upon receipt of a recommendation from the ~~historic preservation commission~~**Planning Commission**, the city council shall determine whether or not to initiate the designation process.

(2) Designation process. Upon city council initiation:

(B) Following the appropriate neighborhood meetings and the completion of research for the district, the ~~historic preservation commission~~**Planning Commission** shall hold a duly noticed public hearing and shall forward its recommendation to the ~~planning commission and city council~~, **who shall hold a duly noticed public hearing on the matter**. Should the **Planning Commission** recommend that the area be designated an historical district; the report shall contain the following information:

(C) ~~The HPC and city council shall each hold a duly noticed public hearing.~~ In their review of the request to designate a historical district, the ~~HPC~~**Planning Commission** and the city council shall consider the criteria listed in this section.

Section 33-798, subsection (b), (e)(1)(b), (e)(2), (e)(3), and (h) – Permits and permit procedures.

Streamlining of review process for historic resources and delegating responsibilities to the Planning Commission and/or City staff

(b) Unless otherwise exempted in this article, a certificate of appropriateness is required for any new construction, and/or alteration that would affect the exterior appearance of an historical resource listed on the local register, or located within an historical overlay district, including back and sides, as well as street façade, even when a building permit is not otherwise required. Other permits, and/or review by the ~~p~~**Planning e**Commission, may be required as prescribed in this article. ~~Improvements and alterations to properties listed on the Escondido Historic Sites Survey outside an historical overlay district shall be subject to staff administrative review to ensure said improvements and alterations do not preclude future listing on the city's local register.~~

(e) Review processes. Following the planning division's receipt of a complete application, the director shall determine the appropriate review process as follows:

(1) Minor projects. Minor projects shall be subject to planning division staff review. Minor projects include:



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(A) Placement or removal of exterior objects and the restoration and exterior changes to materials (siding, brick, stucco, metal, etc.) and structures including porches (columns, cornices), roofs (covering, change in shape), any painting of exterior surfaces, satellite dishes, solar collectors, freestanding walls, fences and retaining walls, and any modifications to historical signs; and painting of exterior surfaces, restoration and exterior changes to architectural details and decorative elements (fish scale, shingles, dentils, shutters), porches (trim, railing, ornamentation), exterior staircases, exterior doors, windows, skylights, mechanical systems (window units, exhaust fans, vents), storm windows and doors, security grilles, and fire escapes.

(B) ~~The following projects involving historic resources listed on the local register and property located within an historical overlay district: painting of exterior surfaces, restoration and exterior changes to architectural details and decorative elements (fish scale, shingles, dentils, shutters), porches (trim, railing, ornamentation), exterior staircases, exterior doors, windows, skylights, mechanical systems (window units, exhaust fans, vents), storm windows and doors, security grilles, and fire escapes.~~ Improvements and alterations to properties listed on the Escondido Historic Sites Survey outside a historical overlay district shall be subject to staff administrative review to ensure said improvements to not affect the project's integrity such that they will maintain eligibility their ability to be placed on the local register.

(2) Major projects. Major projects shall be subject to historic preservation commission design review prior to staff determination by the Director of Development Services, or their designee, unless otherwise noted below. Major projects include all new construction (primary structure, out-buildings), additions (including porch enclosures, dormers, etc.), removal, relocation, changes to the site, (grading, parking lots, paving), public right-of-way improvements (curb and, gutter, sidewalks, street paving, driveways, curb cuts, stamped sidewalk), new freestanding signs, street furniture, and any project requiring a plot plan review.

(A) Major projects for properties located within a historical overlay district and on the local register shall be subject to design review by the Planning Commission.

(B) Notwithstanding subsection (A) above, major projects for all other properties located within a historical overlay district shall be subject to staff design review prior to a decision by the Director of Development Services, unless it is determined by the Director that the proposed project does not conform to the design guidelines for historic resources and therefore requires design review by the Planning Commission.



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(C) Major projects for properties located outside a historical overlay district but identified on the local register, shall be subject to staff design review prior to a decision by the Director of Development Services, unless it is determined by the Director that the proposed project does not conform to the design guidelines for historic resources and therefore requires design review by the Planning Commission.

(D) Major projects for properties listed on the Escondido Historic Sites Survey but outside a historic overlay district and not on the local register, shall be subject to staff administrative review to ensure said improvements do not affect a property's integrity such that they would be ineligible for inclusion on the local register at a future time.

(3) Discretionary projects requiring a public hearing. Discretionary projects requiring a public hearing shall be subject to review by the historic preservation commission prior to planning commission determination **acted on by the ultimate decision maker of the discretionary application.**

(h) Findings. A certificate of appropriateness may be issued if planning division, ~~historic preservation commission,~~ Planning Commission, or the city council makes the following findings:

Section 33-799, subsection (a) and (d) - Incentives for preserving historical resources.

Replacing HPC for Director and Zoning Administrator

(a) Historic register incentives program. To support the preservation, maintenance and appropriate rehabilitation of historical resources and thus carry out the purposes of this article, the ~~HPC~~ **Director of Development Services** may develop and recommend incentives for city council adoption. The type and availability of incentives vary from time to time.

(d) Repayment required. Monies granted as an incentive to preserve an historical resource pursuant to this article shall be repaid to the city following the ~~HPC's~~ **Zoning Administrator's** approval to remove the historical designation of said historical resource or the HPC's approval of its demolition.

(e) Authority. City Manager or their designee has authority to execute agreements and/or contracts necessary for the historic register incentive programs.

Section 33-801, subsection (b) – Demolishing an historical resource

(b) Status of historical significance designation. In all cases, demolishing a local register resource shall automatically remove the local register and landmark designation, unless



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~~historic preservation commission~~ **Planning Commission determines that the site should be retained for potential monumentation.**

Section 33-802, subsection (b) - Procedure for obtaining an emergency demolition permit.

Replacing HPC for City staff for issuance of emergency demolition permit

(b) Review. On a case-by-case evaluation and upon consultation with a minimum of two ~~historic preservation commissioners and an architect or engineer, the director of community development~~ **City staff members, comprised of the Chief Building Official, Fire Marshal, and/or City Planner, the Director of Development Services** may, without a public hearing, issue a permit for a complete or partial demolition of an historical resource if it is determined that the catastrophic event has rendered said resource immediately hazardous and dangerous and/or detrimental to the public health and/or safety as defined in the latest adopted California Building Code or California Housing Law.

Section 33-803, subsection (b) - Procedure and findings for obtaining a nonemergency demolition permit.

Replacing HPC for Planning Commission

(b) Review. The ~~HPC~~ **Planning Commission** and city council shall each hold a duly noticed public hearing prior to the demolition of a significant historic resource. The applicant shall provide, at a minimum, the following items to the satisfaction of the ~~e~~ **Director of Development Services** or designee:

Chapter 33 Article 61 (Administration and Enforcement)

Section 33-1319, subsection (a)(9) - Powers and duties and procedure.

Empower the Zoning Administrator to list and removal historical resources

(9) Listing and removal of historical resources on the City of Escondido Local Register of Historical Places pursuant to section 33-794 of Article 40.

Chapter 33 Article 64 (Design Review)

Section 33-1370 - Design Review in Historic Overlay Districts.

Empower Planning staff and Planning Commission to conduct Design Review for projects that are considered "Major"

Any and all references to the design review process in any adopted historic overlay district shall be reviewed by the planning commission or city staff, and shall be subject to rules and procedures outlined in Article 40, historical resources.



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Item 3.

Chapter 33 Article 65 (Old Escondido Neighborhood)

Section 33-1381 – Appeal.

Clarify appeal process for projects denied by staff

Staff review decisions may be appealed to the ~~historic preservation commission (HPC)~~.
~~HPC decisions may be appealed to the planning commission~~ **Planning Commission**.
Planning ~~e~~Commission decisions may be appealed to city council pursuant to section 33-1303 of this zoning code.

Design Guidelines for Homeowners of Historic Resources



ACKNOWLEDGEMENTS

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REVISED

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PREFACE

A QUICK OVERVIEW OF THE DESIGN GUIDELINES FOR HOMEOWNERS OF HISTORICAL RESOURCES IN THE CITY OF ESCONDIDO

ARE YOU A HOMEOWNER?

1. These guidelines apply to you if:

- *You live in Old Escondido Neighborhood or*
- *You live in a significant historic structure in Escondido or*
- *You own a vacant lot in the Old Escondido Neighborhood or*
- *You are considering to use a residential structure in Old Escondido for business purposes.*

2. These guidelines do not apply to you if:

- *You live in a non-historic structure outside the Old Escondido Neighborhood.*

WHERE IS THE OLD ESCONDIDO NEIGHBORHOOD?

In Section I, page 5, you will find a vicinity map illustrating the boundaries of the Old Escondido Neighborhood.

HOW DO YOU FIND OUT WHETHER OR NOT YOUR STRUCTURE IS A SIGNIFICANT HISTORIC STRUCTURE?

You can call the Planning Department located in the City Hall at 201 North Broadway. Be prepared to give your address.

If you have answered yes to whether these guidelines apply to you, pick what type of work you are proposing on your house. The type of work includes:

- *Fixing or repairing the exterior of your house*
- *Building an addition to your house*
- *Building a new house*
- *Re-landscaping your front yard*
- *Turning your home into an office or commercial use*

Now that you have picked your activity, see what section to look at next.

Fixing (see Section II.A) – This section is written for homeowners of a significant historic structure, although, any homeowner in the Old Escondido Neighborhood may wish to use this.

Additions (see Section II.D) – For both historic and non-historic homes in Old Escondido Neighborhood.

New home (see Section II.E) – For new homes in Old Escondido Neighborhood.

Landscape (see Section II.F) – For historic or non-historic homes in Old Escondido Neighborhood.

Change use (see Section II.B) – For homeowners who would like to change their residence to a business.

DO YOU KNOW WHAT TYPE OF STYLE OF YOUR HISTORIC STRUCTURE THAT YOU LIVE IN?

Is it: Italianate (1880-1890)
 Queen Anne (1890-1900)
 Colonial Revival (1900-1910)
 Craftsman or California Bungalow
 Mediterranean (1918-1940)
 Period Revival/Provincial (1918-1940)

If you do not know the style, see Section I.G on residential architectural styles for a description and photo or call Escondido Planning Department with your address. They may be able to tell you what architectural style your house is.

**CITY OF ESCONDIDO
DESIGN GUIDELINES
FOR HOMEOWNERS OF HISTORIC RESOURCES
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A. How to Use this Design Guidelines Manual

This Design Guidelines Manual is organized so that property owners, design professionals, and City Boards and Commissions will not have to review the entire document in order to derive the salient guidelines applicable to the subject property and project. This manual was conceived as an easy-to-use guide for design decisions for four types of construction activity.

The first type of design and construction activity discussed in the manual is **PRESERVATION/REHABILITATION**. If you are planning to make repairs or improvements to your historic house, this section will prepare you and acquaint you with the various acceptable materials and construction practices to complete the job in the best way possible.

The second type of design and construction activity discussed in the manual is **ADDITIONS**. If you are planning an addition, whether it be additional square footage to the basic first floor plan or a second story addition, this section will acquaint you with the applicable site plan, architectural, and setback guidelines. Following these guidelines will almost certainly assure City approval of a compatible addition, especially for significant and notable buildings.

The third type of design and construction activity discussed in the manual is **INFILL DEVELOPMENT**. If you are planning new construction on a vacant lot in the Old Escondido Neighborhood with adjacent historically significant resources, the guidelines in this section are a must reading for you. To

determine the significance of neighborhood structures, you will need to review the Historic Sites Survey for the City of Escondido. For further information about the City's Historic Preservation Program, you may contact the Planning Department, located in City Hall at 201 North Broadway.

The last type of design and construction activity discussed in the manual is **LANDSCAPE**. This section deals with the landscaping of your front yard; its design and some appropriate plant materials to be utilized. In addition to landscape materials, this section provides guidelines for appropriate fence/wall types, height, and design. With the loss of the "front yard" from inclusion of so many new, planned communities, Escondido's maintenance of this once rather mundane asset in its historic neighborhoods will portray the City's dedication to traditional neighborhood values.

While relatively minor in comparison, Section III, **INDUSTRIAL/PACKING HOUSE DESIGN GUIDELINES** is meant for individuals considering rehabilitation or additions to Escondido's historic industrial structures.

Section IV, **GLOSSARY OF TERMS**, contains a glossary of architectural and preservation terms regularly used in the architectural rehabilitation of residential structures.

Section V, **APPENDIX**, contains information on procedures for getting work approved, what types of construction activity is subject to the review process, and other helpful material for the homeowner, including a description of the Residential Rehabilitation Program.

B. Purpose and Focus of the Historical Resources Guidelines

The purpose and focus of these guidelines is to ensure the preservation of the many significant historical architectural features and residential structures located within the Old Escondido Neighborhood. The guidelines also address modifications to non-historic structures in the neighborhood. In addition, the guidelines are also crafted to apply to individual historic structures listed on the Local Register.

When adopted by the City of Escondido, through legislative action, these design guidelines will serve as a regulatory tool, policy guide, and design resource. It is also the purpose of these design guidelines to ensure responsiveness to the unique conditions, opportunities, constraints and architectural styles found within the City of Escondido. Some of these conditions, opportunities, and constraints could be addressed by typical, standard regulatory tools such as the zoning code and design/development reviews. However, the result would fall far short of doing justice to the rich residential architectural tapestry found within the City, nor would they fully achieve public policy goals or the wishes of the citizen to preserve the architectural heritage of the Old Escondido Neighborhood.

These guidelines are a conscious approach to balance the "pure" preservation ideals with "budgetary realities" of repair and restoration of historic residential structures. While true preservation is encouraged in every project, it is realized that many property owners cannot afford this sometimes cost

prohibitive approach. On the other hand, attempts to repair recognized historical residential structures utilizing the cheapest, least historically sensitive methods are strongly discouraged. The opportunity to safeguard the unique architectural assets in the City would be lost or greatly diminished.

These Design Guidelines provide the City of Escondido with a comprehensive set of policies and design criteria that will: 1) guide the refurbishment of existing historically significant residential structures; 2) provide sensitive integration of new infill development within the Old Escondido Neighborhood; 3) promote residential front yard landscape architectural designs compatible with the existing heritage of Old Escondido; and 4) provide preservation/rehabilitation standards and guidelines designed to assure that new residential development and refurbishment of historic dwellings is in the spirit of traditional Old Escondido.

The design guidelines are intended to insure quality design through the adherence to design criteria which promotes preservation of a building's original appearance and provides landscape architectural suggestions for homeowners interested in refurbishing their front yard.

It should be stressed that in using these guidelines to review a proposed modification, addition, etc. staff and the Design Review Board can only apply the standards to the project proposal. For example, a request to build an addition will not required the entire house to be retrofitted to conform with these guidelines. Only the addition will be required to conform.

The purpose of these design guidelines is to promote the City's goals to preserve and enhance the existing character and heritage of the Old Escondido Neighborhood and to extend this traditional design philosophy to those structures and sites outside of the Neighborhood. The guidelines in this plan are intended to aid applicants and the City as they design and review future historic projects within the Old Escondido Neighborhood and the City-at-large.

The scope of these design guidelines does not address non-"recognized" historic resources (contemporary residences) outside the Old Escondido Neighborhood nor do they cover commercial structures. The Additions section addresses building additions to existing non historic residences within the Old Escondido Neighborhood. Contact the City Planning Department for guidelines on non historical resources and commercial structures.



One of the many "recognized" historic resources in the Old Escondido neighborhood

C. Intent

These Design Guidelines intend to encourage quality design that is compatible with other well designed buildings. They do not intend to severely restrict a building owner's preference or economic reasons for choosing materials and style.

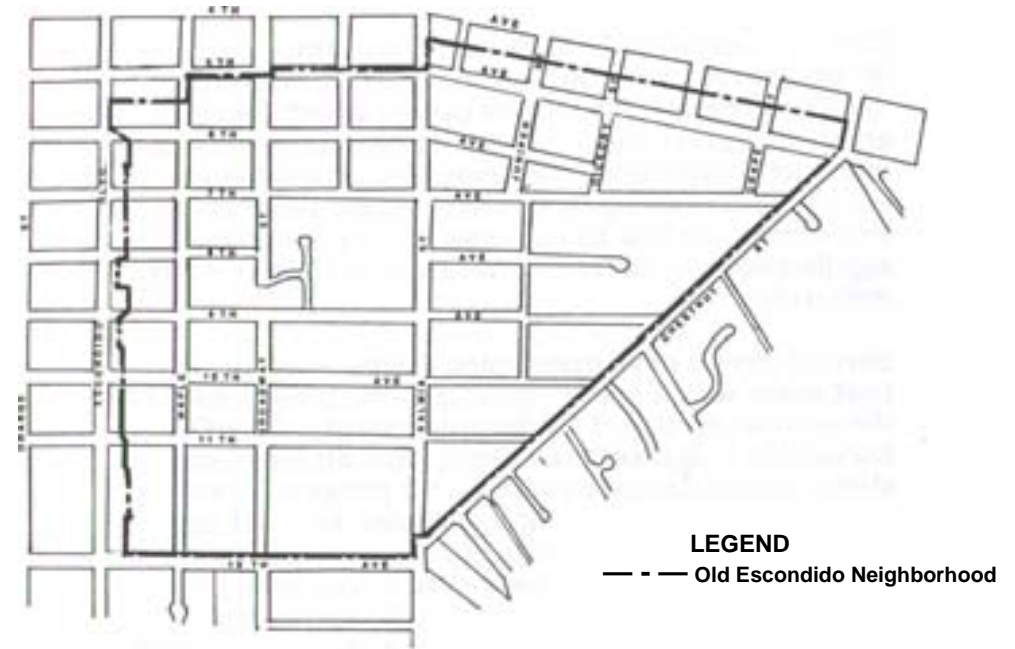
These guidelines also provide the property owner, developer, architect, or designer with discretionary statements and guidelines that will often shorten City approval time. It is the intent of the guidelines, however, to encourage innovative design and individual expressions. The building owner that wants to create an innovative project should do so, but should understand that the proposed project may be subject to higher levels of discretionary or subjective reviews.

Development applicants should understand that these guidelines are not absolute, but are discretionary. If inconsistencies between these guidelines and the Zoning Code occur, the Zoning regulations will take precedence.

D. Applicability

The discretionary statements and guidelines described in the Design Guidelines Manual are to be applied to 1) all properties on the Local Historic Register, 2) all properties, both historic and non-historic, in the Old Escondido Neighborhood, and 3) serve as the General Design Guidelines for the Old Escondido Neighborhood/Historic District. While these guidelines might be applied in other conditions as appropriate, the intent is not to address infill development on a city-wide basis.

To determine a residential structure's historic significance, you will need to review the City of Escondido Historic Sites Survey. For further information about the City's Historic Preservation Program, you may contact the Planning Department located in City Hall at 201 North Broadway.



E. Current Conditions

The Old Escondido Neighborhood is approximately a 30 block area in central Escondido. The Neighborhood's residential structures exhibit a wide range of architectural styles, each with its own particular significance. Some styles, because of their relative age, are recognized as historic. Other styles, more prevalent during the last thirty years, have their own rich significance but are not currently considered historic resources.

Several trends have manifested themselves over the past years which are of concern to the preservation of the architectural and landscape heritage of the Old Escondido Neighborhood.

Traditional architectural styles, urban design patterns, and physical amenities are being challenged by new infill development and additions to existing historic structures which are not sympathetic to existing traditional development patterns, architectural styles and landscape images. The purpose of this historical resource guidelines package is to reverse the current trend towards ad-hoc architectural styles, planning/development patterns, and landscape design which detract from the existing historic image which defines the Old Escondido Neighborhood. The City is trying to enrich and preserve the historical resources of the City through reversal of various trends which include:

- *Historic residential structures refurbished with inappropriate, non-traditional building materials.*
- *New infill developments not reflecting traditional building setbacks which are indicative of the Old Escondido Neighborhood.*

- *New infill dwellings located within the Old Escondido Neighborhood not reflective of traditional height, scale, bulk, or massing.*
- *Repairs to existing recognized historic structures which are not sensitive to the original building components.*
- *Additions to existing historic structures not respecting traditional roof forms, building massing, or architectural style of the original structure.*

F. Goals, Objectives, and Policies

New infill development, repairs or additions to historic dwellings or landscapes can have a substantial impact on the character of the Old Escondido Neighborhood. Some harmful effects of one land use upon another can be prevented through traditional zoning, subdivision controls, and housing and building codes. However, other aspects of development are more subtle and less amenable to existing "rules" specifically related to an historic architectural and landscape "image". These relate to the general form of the land before and after infill development, the spatial relationships of the proposed structures to existing dwellings, proximity to existing, potentially incompatible land uses, and the appearance of structures and open spaces as they contribute to the overall image of the Old Escondido Neighborhood. Thus, in order to reverse current trends towards ad-hoc building and poorly conceived landscape designs and to promote a harmonious neighborhood steeped in the heritage of Escondido, the following goals and objectives have been generated:

Goal

Preserve and enhance the existing character of the Old Escondido Neighborhood and other historical resources city-wide.

Objective

Develop guidelines that encourage regular maintenance, accurate restoration, appropriate additions to or alterations of historic buildings and infill development that are compatible with the original character of the Old Escondido Neighborhood.

Identify techniques for new construction and repair that promote a high quality of design that is compatible with adjacent structures and contribute to the overall harmony of the Old Escondido planning area.

Citywide Historic Preservation Ordinance (Article 1078-A) Policies

- *Protect, enhance, and perpetuate Historic/Cultural Resources, sites, and districts that represent or reflect elements of the City's cultural, social, economic, political, and architectural history for the public health, safety, and welfare of the people of the City.*
- *Safeguard the City's history as embodied and reflected in its Historic/Cultural Resources, sites, Historic Districts.*
- *Stabilize and improve property values.*
- *Strengthen the City's economy by protecting and enhancing the City's attractions to residents, tourists, and visitors and serve as a support and stimulus to business and industry.*
- *Enhance the visual character of the City by encouraging the preservation of unique and established architectural traditions.*
- *Promote Historic Landmarks and Districts for the use, education, pleasure, and welfare of the people of the City.*
- *Permit historic sites to be identified, documented, and recorded by written and photographic means and allow an opportunity for voluntary preservation of historic sites, all without infringing on the ability and right of a property owner to control the use of property and structures.*

Old Escondido Neighborhood Area Policies

- *Promote quality new infill architectural styles which harmonize with existing surrounding structures.*
- *Promote quality additions to existing dwellings which are sympathetic to the original design of the structure.*
- *Provide a mechanism designed to aid applicants and the City as they design and review future projects located within the Old Escondido planning area.*
- *Provide reliable and accurate preservation/rehabilitation criteria designed to promote existing traditional architectural images, landscape patterns, and building orientation.*
- *Provide fence and wall criteria designed to promote the use of traditional building materials designed to harmonize with the architecture of the main house and relate to the scale of the neighborhood.*
- *Provide architectural design criteria for new and existing structures related to the proper orchestration of major building components including exterior form, porches, doors, windows, ornamentation, stairs, roofs, building mass, adaptive re-use, and renovation.*
- *Provide site planning criteria related to infill development which promotes traditional building setbacks, development patterns, building orientation, and landscape patterns.*
- *Promote the use of traditional building materials related to new and existing structures designed to: 1) harmonize with the existing structure as related to preservation and rehabilitation efforts or 2) by sympathetic to existing, traditional building materials found within the Old Escondido Neighborhood.*

G. Residential Architectural Styles Summary

1. Italianate (1880-1890)

General Description

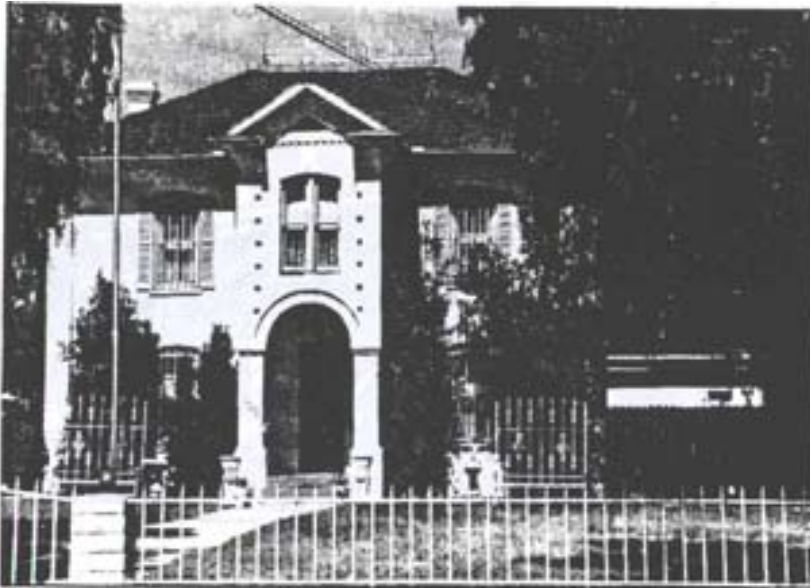
Italianate architectural styles are characterized by tall vertical lines often punctuated by raised porches with associated porticos, prominent bay windows, and projecting cornices often ornamented with curved brackets. Italianate dwellings typically range from one and two story designs, typically characterized by simple hipped or gabled roofs. Many Italianate dwellings are characterized by front bay windows, bracketed cornice, pedimented window, simplified portico and raised first floor. Multi-story Italianate dwellings are characterized by tall vertical lines, projecting bay windows on each floor, vertical sash windows, vertical siding, and raised foundations.

Typically, the Italianate house is a square or rectangular-shaped house with hipped or center gabled roofs. Front centered gables typically project from a low pitched hipped or side gabled roof. Frequently, the front wall beneath the gable extension forms a prominent central extension with covered portico below (see Hooper House for this element).



Variations of Italianate Architecture

In Escondido, there are a number of structures that incorporate elements of the Italianate style on a more modest scale. The following photographs illustrate the variations on the Italianate style that occur in the community.



Hooper House located at Juniper Street and Tenth Avenue

2. Queen Anne (1890-1900)

General Description

The Queen Anne house is characterized by a variety of building components and facade features which include steeply pitched gabled roofs, front porches trimmed with elaborate lattice work and turned balustrades. Walls are treated as decorative elements and often include bay windows, overhangs, and a variety of building material used for siding such as wood shingle designs and clapboard siding. For more information on this style the reader can refer to Appendix I.



The Bandy-Conley home on Juniper and Seventh Street

Variations of Queen Anne Architecture

In Escondido, there are a number of structures that incorporate elements of the Queen Anne style on a more modest scale. The following photographs illustrate the variations on the Queen Anne style that occur in the community.



Example Structure

Shown below is a Queen Anne cottage, located at 208 E. Fifth Avenue.

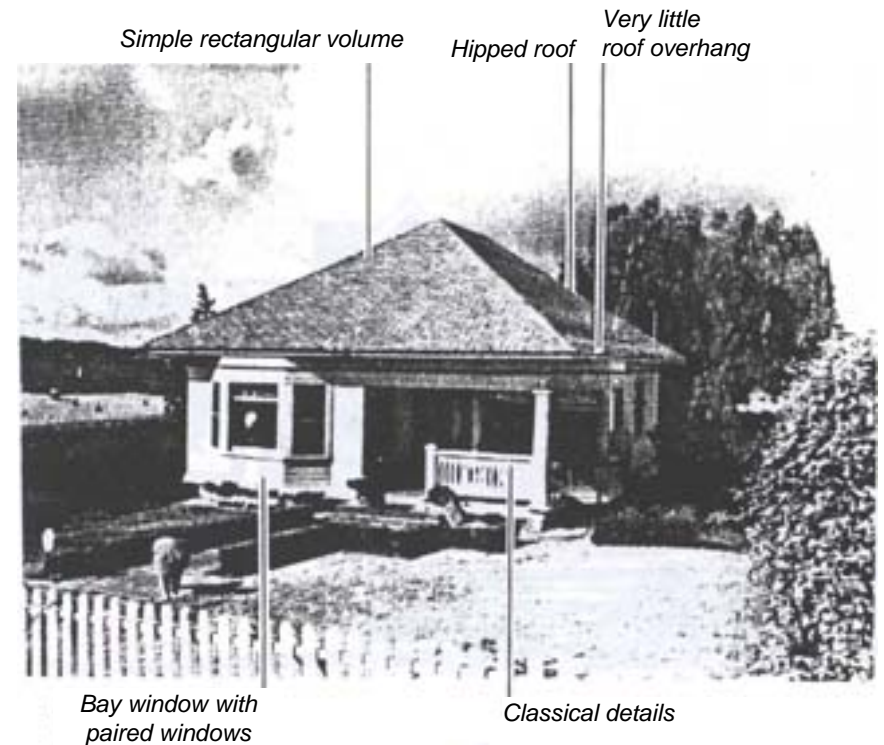


Queen Anne Cottage

3. Colonial Revival (1900-1910)

General Description

The Colonial Revival design incorporates simple rectangular volumes and classical Georgian and Federal details. The front door is accentuated with decorated pediment, supported by pilasters or extended forward to form an entry porch. The facade usually forms symmetrically balanced windows and with a center door. The roof elements are typically hipped and side gabled. Windows are rectangular in shape with double hung sashes, broken into six, eight, nine, or twelve individual panes. Bay windows, paired windows, and triple clustered windows are also prevalent. Facade walls are typically wood or masonry materials. Decorative cornices are often an important identifying feature. For more information on this style the reader can refer to Appendix I.



An example of a Colonial Revival home located at 128 W. Eighth Avenue

Variations of Colonial Revival Architecture

In Escondido, there are a number of structures that incorporate elements of Colonial Revival style on a more modest scale. The following photographs illustrate the variations on the Colonial Revival style that occur in the community.



Example Structure

An example of Colonial Revival architecture is located at 429 E. Sixth Avenue. See photo.



4. Craftsman and California Bungalow

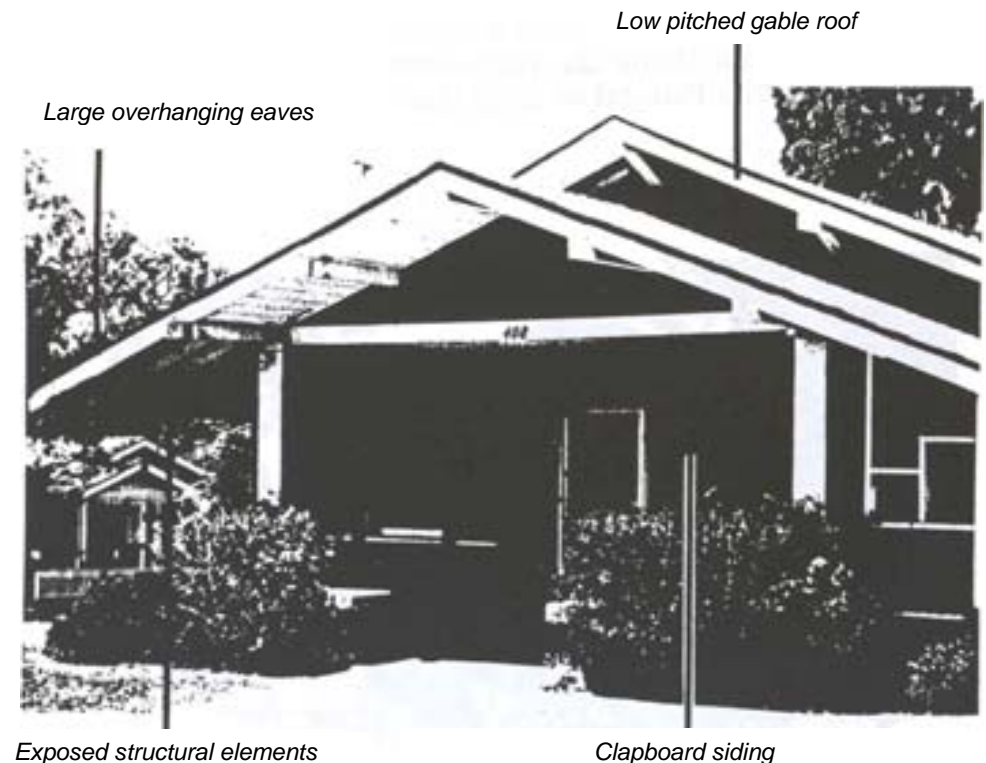
General Description

Craftsman Bungalow

Craftsman Bungalows are typically one or two story structures featuring low pitched gable roofs (occasionally hipped), open porches, and exposed structural elements. The use of exposed beams beneath large overhanging eaves supported by projecting brackets is common. Wall surfaces are typically composed of redwood shingles and some use of clapboard siding. Large covered front porches typically dominate the streetscape and commonly consist of two large pillars, broad at the base and tapering as they extend upward, supporting the large front porch gable. Windows are commonly double sash on casement type often in clusters of three.

California Bungalow

California Bungalows are similar to the Craftsman Bungalow in terms of scale, size, low-pitched roof, front porch, and exposed building elements. In general, the California Bungalow represents a streamlined version often utilizing stucco surface materials as opposed to shingles. For more information on these styles the reader can refer to Appendix.



Variations of Craftsman and California Bungalows

In Escondido, there are a number of structures that incorporate elements of the Craftsman/California Bungalow style on a more modest scale. The following photographs illustrate the variations on the Craftsman/California Bungalow style that occur in the community.



Example Structures

The following photographs are a few examples of the California Bungalows to be found in the Old Escondido Neighborhood.



I. Introduction



Various styles of California Bungalow

5. Mediterranean (1918-1940)

General Description

Mediterranean, particularly Spanish styles which are most prevalent in Escondido, are usually characterized by low-pitched roofs with little or no eave overhand, red tile roof coverings, the use of one or more prominent arches placed above doors, windows and below porch roof units. Wall surfaces usually consist of smooth stucco or exterior plaster; facades are commonly asymmetrical. Simple solid and elaborately carved doors of heavy wood paired and glazed with multiple panes of rectangular glass are common. Focal windows, typically associated with the front facade, include triple-arched versions and simple casement styles. For more information on this style the reader can refer to Appendix I.



Variations of Mediterranean Style

In Escondido, the Mediterranean style encompasses a variety of styles including Mission, Spanish, and Monterey images on a more modest scale. The following photographs illustrate the variations on the Mediterranean style that occur in the community.



Example Structure

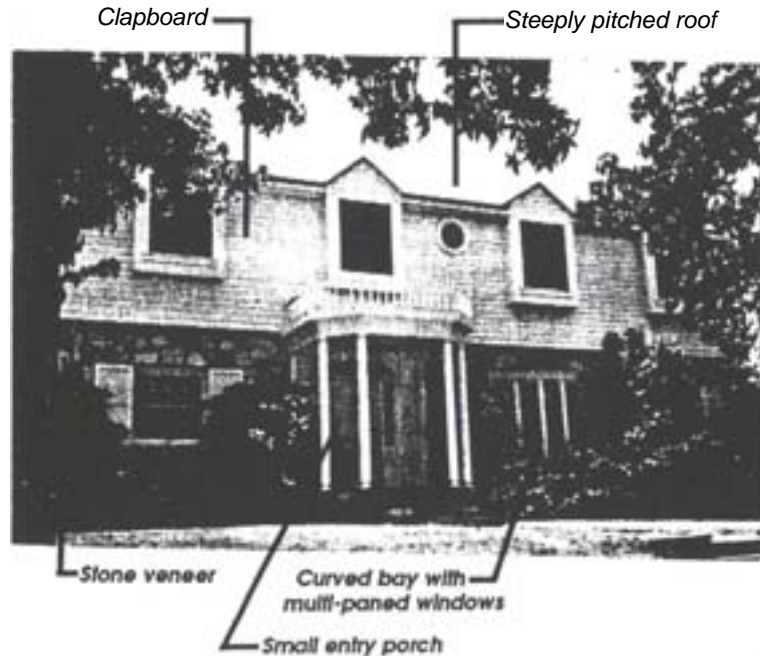
An example of Mediterranean (Spanish) architecture is located in the Old Escondido Neighborhood on the top of the hill on E. Fifth Avenue. See photo.



6. Period Revival/Provincial (1918-1940)

General Description

Period Revival/Provincial architectural styles are characterized by cottages exhibiting steeply pitched roofs and gothic arches (small in scale). The structures are typically covered with shingles or composition roofing designed to look like thatching. Exterior walls are usually covered with stucco, stone, brick, and/or wood. Windows are tall and narrow and "broken" by wood or lead mullions into multiple panes. Chimney elements also appear on facades. Front facade porches are generally either small entry oriented or absent entirely. For more information on this style the reader can refer to Appendix I.



Variations of Period Revival/Provincial Architecture

In Escondido, there are a number of structures that incorporate elements of this style on a more modest scale. The following photograph illustrates the variations of this style that occur in the community.

**Example Structure**

An example of Period Revival/Provincial Architecture is located in the Old Escondido Neighborhood at 801 South Juniper Street.



H. Secretary of the Interior Guidelines

In the past several years, the most frequent use of the Secretary's Standards for Rehabilitation has been to determine if a rehabilitation project qualifies as a "certified rehabilitation" pursuant to the Tax Reform Act of 1976, the Revenue Act of 1978, and the Economic Recovery Tax Act of 1978, as amended. The secretary is required by law to verify rehabilitations that are "consistent with the historic character of the structure of the district in which it is located." The standards are used to evaluate whether the historic character is preserved in the process of rehabilitation. Any structure to undergo substantial rehabilitation may want to review the State Historic Building Code which can offer some relief from contemporary building code requirements. All historic restorations in Escondido should follow these guidelines.

- *Every reasonable effort shall be made to provide a compatible use for a property which requires minimal alternation of the building, structure, or site and its environment, or to use a property for its originally intended purpose.*
- *The distinguishing original qualities or character of a building, structure, or site and its environment shall not be destroyed. The removal or alteration of any historic material of distinctive architectural features should be avoided when possible.*
- *All buildings, structures, and sites shall be recognized as products of their own time. Alterations that have no historical basis and which seek to create an earlier appearance shall be discouraged.*
- *Changes which may have taken place in the course of time are evidence of the history and development of a building, structure, or site and its environment. These changes may have acquired significance in their own right, and this significance shall be recognized and respected.*

- *Distinctive stylistic features or examples of skilled craftsmanship which characterize a building, structure, or site shall be treated with sensitivity.*
- *Deteriorated architectural features shall be repaired rather than replaced, wherever possible. In the event replacement is necessary, the new materials should match the material being replaced in composition, design, color, texture, and other visual qualities. Repair or replacement of missing architectural features should be based on accurate duplications of features, substantiated by historic, physical, or pictorial evidence rather than on conjectural designs or the availability of different architectural elements from other buildings or structures.*
- *The surface cleaning of structures shall be undertaken with the gentlest means possible. Sandblasting and other cleaning methods that will damage the historic building materials shall not be undertaken.*
- *Every reasonable effort shall be made to protect and preserve archaeological resources affected by, or adjacent to, any project.*
- *Contemporary design for alterations and additions to existing properties shall not be discouraged when such alterations and additions do not destroy significant historical, architectural, or cultural material, and character of the property, neighborhood or environment.*
- *Wherever possible, new additions or alterations to structures shall be done in such a manner that if such additions or alterations were to be removed in the future, the essential form and integrity of the structure would be unimpaired.*

I. Relationship to Downtown Design Guidelines

It should be noted that this Design Guidelines Manual for Historical Resources relates predominantly to Escondido's historic residential architectural inventory. The City of Escondido also has a significant amount of historic resources contained in a large stock of commercial structures located in the traditional downtown area. While these commercial structures are not addressed in this manual, they are addressed in the Downtown Design Guidelines Manual. For further information on the Downtown Design Guidelines Manual, you may contact the Planning Department located in City Hall at 201 North Broadway.

II-A. Preservation/Rehabilitation

A. Preservation/Rehabilitation

The preservation or rehabilitation of houses in the historic neighborhoods of Escondido should protect the important features of the houses to preserve the unique character of the neighborhoods. The highest standard for preservation and rehabilitation is The Secretary of the Interior's Standards for Rehabilitation (see preceding Section I-H), which states that 'preservation' measures sustain the existing form, integrity, and material of a building; while 'rehabilitation' allows for an efficient contemporary use through repair or alteration, while preserving features which are architecturally significant. It is the intention of these guidelines to encourage the protection of historic homes and neighborhoods by suggesting alternative means of preservation and rehabilitation which can be applied to the varying types of house in the Old Escondido Neighborhood area. The suggested approach to rehabilitation of specific features starts with the highly recommended means which will best preserve historic features. Alternative methods (if available) are then discussed which may be appropriate due to significance of the house or budgetary concerns.

Appendix F contains a checklist which can be used to identify needs on a house.

Although specific elements of houses are discussed in these design guidelines, there are overriding principles of design that are the basis for all the suggestions:

- *Historic homes should be recognized for their own time and style. Rehabilitation should not try to create a preconceived concept of history, but should reuse the existing or appropriate feature.*
- *Rehabilitation of historic homes should try to retain and restore original elements first. If damage or deterioration is too severe, the element should be recreated using original materials to match the design, color, texture and any other important design feature.*
- *When replacement is necessary and original material cannot be used, substitution material should incorporate the design, color and form which conveys the visual appearance of the original material.*
- *When an entire piece of a house is missing, research should be conducted to understand the functional and aesthetic ideas behind the original stylistic forms of a particular historic home. Information can be found in old photographs and other documentation, books about the style that describe typical features (available at the library or by contacting the Escondido Historical Society), and by closely inspecting similar houses in the neighborhood.*

II. Residential Design Guidelines

1. Exterior Materials

It is recommended that before beginning any exterior rehabilitation, check the brick or concrete foundation on the exterior of the building and on the inside of the crawl space or basement for the following symptoms:

Cracks: Cracks can result from settling soil, water undermining, or earthquakes. Both masonry and concrete will likely have minor hairline cracks which are not serious, but any cracking wider than a hair should be watched to determine if the cracking is continuing. One simple way to see movement is to draw a horizontal line across the crack with a straightedge and observe it for two to three weeks. If the lines across the crack have split, it means that movement has occurred, and a professional contractor, engineer, or architect should be consulted. If cracking is seen and self testing is not desirable, call a professional for further investigation. If the crack is determined not to be hazardous to the structure, aesthetics should guide the decision whether to patch the crack. Masonry patching and repointing is discussed below, but concrete can be patched with readily available concrete patch mixtures.

Water Damage: Water seeping through walls and in basements is a sign of poor drainage and/or improper waterproofing of walls. Deteriorated roof drainage systems, such as broken downspouts, can allow water to flow over walls or be dumped directly onto the foundation of the building. Improper site drainage can cause surface water to run towards the building. These water-related problems can cause undermining and improper settlement of the footings. Constant dampness can cause deterioration of both

brick and mortar. Simple remedies such as repairing downspouts or fixing the grade to drain water away from the structure can alleviate many of these problems. However, a leaking exterior wall may need to be investigated by a professional to determine the proper remedy.

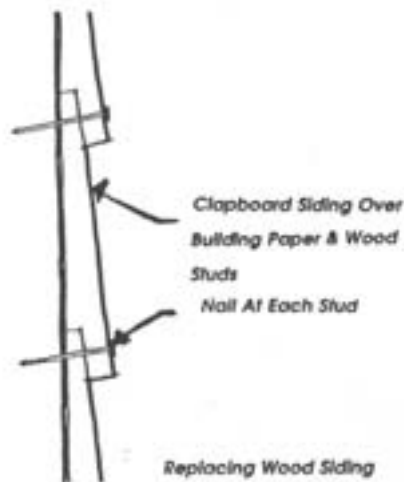
Deteriorating Bricks and Mortar: Bricks and/or soft mortar can be damaged by the water problems described above. Bad mortar can be tested by scraping the joint with a key or screwdriver. If the joint is easily scarred, the mortar may need repair, and a professional should be consulted. Crumbly brick where the hard, fired surface has deteriorated should also be evaluated by a professional.

II. Residential Design Guidelines

Wood Siding

Wood siding is an important feature of historic houses because its texture is an important feature of its style. Wood siding should be retained rather than removed and plastered. Generally simple patching is all that is necessary and complete replacement of all siding is not required.

Cracked, split or missing wood siding can cause severe water problems by allowing water to deteriorate the wood stud wall or the interior finish. While small cracks can be filled with caulking, larger cracks or missing pieces should be replaced. To replace a piece of wood siding, gently pry up the piece immediately above the piece to be replaced, and cut the nails holding the unwanted wood with a hacksaw blade (removed from the hacksaw and held with a pair of gloves). Using a chisel, remove the unwanted wood and replace with new, matching siding. Renail the new area and apply caulk where the new piece touches its neighbors to the sides.



The most important element of protecting wood siding in historic houses is the paint which protects the wood from weathering. The key to painting a wood exterior is preparation. The best paint job in the world will deteriorate rapidly if the surfaces are not properly prepared prior to the first coat of paint. First, inspect the entire exterior and determine the general state of the existing paint. All crumbly, flaking, blistering, and peeling paint must be removed. Evaluate the amount of work necessary to do the job correctly, and decide whether or not to call a painting contractor to help.

The following steps should be taken prior to starting surface preparation:

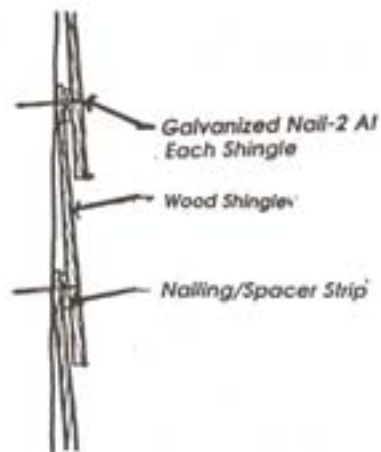
- *All wood siding should be repaired as described above.*
- *All door, window, and trim should be inspected for water tightness and caulked if necessary.*
- *Windows should be inspected for damage, such as bad putty, and repaired.*
- *All gutters and downspouts should be inspected and repaired as necessary.*

Surface preparation should include the use of a wire brush to remove dirt, plant growth, and flaking paint. A scraper should be used to remove areas of blistering paint, followed by sandpapering to smooth down the transition between the scraped area and the adjacent painted area. Where damaged areas are large, heat paint removers may be the best solution, but should be used strictly according to supplier recommendations.

After the working area has been properly scraped and sanded, all exposed wood must be primed, and then the whole area can be painted. A paint dealer will assist in determining the type of paint, brushes, and quantities that will be needed.

Methods Which Are Not Acceptable in the Repair of Wood Siding

- *Do not replace siding with wood of a different size or shape.*
- *Do not apply paint without proper surface preparation and priming of surfaces.*
- *Do not sandblast wood to remove existing paint*
- *Never use chemical or heat paint removers improperly or carelessly.*



Replacing Wood Shingles

Wood Shingles and Shakes

'Shingles' are cut by machine, and 'shakes' are split by hand. If a wall contains minor damage such as a few split or warped shingles, they may be easily repaired by nailing them down with galvanized nails (to avoid rusting that may occur with common nails). If there is more severe damage, it is probably best to replace all of the shingles in that area.

Most shingles on historic structures are made of redwood, and a similar type should be used for replacement. Scalloped edges or other specialty shapes are available by ordering at most large lumber yards. In all cases, a sample of the existing shingle should be shown to the supplier to insure a proper match of shape and material.

Splitting, cracking or missing shakes can be replaced by forcing a wedge under the shake directly above the one to be replaced (only about one-eighth of an inch), then using a hacksaw blade to cut away old nails. Use a chisel to split the unwanted shake vertically, and remove. Insert the new shake, align the bottom with the adjacent shakes, and nail at the top.

Most shingles and shakes are not painted or stained, but colored by natural weathering. This can cause a problem when attempting to match the existing material, but can be solved by applying a light stain. Examples of the new and old shingles should be presented to a paint dealer to assist in the proper selection of a stain. If the replacement is made over a period of time, it will help to leave the unused shingles outside to start the aging process before installation.

Methods Which Are Not Acceptable in the Repair of Wood Shingles or Shakes

- *Do not use mismatched shingles and shakes or other materials for patching.*
- *Do not try to piece in a shingle without inserting it under the shingle above.*
- *Do not use nails which may rust.*

Brick Masonry

Brick masonry is often found in foundation walls or chimneys in the historic house in Escondido and requires attention because of cracking, deteriorating mortar joints, or painting. Wall cracking and deteriorating mortar joints should be addressed by a professional. These could be signs of structural problems (basically, a building's 'structural' components make it stand up). Some historic houses may have unreinforced masonry (brick and mortar that has no steel 'skeleton' holding it together) and may need structural strengthening for earthquake safety. If a masonry wall must be structurally improved, the design and construction should be undertaken only by professionals experienced in addressing historic houses and the protection of historic fabric.

Repointing (or 'patching') the mortar in an historic house is a specialized operation and should be performed only by experienced professionals. All old, crumbly material must be removed to a uniform depth (avoid the use of mechanical grinders, which can damage the brick surrounding the joint). The new mortar must be composed of materials which match the original color and strength, and applied in the same manner as adjacent joints. The best method of repair is described in Preservation Briefs #2, "Repairing Mortar Joints in Historic Brick Buildings" by Robert C. Mack, AIA, which is included in the Appendix.

Most brick masonry in historic houses was left natural, but if it can be determined by investigation that the original was painted, or that in the course of the house's history an alteration was made which made painting aesthetically desirable, then the masonry may be properly prepared and repainted. However, most brick masonry walls were and should be left natural. Paint removal is generally recommended to return brick to its original appearance. Generally, the gentlest method of paint removal should be tried first, and only after unsatisfactory results, proceed to more vigorous means such as pressure water spray with mild detergent and bristle brushes, chemical cleaning with a mild solution, and chemical cleaning with a stronger solution. All work should be thoroughly tested in inconspicuous places on the house, and preparations should be made for the safe disposal of cleaning chemicals. All methods and materials used should meet City standards regarding use of chemicals. The best methods of masonry cleaning are described in Preservation Briefs #1, "The Cleaning and Waterproof Coating of Masonry Houses" by Robert C. Mack, AIA, in the Appendix.

Methods Which Are Not Acceptable in the Repair of Brick Masonry

- *DO NOT SANDBLAST. Sandblasting will damage the natural fired surface of the brick, and cause it to lose its water repellent qualities. If water is allowed to invade the inner brick, its structural integrity may be ruined.*
- *Do not use mechanical grinders to remove mortar, which can damage the brick surrounding a joint.*

II. Residential Design Guidelines

Stucco

Stucco has a natural tendency to crack and is generally easy to repair. Before starting the patching process, inspect the cracks thoroughly to determine if additional water damage occurred to other portions of the wall. Slightly bulging areas adjacent to the crack indicate that one or more coats of stucco have become separated from the previous coat.

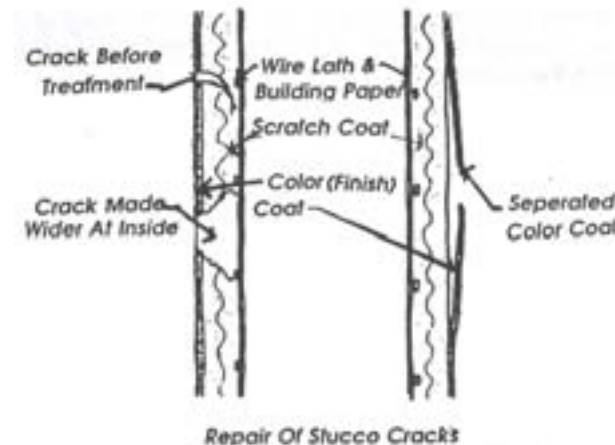
Lightly tap the bulging areas with a hammer to remove all of the separated stucco and extend the repair area to include these areas. Use a putty knife to open a crack and remove loose debris. Use a hammer and a small 'cold chisel' to make the crack wider at the inside than at the outside; this will allow a 'locked' joint to form between the new and old materials. Thoroughly clean and then wet the area to receive the patch so that the old material will not rob the new stucco of its moisture. Stucco patch is readily available at most hardware stores and is easily mixed with water. Follow all manufacturer's instructions. Apply the patching material using a trowel and be sure to pack it tightly into the space. After about 10 to 20 minutes of drying time, use the trowel to make the patch level with the adjacent surfaces. Consult the manufacturer's suggestions regarding any necessary curing.

Large areas of patching or sections which have to be replaced down to the stud wall should be handled by an experienced plaster contractor.

Color pigment should be added when patching integral colored stucco. Pigments should be used with the patching compound per the manufacturer's instructions. Carefully match the color and make a note of the amount of pigment that was used, for future reference.

Methods Which Are Not Acceptable in the Repair of Stucco

- Do not patch stucco without removing all loose pieces and thoroughly cleaning the patch area.
- Do not patch stucco without creating a 'locked joint' as described above.



II. Residential Design Guidelines

2. Porches

Porches often contain very important features which are the focal point of a historic house. A porch adds interest to the overall appearance, as well as creating a pleasant, welcoming passage into the house. Porch roofs, balustrades and columns should be repaired or replaced to match the original style, materials and colors. In historic restoration, it is best to remove screened or glassed-in walls from porches to restore the integrity of the original design.

Methods Which Are Not Acceptable in the Repair of Porches

- *Do not use aluminum canopies, or incongruous balustrades or handrails.*
- *Generally, porch roofs have the same angle as the roof of the house. Do not change the angle of the porch roof unless it is part of the original design.*

Screening Porches: Screening a porch is discouraged because it disrupts the original beauty and style of an historic house, which these guidelines are meant to protect. If screens must be installed, they should be treated as temporary modifications.



Metal handrails are not appropriate replacements and look out of scale.

Generally, a wood stop should be applied on the side toward the house of the column, post, or overhead beam, so that the screen can be attached to it. Care should be taken in attaching the stop to protect the existing material (it is recommended that an experienced architect or contractor be consulted). A 2 x 4" redwood nailer can be attached to the floor of the existing porch if necessary for attachment. It should be carefully aligned to receive the screen. The screen should then be applied to the nailers, and a 1 x 2" wood stop should be applied to cover the edge of the screen.

An alternative to above which has less impact on an historical house, but is less effective, is to place a roll up screen over each opening which can be pulled down when screening is desired and left up, out of sight, when not in use. The screen should be attached at the inside of the porch above the opening to hide it from the exterior.

Methods Which Are Not Acceptable in the Screening of Porches

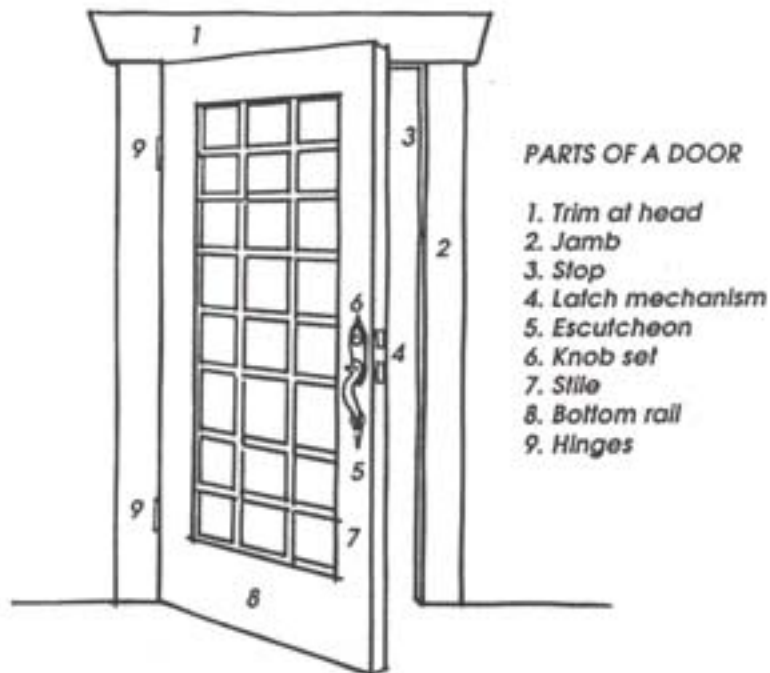
- *Do not permanently enclose porches with darkened glass, solid walls, or permanent screens.*

II. Residential Design Guidelines

3. Doors

Historic houses have wood doors that are particular to their style. The front door of the house was usually the most ornate with secondary doors usually more utilitarian. Problems can occur with old doors at the frame, in the door panels or with the hardware. The size, shape, and style of doors are an important feature of an architectural style and the original type should be used again.

Original doors should be repaired in-place when possible, but when replacement is necessary it should be replaced to match the original forms and materials.



Doors need to be secure and weathertight. Most historic houses in Escondido have solid wood doors (solid core) at the exterior and sometimes at the interior. Typical problems with doors include sticking, not closing properly, or having gaps around the door when it is closed.

The first thing to check is the hardware—the hinges and strike plates of the door. These can often become loosened over time and the remedy is as simple as tightening a few screws. If any of these hardware items need replacement, they should be replaced to match the original as closely as possible.

Doors that "stick" may be swollen or over painted. If the door needs stripping, the removal of the paint layers may solve the problem. If stripping is not necessary or is ineffective, planing the edges of the door may alleviate the problem. Avoid planing the hinge side of a door if possible.

Lock and latch mechanisms may need simple tightening of screws also, but more major repairs should be conducted by a qualified contractor or locksmith.

Replacement doors should always be solid core and match the style of the original. If the original is missing, select a proper door by studying the doors of similar houses in the neighborhood or consulting style books. Many types of panel doors or "plank" doors are available directly from material suppliers which may match original doors. Some doors, such as a Craftsman era door, will have to be milled or created by modifying a simple solid core door.

Replacement door hardware should closely match original. The following information will be necessary to secure properly matching hardware:

- *Diameter of the lock*
- *Size and location of the latchbolt holes*
- *Dimensions of the latch face plate*
- *Door thickness*
- *Back set measurement from the door's edge to lock hole center*
- *Type of lock being replaced*
- *Brand name of existing lock*

Weatherstripping is an important part of an exterior door and is generally available as described in the next section.

Methods Which Are Not Acceptable in the Repair of Doors

- *Do not use hollow core doors for exterior doors.*
- *Do not use doors which are not compatible with the original style of the building in locations which are visible from the street.*
- *Do not use mismatched hardware or materials which are inappropriate to the style of the house.*

II. Residential Design Guidelines

4. Windows

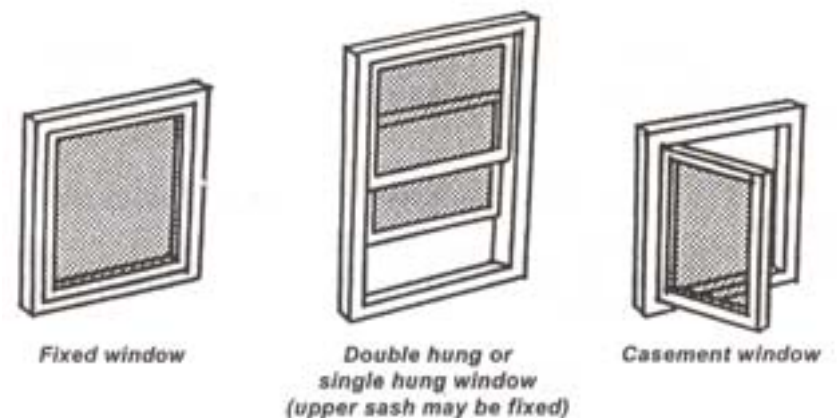
Most historic houses had wood windows that were either fixed, double hung, or casement. Problems can occur with all three types, ranging from the need for simple painting, to completely rotten wood members. The size, shape, and style of windows are an important feature of an architectural style, and the original size, shape and style should be used again. Original styles of hardware are easily available at antique, building material recycle shops and numerous reproduction companies.

One of the first steps in assessing any problem related to your windows is to prepare an in-depth survey of the condition of existing windows early in preservation planning so that repair and upgrading methods and possible replacement options can be fully explored. It is recommended that the following process be followed:

- *Stabilize deteriorated or damaged windows when necessary.*
- *Protect and maintain the wood and architectural materials of the window frame, sash, muntins and surrounds through appropriate surface treatments.*
- *Repair window frames and sash by patching, piecing-in, consolidating or otherwise reinforcing them.*
- *Replace when necessary.*

Original windows should be repaired in-place when at all possible as described below. When replacement is necessary, the best choice to preserve a significant house is to replace it with a window that is an exact match, which may need to be specially

milled. An alternative is to buy a "pre-made" standard wood window that closely matches the original. Structures constructed between the 1930's and the 1950's typically used steel and aluminum windows, both casement and fixed styles. When window replacement is necessary on such houses, the use of aluminum window is encouraged to maintain the original appearance. In addition, aluminum canopies that are original to the period of the house are acceptable. In all other cases where original windows are wood, aluminum or vinyl window replacement is highly discouraged, as such replacements can seriously affect the appearance of the house. Generally, the original wood windows can and should be repaired. Individually significant historic houses, including those listed on the local register and/or with Mills Act contracts, should not use aluminum windows. When aluminum or vinyl windows are the only alternative, consideration should be given to placing them only at house facades that are not visible from the street. The design of the aluminum window should closely match the appearance of the original.



II. Residential Design Guidelines

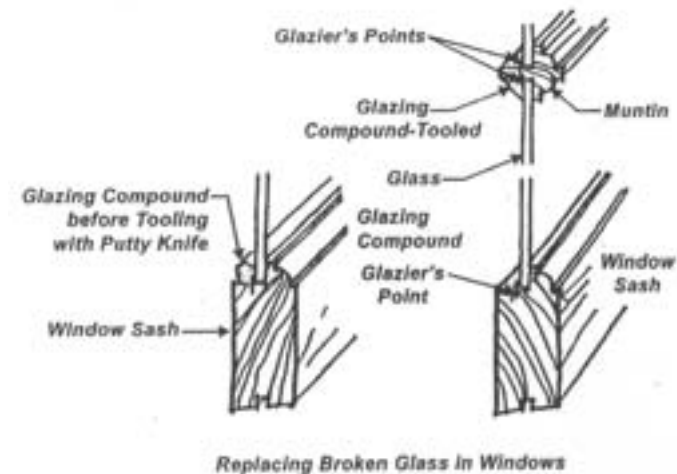
Repair Guidelines

The following sections discuss general aspects of repairing the different types of historic windows. For additional direction on techniques and 'do-it-yourself' rehabilitation projects refer to Appendix I "Sash Window Workshop" and Appendix J "Do-It-Yourself Manual-Windows."

Many wood windows can be repaired by simple methods or replacement of wood pieces or glass. A broken pane of glass is replaced by first removing the existing putty from the window. Sometimes, a soldering iron or torch is necessary to heat the old putty to make it easier to remove. After removing the old putty, remove the glazing points (small pins). The wood should then be sanded smooth and painted with a primer to seal it. The new pane of glass should be cut about one-eighth inch smaller than the opening (all sides of the pane should be measured because the opening is usually not shaped, or "plumb"). Apply new glazing compound, place the glass firmly, and secure with glazing points located about six inches apart. Use first-quality putty compound, shaped into lengths about three-eighths inch in diameter, and press it along the edge of the glass. Use a putty knife to form a smooth, angled finish. Follow the manufacturer's recommendation regarding drying time for the putty before painting.

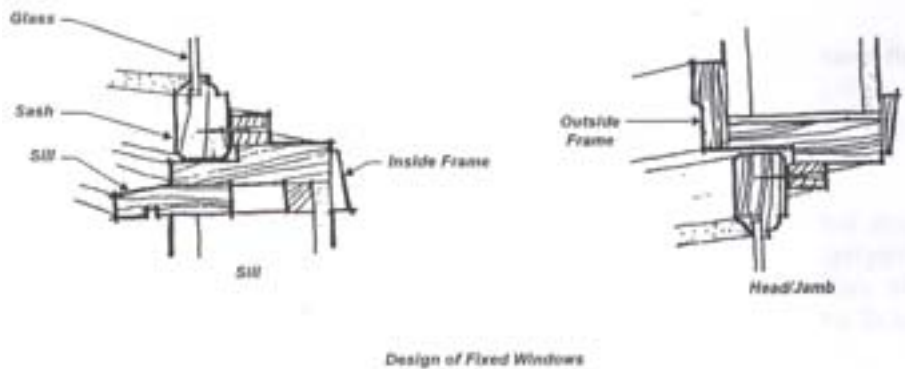
Repair small holes in wood members by cleaning away all loose debris and filling with a good quality putty. After drying according to the manufacturer's instructions, sand the surface, prime and paint.

Most windows in historic houses are not weather stripped, but should be. There are three general types of weather stripping: metal, foam rubber, and vinyl. All three are found in most hardware stores. All three are relatively easy to install, and all are similar in effectiveness.



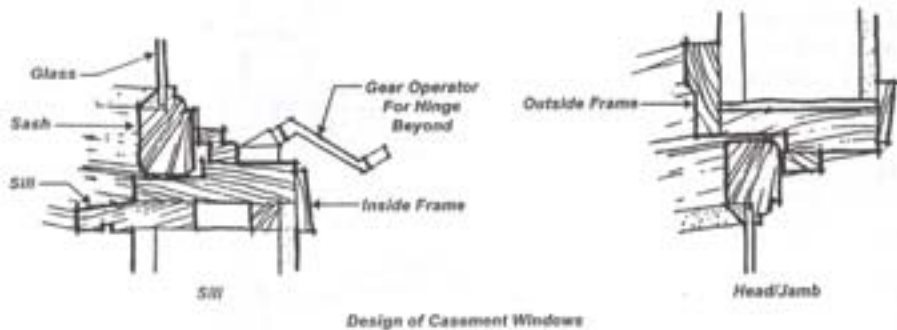
Fixed Windows

The components of a fixed window are easily repaired by replacing the necessary pieces or by replacing the whole window. Many times, simple surface preparation and painting is all that is necessary. Prefabricated fixed window frames are available at most lumber yards, but should be carefully selected to match the existing style.



Casement Windows

Wood casement windows are relatively simple in their operation, and when troubles occur they are usually in the cranking mechanism, which can be repaired or replaced. Locks and hinges also may be the source of problems which can be corrected by tightening, aligning, or simple lubrication. New wood casement windows are available from a number of manufacturers, if replacement is necessary. Special care should be given to match the original style.



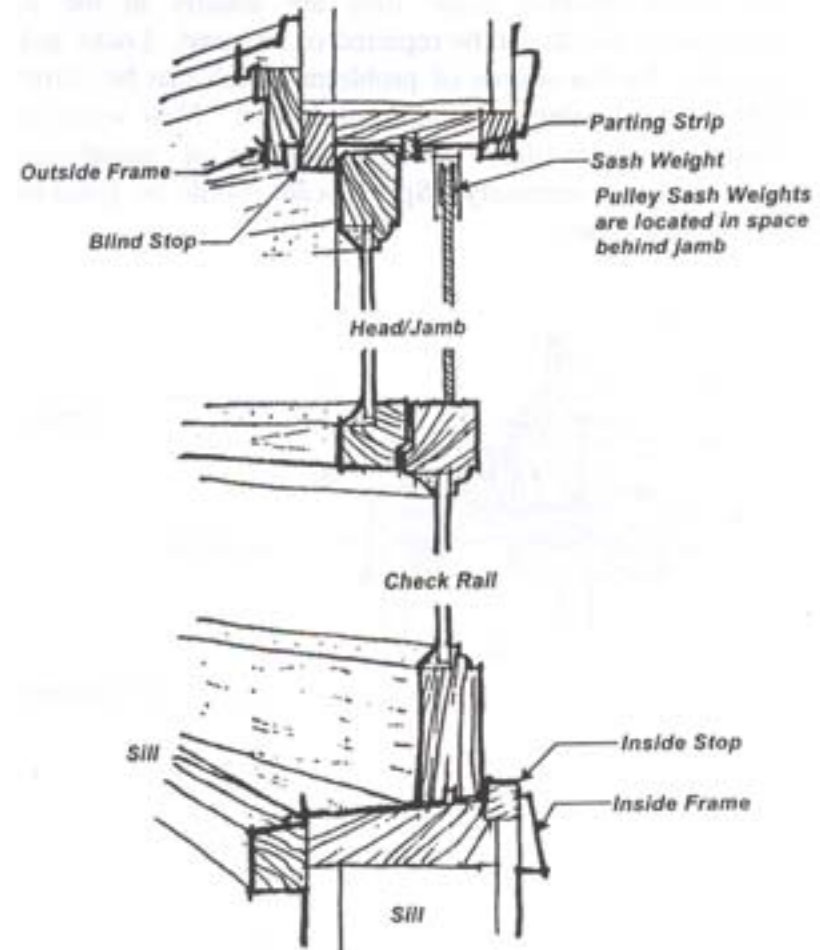
II. Residential Design Guidelines

Double Hung Windows

These windows are very common in historic houses and are somewhat complex in their operation. Repairing the window is more desirable than replacement. Sticking is a very common problem, and is often caused by allowing insufficient time for paint to dry, too many layers of paint, or accumulation of dirt and debris. Often, sticking can be eliminated by gently tapping a hammer against the frame of the window just to jar loose paint or debris, then opening the window. Sanding or cleaning the jambs, then lubricating with paraffin will often make the window operational. If severe warping has occurred, the window sashes will have to be removed and planed. This process, as well as any major work with the cords or weights, would best be completed by an experienced finish carpenter.

Methods Which Are Not Acceptable in the Repair of Windows

- Do not alter windows or window features which are important in defining the historic character of the house, so that, as a result, the character is diminished.
- Do not replace an entire window when limited replacement of deteriorated and missing parts is appropriate.
- Do not use reflective glass or films. Do not install aluminum windows in locations which are visible from the street (aluminum windows not appropriate for houses on the local register and/or that have a Mills Act contract (if aluminum windows are not original to house).
- Do not use replacement materials or windows which are incompatible with the other windows on the house, or with the overall style of the house.
- Do not use aluminum canopies over windows which are visible from the street (except when canopies are original to the period of the house).



Design of Double Hung Windows

Energy Efficiency

Although rehabilitation related to energy efficiency is quite often an important aspect of preservation projects, it is usually not part of the overall process of preserving character-defining features; rather, such work is assessed for its potential negative impact of the building's historic character. For this reason, particular care must be taken not to obscure, alter, or damage character-defining features in the process of preservation work. The following identifies recommendations and methods which are not recommended for achieving energy efficiency:

Methods Which Are Recommended in Achieving Energy Efficiency

- *Utilize the inherent energy conserving features by maintaining windows in good condition for natural ventilation.*
- *Improve thermal efficiency with weatherstripping, storm windows, caulking, interior shades, and if historically appropriate, blinds and awnings.*
- *Install interior storm windows with air-tight gaskets, ventilating holes, and/or removable clips to insure proper maintenance and to avoid condensation damage to historic windows.*
- *Install exterior storm windows which do not damage or obscure the windows and frames.*

Methods Which Are Not Acceptable in Achieving Energy Efficiency

- *Do not remove historic shading devices rather than keeping them in an operable condition.*
- *Do not replace historic multi-paned sash with new thermal sash utilizing false muntins.*
- *Do not install interior storm windows that allow moisture to accumulate and damage the window.*
- *Do not install new exterior storm windows which are inappropriate in size or color.*

5. Roofs

Roofs are both functionally and aesthetically important to old houses. Great care should be taken to insure that roofs are water-tight and compatible in style with the house. Often times, roofs only need repairs, but when necessary, replacement materials should be selected to match the color, form, and materials of the building's style.

Roof leaks should be quickly identified and repaired to eliminate the destructive abilities of water at inside surfaces, as well as to structural members. Leaks occur at two general areas: where there are leaks in the roofing material itself; or where the roof intersects with another component, such as a wall or a chimney.



Roof shape and materials are compatible with the architectural style of the house.

To check for leaks in dry weather, look for telltale signs:

- *Light shining through to the inside where there are worn or missing shingles.*
- *Dark stains or discolorations on the underside of rafters or shingles.*
- *Loose, rusting, or deterioration on flashing around joints and chimneys.*
- *Sagging or distressed rafters.*
- *Protruding nails.*
- *Peeling paint on eaves and cornices.*

An active leak may be very frustrating to trace because the water may travel prior to becoming noticeable. The wet spot in the ceiling is rarely directly below the actual leak in the roof. The inspection for the leak should take place in the attic of the house, starting at the location of the wet ceiling, then looking up to see where the water is coming from in the roof rafters or sheathing. Many times water leaking in from the ridge area will travel down framing members before dropping on the ceiling where the leak is noticed. Carefully mark the location of the leak once it is noticed. While it is still rainy, caulking can be forced into the hole to act as a temporary barrier, however, this will not suffice in the long run and more permanent remedies must be applied. If there is a leak at the flashing where the roof intersects a wall or chimney, the water will usually travel down that element.

Flashing

"Flashing" is a metal barrier, used to cover open joints on the exterior of a house, such as roof-valley joints or roof-parapet joints to make them waterproof. Flashing should be inspected every eighteen months to identify potential problems. Generally, most gaps can simply be filled with a roofing compound available at a hardware store. A more serious problem can occur when the flashing pulls away from the vertical surface, usually seen in masonry. The old mortar must be carefully removed (see the section on masonry), the flashing replaced into the joint, and the proper mortar re-applied.

Gutters and Downspouts

These elements collect water, carry it down to the ground, and empty it away from the house. Metal gutters are prone to rust from the accumulation of debris and leaves. Gutters should be secure and continuous, so that water cannot seep directly onto the outer walls, trim, or foundation. Gutters and downspouts should fit together securely.

Wood Shingles, Wood Shakes, and Asphalt (Composition) Roofs

The determination of what material to use for the replacement of wood shingles or shakes in historic houses is often a hard decision. The preferred alternative of most materials is superseded by the desire to provide maximum fire protection. Many of the newer "architectural" styles of asphalt roofing closely emulate wood shingles or shakes and provide superior

fire resistance. The most significant buildings in the neighborhood should consider using original wood resistance. The most significant buildings in the neighborhood should consider using original wood materials, while less significant houses could adapt well to the substitute "architectural" asphalt shingles which do not radically affect the appearance of the house.

Before placing the new shingle or shake, the area below should be coated with a roofing membrane to insure water protection. New wood shingle or shake roofs can be applied over only one old roof. If two layers already exist on the roof, all of the roofing must be removed prior to placement. Asphalt roofing may be applied over two layers of existing asphalt roofing. If three layers already exist, all three layers must be removed prior to placement of the new roof.

Fire retardant shakes and shingles are available, and greatly reduce the possibility of fire spreading to these wood roofs. They are more expensive, but the protection may be worth the additional cost. A roofing supplier or contractor can explain the cost difference, and a conversation with the fire department could be helpful in assessing how valuable they might be.



Good example of a shake roof.

II. Residential Design Guidelines

Tile Roofs

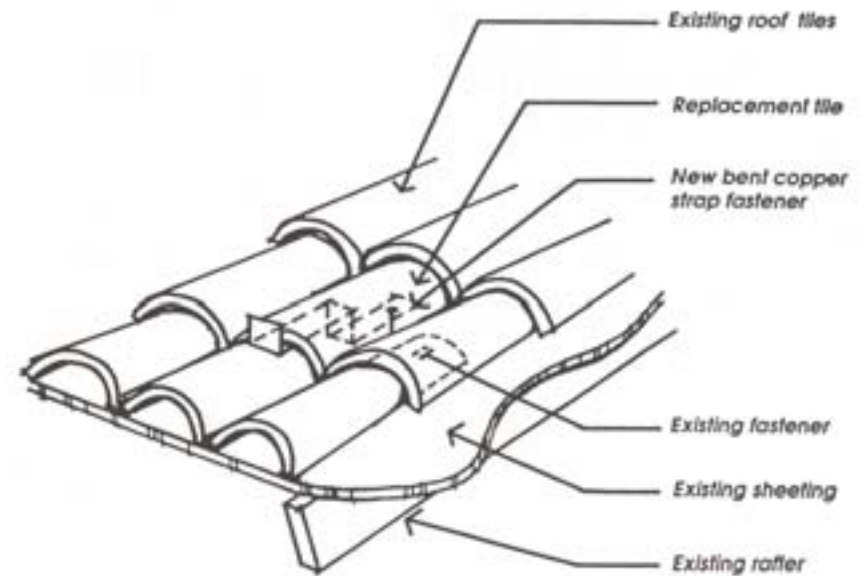
Tile roofs are generally brittle, and break easily if walked upon incorrectly. Many companies still manufacture clay roof tiles, but difficulty may arise when trying to match the style and shape of a particular tile. Over the years, casting styles have changed, and an attempt should be made to match the original tile. A major supplier of roof tiles should know if a matching material is available. If no new tile matches the existing tile, one of the three alternatives listed below should be followed:

Try to locate a house being demolished that has similar roofing material, and work with the owner of that house to obtain salvaged tiles.

If the house needing repair has blind spots - areas where the roof cannot be seen - remove the tiles from those areas, use them in the repair area, and reroof the less visible area with new tile.

Use the available tile that most closely matches the existing tile.

Replacing tile is not an easy task and should be approached carefully. When walking on a tile roof, either work on scaffolding, or be careful to walk in the valleys of the tile, where there is more support. The damaged tile should be removed, and the area under it treated with a roofing patch material. The new tile should be placed over a copper strap, which acts as a support for the new tile.



Flat Composition Roofs

These roofs tend to blister, causing cracks which may leak. The leaks are easier to locate because there is little slope to cause the water to run. Blisters can be repaired by cutting around the blistered section, placing roofing compound on the surface under the roofing, and then replacing the roofing and nailing it securely around the edges. Pin-hole type leaks can usually be repaired by simply applying roofing compound over the area in which the leak is suspected to be located, then replacing the roofing.

Methods Which Are Not Acceptable in the Repair of Roofs

- *Do not use materials or colors which are inappropriate to the style of the house.*
- *Do not patch roofs with materials or colors which do not match the rest of the roof.*
- *Do not patch Spanish tile roofs by 'dumping' mortar on cracked tiles.*



Composition roof needs repair.

II. Residential Design Guidelines

6. Typical House Colors

Exterior colors for residential buildings were a very important part of their style. The following section identifies major color selections used on residential buildings during the different periods.

PRE-1900 VICTORIAN (about 1870 to 1890)

This period experienced three color transitions in much of southern California. The earliest examples up to about 1884 generally had the main body of the building painted pale colors, usually tans or white. Most houses were painted just two colors, the predominant being at the body of the house with the other at the trim. The trim was usually the same color, but in a deeper tone. Most all window sashes were painted black or white, and if shutters were present they were painted the same color as the body of the building. The roofs were wood shingles, and were stained green, red, or black.

From 1884 to 1895 darker colors were used, and in some of the cases the number of colors on a single building increased to three or four. This change was partly influenced by the "trend" of the time, but also because some houses incorporated two exterior materials, perhaps shingles at the second story, with wood siding at the first. The two different materials were painted different colors, each with its own trim color, resulting in four colors on the house. The second story colors were generally light with the lower story a darker color. Trim sashes were usually black, deep red, and sometimes white. The predominant roofing material was wood shingles, and they continued to be stained green, red, or black.

About 1895, colors were affected by the classical influence. The main body colors reverted to lighter colors—light grays, yellows, and tans. The trim was often white, and the window sashes were generally black. The roofs during this time were still stained green, red, or black.

TURN OF THE CENTURY (about 1900 to 1920)

Houses of this time were generally white or light colors. Sometimes shingles were used at the upper level, with siding below, and the upper area would be stained green or brown, with white used at the lower level. The building trim was generally white, and window sashes were generally painted black. The roofs continued to be stained red, green or black.

CRAFTSMAN (about 1910 to 1920)

The houses of this style generally had rough wood siding or shingles, with finished wood used as trim. The shingles or siding were stained "earth" colors of brown or green, or sometimes left natural. The trim was often painted white, ivory, or cream. The window sashes were painted either white, black, or sometimes the same color as the trim. The wood shingle roofs were still stained red, green, black, and sometimes white. Crushed brick and white gravel were introduced on flatter pitched roofs at this time.

BUNGALOW (about 1910 to 1925)

The material on the main body of the houses of this style was either stucco, shingles, or wood siding. When stucco was used it was often left its natural gray color. The trim was painted dark colors, such as a dark green or brown. When rough wood siding or shingles was the major material, it would be stained a dark color, such as dark brown or green. The trim which had a smooth finish, was painted a lighter color, such as ivory, white, or cream. The window sashes varied greatly, using either white, black, or the trim color. New roofing materials were introduced with the bungalows, such as crushed brick, or white gravel, which were left natural colors. Wood shingles were also used, and were usually still stained, or sometimes painted white to emulate a snow covered roof.

PERIOD REVIVAL (about 1920-1935)

This period includes many styles, including Mediterranean Revival, French and English Provincial Revival, and English Tudor Revival. The materials used on all of these styles were similar. The main body of the house was usually stucco, with rough or smooth finished wood trim, and either wood shingles, shakes, or clay tile roofs. The main body of the houses were usually light colors, such as tan, buff, or white. If rough wood was used (as in half-timber), it was usually stained a dark brown. The smooth wood trim was usually painted a dark color, such as green or brown. In these styles, the window sashes were usually painted the same color as the trim. All the different roofing materials were left natural in this period.

II. Residential Design Guidelines

B. Adaptive Reuse

The term 'adaptive reuse' applies to both non-historic and historic houses which were originally designed as residences and which are being converted (or adapted) to a new use. Adaptive reuse presents a number of special problems because the needs of the new use (such as increased parking, air conditioning, new entrances and exits, handicapped access, added floor area, etc.) are often substantially different from the old use and yet must be accommodated within the same house. For example, skylights can be used to bring natural light inside rather than cutting new windows which would disrupt the facade, or interior seismic strengthening can be used rather than exposed exterior modifications which may affect the facade. The overriding principle of design for adaptive reuse is to be consistent with the significant historical design of the house.

Location

In the Old Escondido Neighborhood, adaptive re-use will only be allowed on the south side of Fifth Avenue between S. Escondido Boulevard and Juniper.

Parking

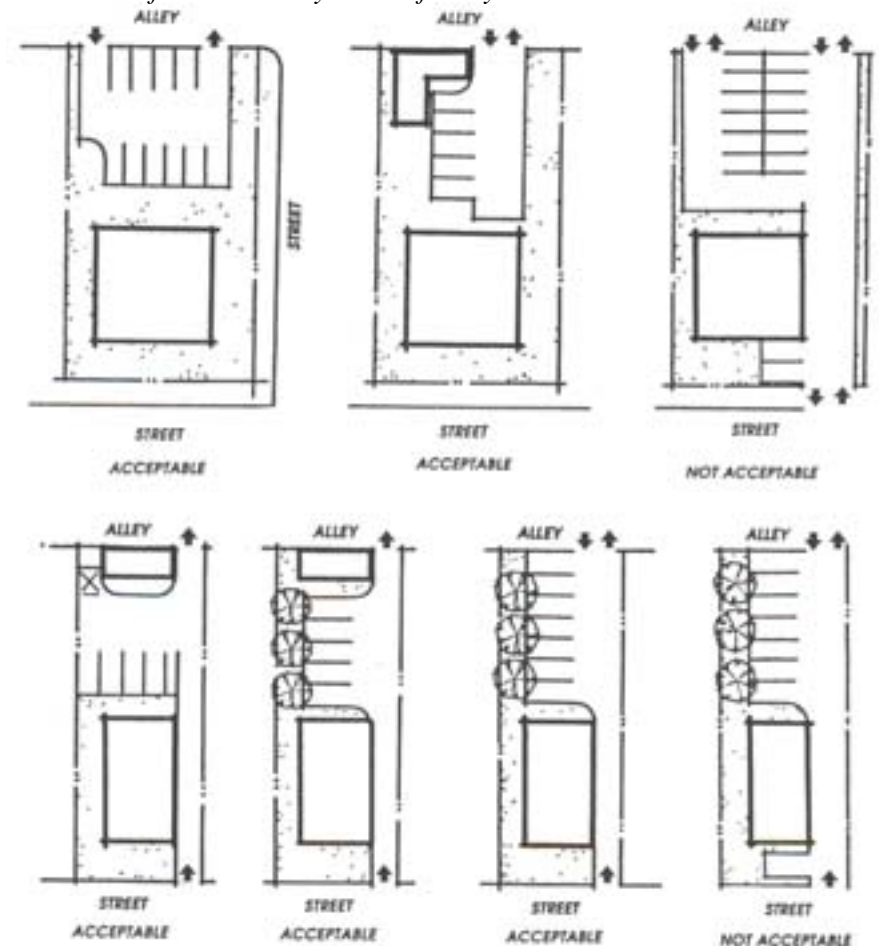
On-site parking and driveways should be located to be unobtrusive to the historical appearance of a building from the street. Parking should be located in the back, with access from the street or alley. Driveways should not be 'flared' at the street to provide parking in the front yard.

Signs

No signs are allowed in the Old Escondido Neighborhood. Only the display of the address is allowed.

Practices Which Are Not Acceptable in Designing for Adaptive Reuse

- Do not locate parking in the front yard.
- Do not 'flare' driveways in the front yard.

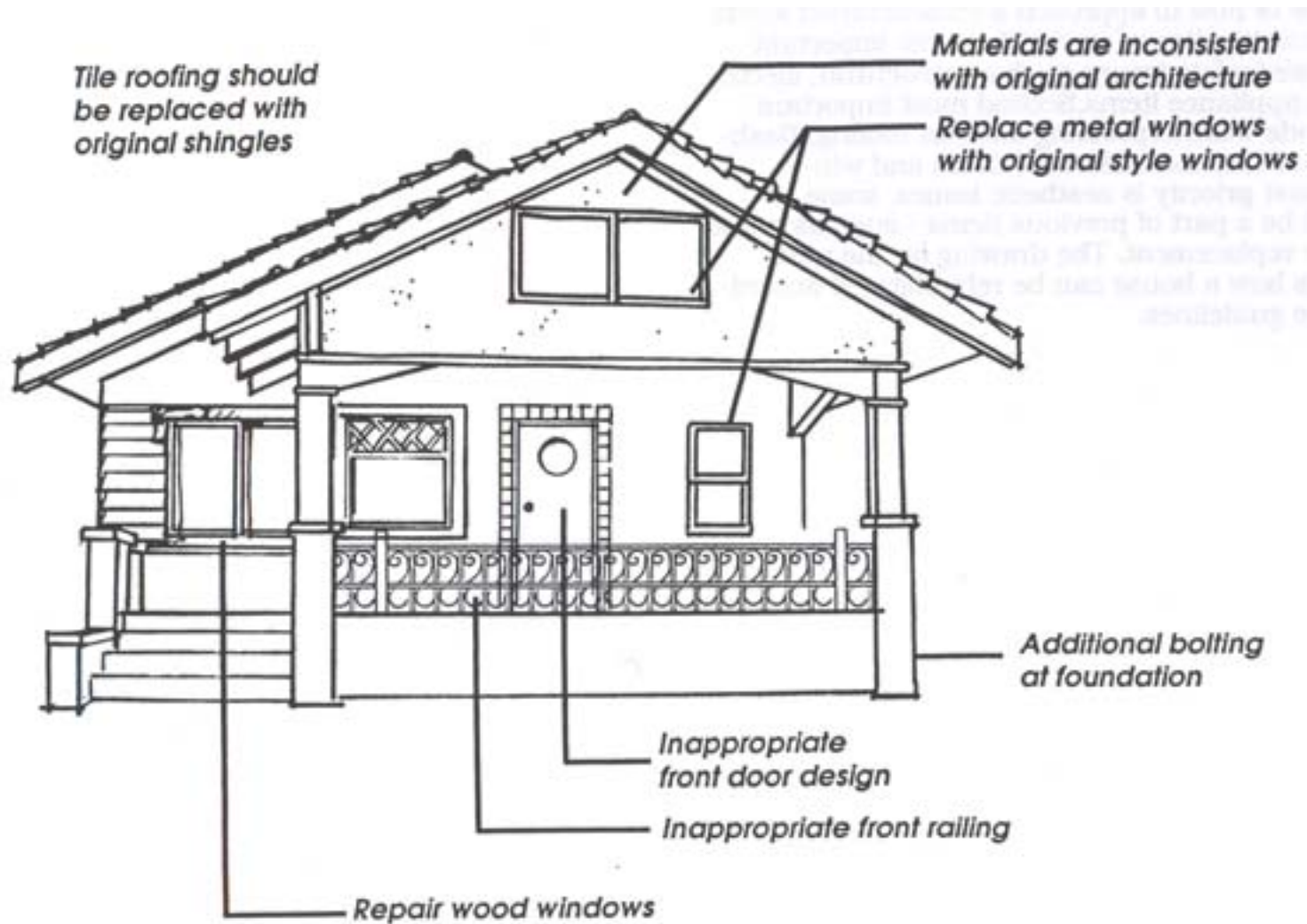


II-C. Renovation Example (\$20,000)

C. Renovation Example

An example of how to approach a rehabilitation starts with the prioritization of work. The most important items are life/safety issues such as structural, electrical, or gas appliance items. Second most important items include weatherproofing such as roofing, flashing, repair of exterior materials, doors and windows. The last priority is aesthetic issues, some of which may be a part of previous items—such as painting or door replacement. The drawing on the next page shows how a house can be rehabilitated according to these guidelines.

II. Residential Design Guidelines



The example on the previous page indicates work on a small 1,200 s.f. house with a scope of work and estimated construction cost as follows.

| | |
|---|-----------|
| New roof | \$ 2,500 |
| Structural | \$ 1,250 |
| Electrical | \$ 750 |
| New plumbing (to copper) | \$ 1,200 |
| New water heater | \$ 300 |
| New heating system | \$ 3,000 |
| Repair siding, paint | \$ 2,500 |
| New front door, | \$ 550 |
| Repair wood windows(12) | \$ 2,500 |
| New wood windows(2) | \$ 1,000 |
| | |
| Subtotal | \$ 15,550 |
| Profit, overhead, General Conditions | \$ 3,110 |
| Contingency | \$ 1,555 |
| | |
| Total Project | \$ 20,215 |

II-D. Additions

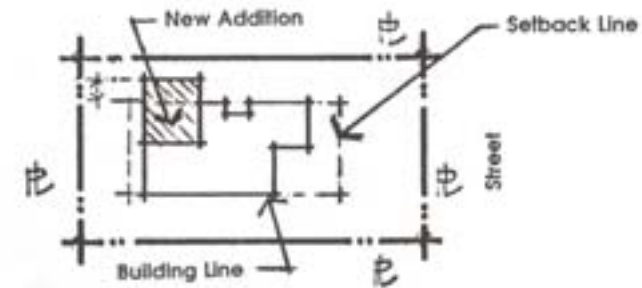
D. Additions

Alterations or additions to an historically significant house maybe necessary to insure its continued use. Modifications such as additions, seismic strengthening, new entrances and exits, and parking should not destroy historically significant features, materials, or finishes. Facade changes should be considered only after closely evaluating alternate means of achieving the same end. For example, skylights can be used to bring natural light inside rather than cutting new windows which would disrupt the facade, or interior seismic bracing can be used rather than exposed exterior bracing which would obscure the facade.

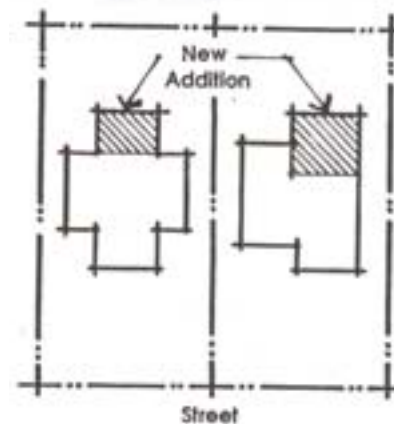
Additions or alterations to non historic structures within the Old Escondido Neighborhood should respect the architectural characteristics of the particular style of the main structure as well as the established site development patterns of the neighborhood.

1. Site Plan Considerations

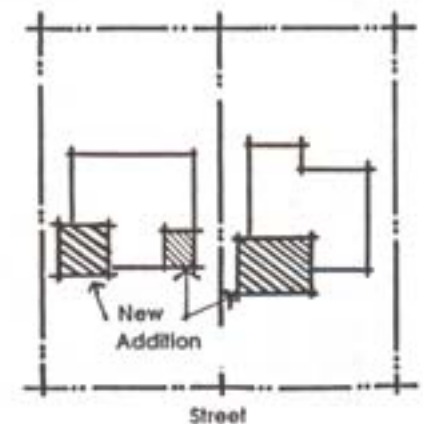
The 'site plan' is a map of the houses, landscaping, driveways, etc. on a property as shown in the illustration. Modifications should be carefully placed to minimize changes in the historic appearance of the house from the street. The placement of parking and additions should be placed to the side or rear of the property and should not obliterate the appearance of the house from the street. These criteria should be followed by non historic structures in the Old Escondido Neighborhood as well.



ACCEPTABLE



DESIRABLE



NOT ACCEPTABLE

II. Residential Design Guidelines

2. Architectural Compatibility

In strict preservation projects, an addition should complement the original design in mass and scale, but should not try to replicate the exact historical appearance. It should incorporate the significant architectural elements of the original, yet be identifiable as an addition. The addition should be connected to an historic house in such a way that it could later be removed without destroying the historic fabric. The general philosophy of this approach is that the original house should be easily identifiable from the addition. It is recommended that this approach be implemented on the most significant houses in the neighborhood and when desired by the owner on less significant houses. An alternative is to try to match the existing as closely as possible to blend in with the original house.

Any new additions, or changes to the original structure should preserve the historic character of the original by maintaining the overall shape, materials, colors, setting, craftsmanship, and window arrangement. A new addition will always change the building's size or bulk, but can be designed to reflect the proportions, rhythm, and scope of the original. Design of a separate new addition should also reflect the significant architectural elements of the original house, including proportions and materials.

Additions or alterations to non historic structures within the Old Escondido Neighborhood should strive to incorporate the distinctive architectural characteristics of the original structure such as:

- *window size and shape*
- *exterior materials*
- *roof style, pitch, material*
- *finished floor height*
- *color*



Addition is not acceptable with existing building's architectural style

II. Residential Design Guidelines

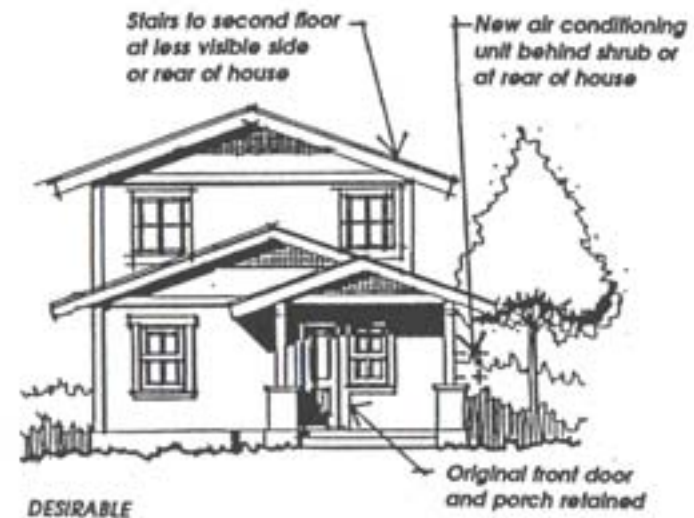
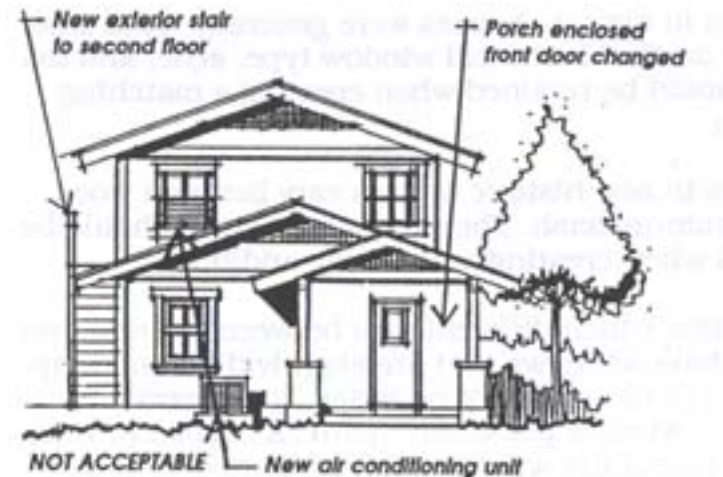
3. House Material Compatibility

Additions to historic and non historic houses should generally match the original material in texture and color. The following guidelines should be followed when adding to a house in the Old Escondido Neighborhood:

Stucco - should match in texture and color when trying to match exactly the existing building. Samples of the finish showing the trowelling, amount of sand exposed and color (if integral color is used) should be reviewed prior to the execution of the entire job. When working to the guideline of similar material but not an exact duplicate as described above, a slightly different trowelling or sand texture may help differentiate between the original house and the addition.

Wood siding - is often difficult to create an exact match because the milled sizes of the siding changes over the years. When an exact match is desired, the siding may have to be a special milling from a lumber supplier or in the field by a qualified carpenter. When an addition is to be differentiated from the original, a current standard size of siding may be used to show the difference. When different sizes of siding are used, care should be taken at the intersections of the new and the old to avoid awkward connections of the horizontal lines of the siding

Masonite siding may be used in place of wood siding in additions where the appearance is to be different than the original.



4. Windows

Windows in historic houses were generally wood sash and the original historical window type, style, and material should be retained when creating a matching addition.

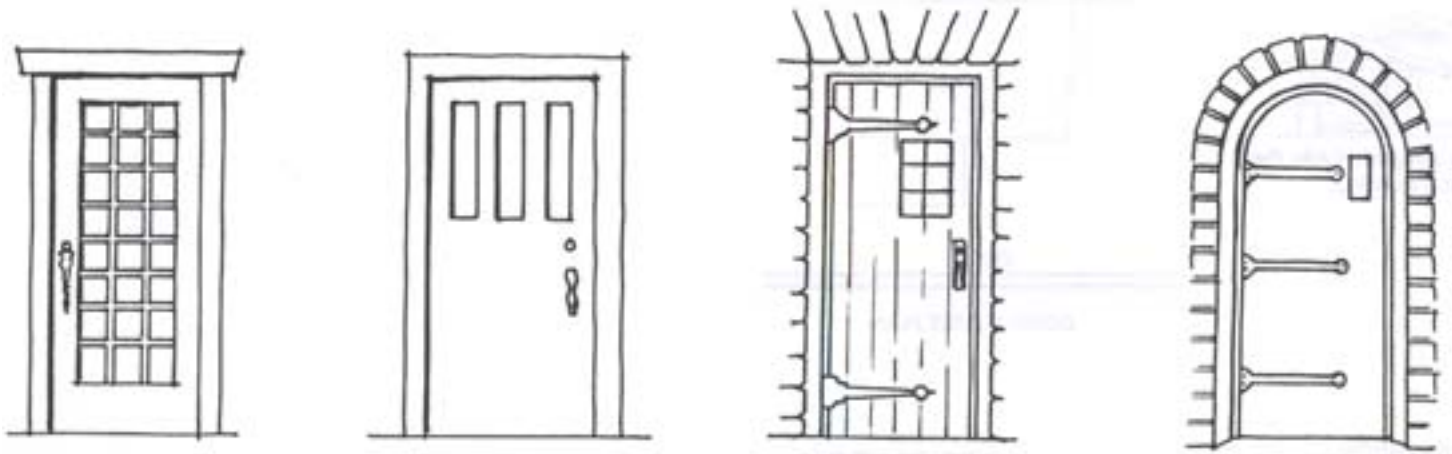
Windows in non historic houses vary between wood and aluminum sash. The window materials should be retained when creating a matching addition.

An addition which differentiates between the new and old can have windows that are slightly different in appearance or of a different material. The general rhythm of window placement (pattern of solid to void) and the size of the windows should complement the style of the house.

5. Doors

The exterior doors of a historic house are indicative of its style as previously described. Additions that are exact replicas of the existing style should incorporate doors germane to the style, while additions which are to be differentiated should have doors that incorporate similar size and proportions, but may be different.

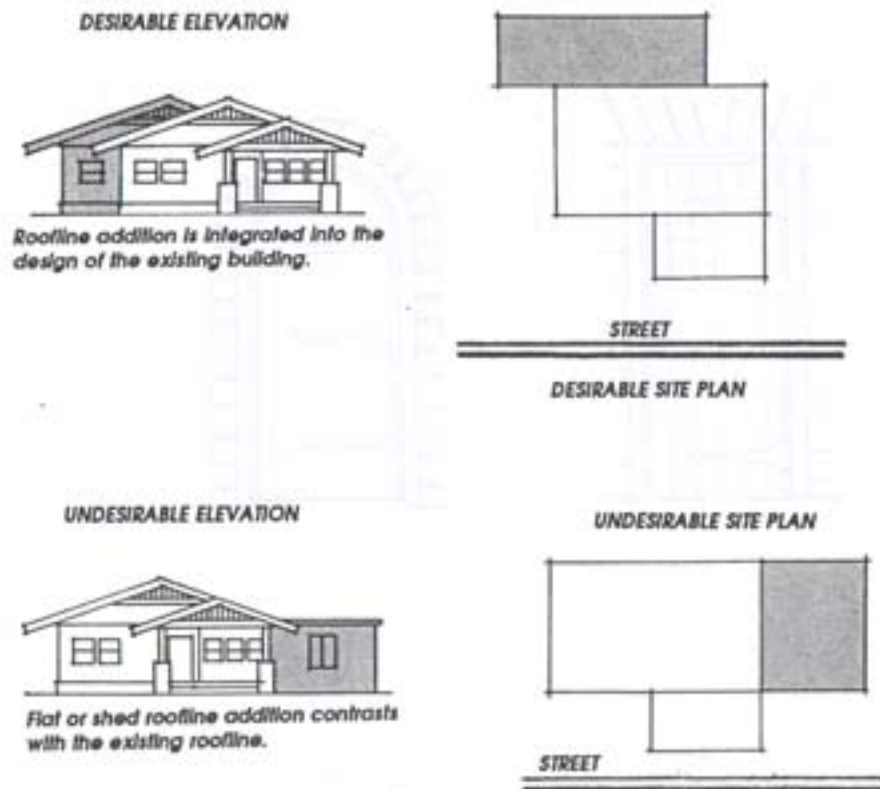
The doors on a non historic house addition should attempt to match the size and material of the doors on the original structure.



6. Roof Pitch Consistency

The roof pitch in a historic house is important to maintain, whether the addition is an exact match or is to be slightly different. The roof forms are a dominate element of the style and should be reinforced in an addition. The same holds true for non historic additions.

When a rehabilitation includes a second story addition, the roof pitch at the second floor should match the original single story roof pitch.



7. Second Story Setbacks

Adding additional stories to an existing house (historic or not) will always change the building's proportions and should be carefully designed to follow similar two story examples of the style. Most styles in Escondido have a step back from the first story in a two story version of the style as shown above.

However, some styles include two story vertical walls as a part of their two story appearance.



Craftsman style second floor addition is desirable



Flat roofed, unarticulated addition is not acceptable with Craftsman style

II-E. Infill Development

E. Infill Development

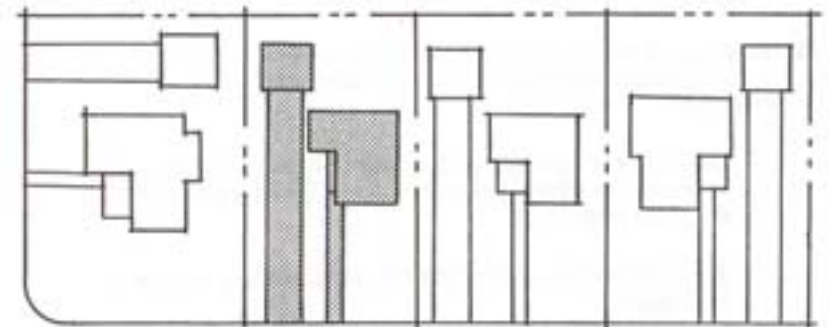
1. Introduction

The guidelines in this section are intended to ensure that patterns of new infill development do not destroy the character of the Old Escondido Neighborhood. The single most important issue of infill development is one of compatibility, especially when considering larger homes. When such projects are developed adjacent to older single family residences, measures need to be taken to insure that the height and bulk of these infill projects do not impact smaller scale historic structures. In the Old Escondido Neighborhood, transitions between new projects and their surroundings should enhance the historic quality of the Neighborhood. Building height, mass, and site setbacks should be compatible.

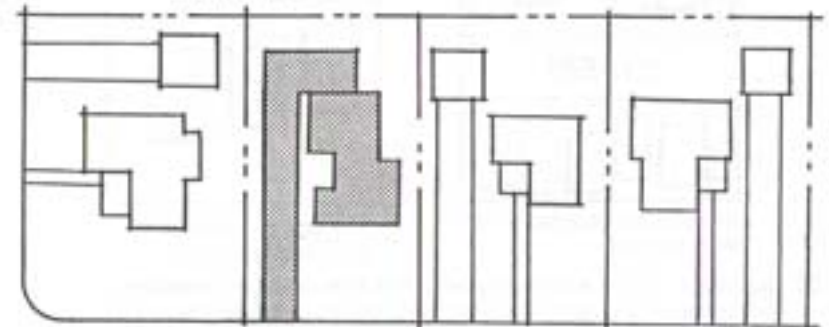
New residential projects should be integrated with the architectural style and site layouts prevalent in the Old Escondido Neighborhood.

2. Site Design Criteria

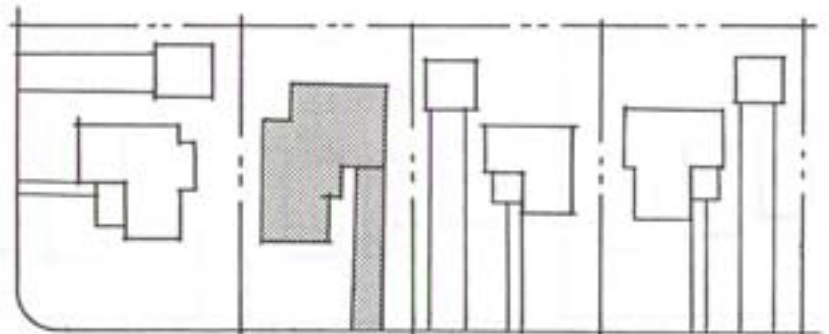
- *New development should continue the functional, on-site relationships of the surrounding neighborhood. For example, in the Old Escondido Neighborhood, common patterns that need to be continued are entries facing the street, front porches, and locating garages/parking at the rear.*



Desirable new infill development respects existing on-site relationships and setbacks.



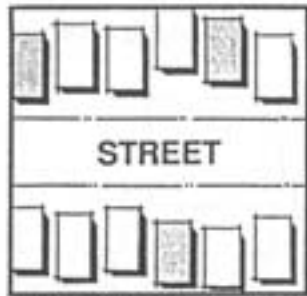
Acceptable new infill development respects existing on-site relationships.



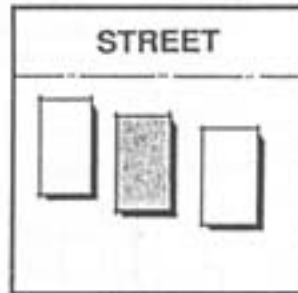
Not acceptable new infill development disrespects setbacks, garage location, footprint, and entry orientation of existing on-site relationships.

II. Residential Design Guidelines

- *Front yard setbacks for new residential development in existing neighborhoods will follow either of the following criteria:*
 - *Equal to the average setback of all residences on both sides of the street within 100 feet of the property lines of the new project, or;*
 - *Equal to the average of the two immediately adjacent buildings.*

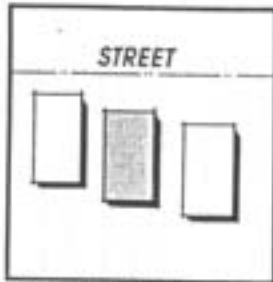


Average of setbacks on both sides of street.

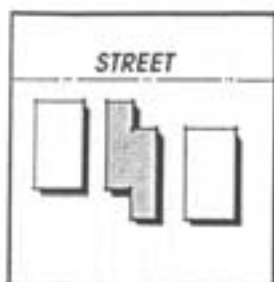


Average of setbacks of adjacent buildings.

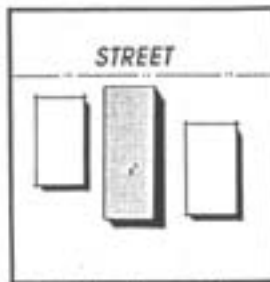
- *In cases where averaging between two adjacent existing buildings is chosen, the new building may be averaged in a stepping pattern. This method may work especially well for bungalow structures and other styles where it is desirable to provide a front porch along the front façade.*



Desirable infill setbacks to average existing adjacent buildings setback.



Acceptable infill setbacks relate to existing adjacent buildings.



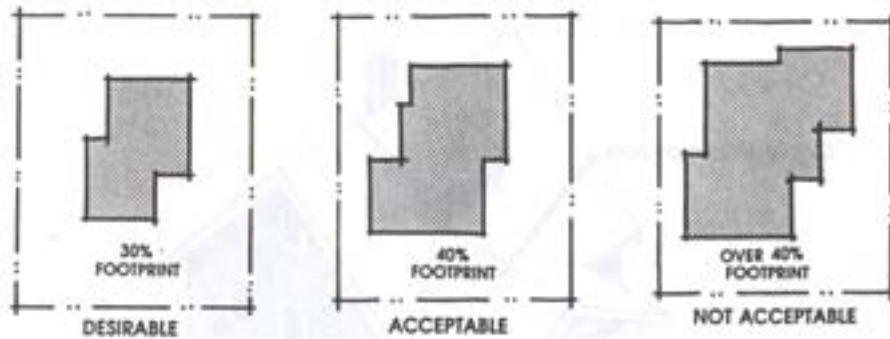
Infill setbacks are not acceptable in relationship to existing adjacent buildings setbacks.

- *Side yard setbacks in the neighborhood create a certain rhythm along the street. New residential projects should be respectful of the open space patterns created by these setbacks and should provide side yards which repeat the existing pattern. Infill projects will be required to demonstrate how they meet this criteria.*



II. Residential Design Guidelines

- *The total square footage of a house and garage footprint should not exceed 40% of the total lot size. In older neighborhoods, side yards should be wider than normal between residences as a priority in providing open spaces.*
- *The physical location of all parking and/or garages should be placed at the rear of the property or non-visible from the street.*



3. General Architectural Considerations

- *New single family projects in existing neighborhoods should incorporate the distinctive architectural characteristics of surrounding development, for example: window and door detailing, decoration, materials, roof style and pitch, finished-floor height, porches, bay windows, and the like. In particular, the proposed infill project should incorporate these elements that are found in adjacent structures on the same street.*



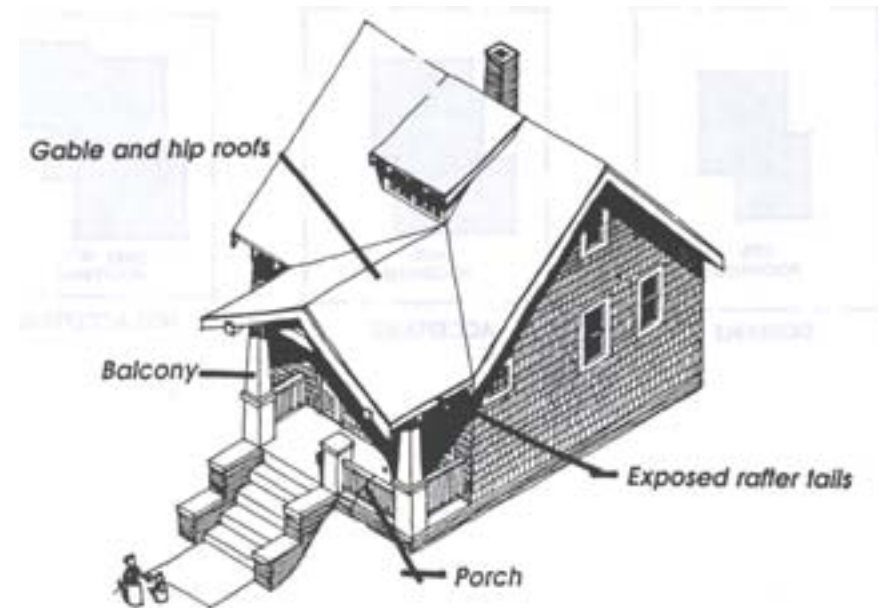
- *Roof types in common use are gable and hip. New residential construction should incorporate roofs which are compatible with the existing neighborhood style. The use of flat roofs should be minimized unless the surrounding context suggests their use. Hipped or gabled roofs covering the entire building are preferable to mansard roofs or segments of pitched roofs applied at the building's edge.*

II. Residential Design Guidelines

- Because new single family infill projects can be taller than one story, their bulk can impose on surrounding uses. The height of such projects should be considered within the context of their surroundings. Buildings with greater height may require additional setbacks at the second story so as not to impose on adjacent single story residences.



- The incorporation of balconies, porches, and patios within the building form is encouraged for both practical and aesthetic value. These elements should be integrated to break up large wall masses, offset floor setbacks, and add human scale to buildings. Architectural elements should be incorporated on all sides of the building, not just the front façade.



Infill structure respects context in terms of roofs, porches, exposed rafter tails and exterior materials.

4. Miscellaneous Siting Criteria

- *When a residential historic single family unit or non-historic unit is to remain on a site where a second unit is to be constructed, the existing unit should be upgraded to be compatible with the new duplex unit.*

Original single family unit upgraded to be consistent with second unit addition



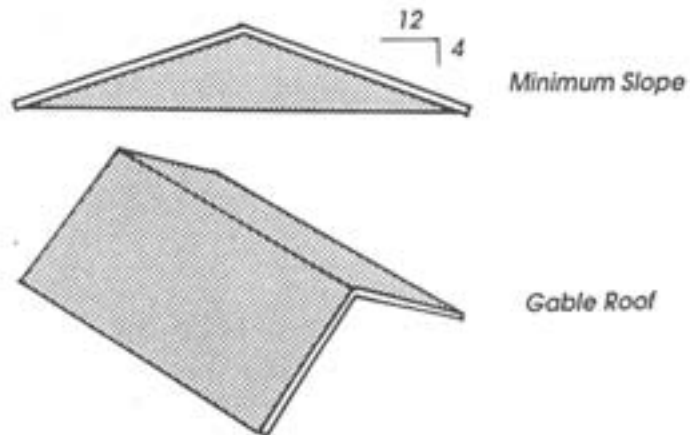
- *It is acceptable to relocate other single family historic resources as infill developments in the Old Escondido Neighborhood provided they can meet the siting criteria outlined in this chapter.*

II. Residential Design Guidelines

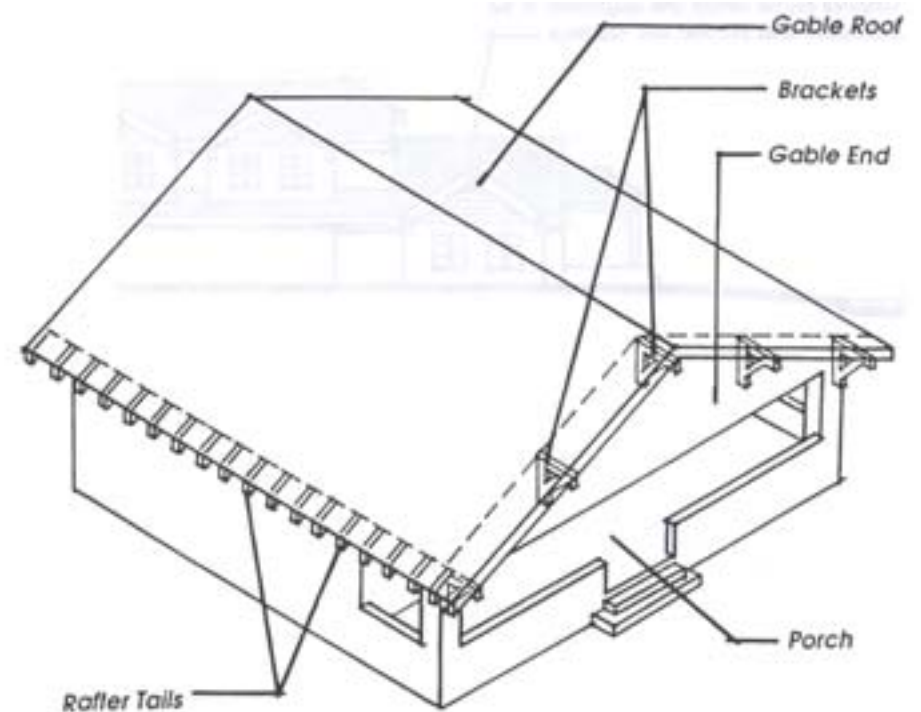
5. Criteria for Specific Architectural Features

A more finite examination of the similar details contained in most of the styles of historic residential structures in Escondido's Historic Neighborhoods reveals a number of common architectural features. These features would be most desirable (yet not mandatory) features to incorporate into an infill single family. They are:

Gable and Hip Roofs – Gable and hip roofs should be used on most new infill structures except in areas where the surrounding context is another type of roof, in which case they may utilize another roof type. All gable roofs shall have the gable end expressed at the street elevation.



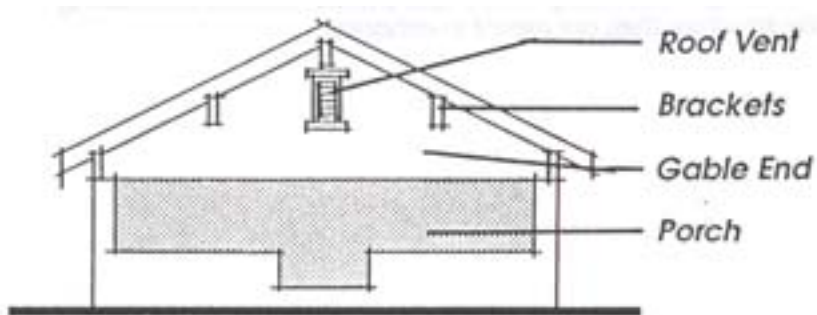
Brackets – In areas where the surrounding context has brackets (see sketch), as decorative features under the eaves, brackets should be utilized.



II. Residential Design Guidelines

Rafter Tails – All roofs should have exposed rafter tails rather than covering them with a fascia board except where the context of the neighborhood dictates differently.

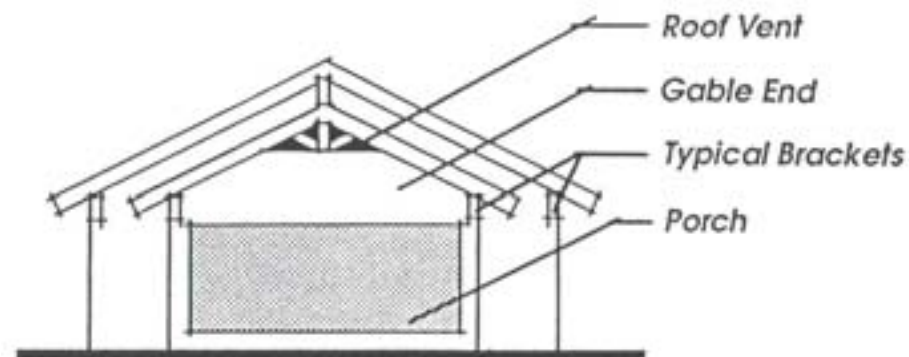
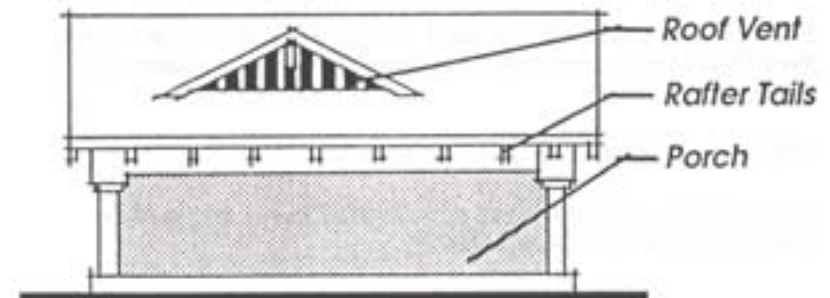
Acceptable Exterior Materials – The exterior sheathing material should respect and match the other residences on the street.



Porches – In areas where the surrounding context has porches as an architectural feature, porches or porch-like elements should be used.

Undesirable Architectural Features

- casement windows
- sliding glass doors as primary front door
- glass walls (over 50% of wall surface)
- flat roofs
- imitation stone veneer
- textured plywood exterior walls
- brightly colored or shiny roof tiles
- exposed corrugated metal



6. Mechanical Equipment

- *Skylights shall be designed as an integral part of the roof. Skylight glazing shall be clear or solar bronze. White glazing is prohibited. Skylight framing material must be colored to match the roof. The skylight shall be screened from street view.*
- *All flashing and sheet metal shall be colored to match the material to which it is attached.*
- *All vent stacks and pipes shall be colored to match the roof or wall material they protect from.*
- *Satellite “dish” antennas are specifically prohibited on roofs. They must be screened from view from the street.*
- *Solar panels shall be integrated into the roof design or hidden from street level view. Solar equipment shall be hidden from view.*
- *Gas and electric meters shall be screened from view.*
- *Mechanical equipment shall be screened from view and be insulated for sound attenuation.*

7. Landscape Considerations

- *New landscaping in existing neighborhoods should respect and incorporate any distinctive elements of the existing landscaping. Pattern and plant types should equal or exceed the quality and intensity of surrounding landscaping.*
- *In order to retain the historical flavor of the existing neighborhood, front yard landscaping should be dominated by lawn area or other low groundcover. Paving of front yards or extensive use of groundcover which may accumulate trash is discouraged. Landscape materials should relate to the scale of the structure they are meant to enhance.*

II-F. Landscape

F. Landscape

1. Intent

Since the landscaping or upgrading of landscaping of a single family residence does not in itself require any type of discretionary reviews or permits from the City of Escondido, the guidelines in this section are simply to assist the homeowner who may need some guidance as to what to do. The intent of these guidelines is to provide an outline of the elements to be considered when designing or redesigning your front yard landscaping. Additionally, the guidelines provide examples of the type of landscaping materials and design that were often used with houses built between 1900 and 1940.

Property owners can contribute to the overall qualitative appearance of the Old Escondido Neighborhood by carefully considering the front-yard landscaping of their property. While landscaping of the backyard should receive consideration, it is not the intent of these guidelines to suggest solutions for any yard except ones visible from the street.

The City has recently developed a new landscape ordinance that emphasizes the use of xeriscape principles and drought tolerant plant materials.

For more detailed information on landscape requirements and guidelines, you may contact the Planning Department located in City Hall at 201 North Broadway.



Traditional landscape pattern compliments the historic structure.

II. Residential Design Guidelines

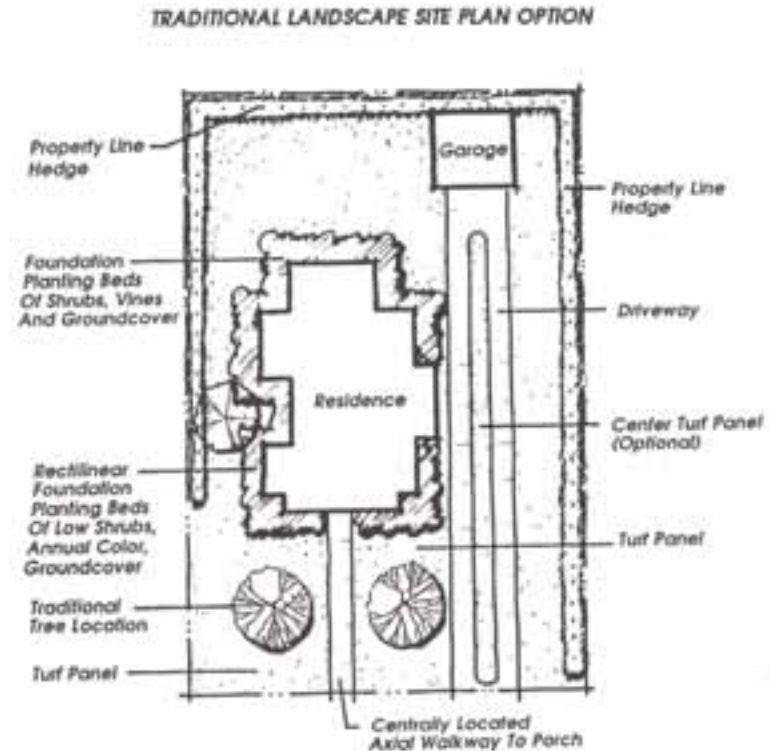
2. Considerations Before You Begin

In addition to the site specific information that you will need to address, such as sun exposure areas, drainage, soil, gradient and views, you will want to step back a bit further and consider some larger factors before you begin.

- *What are the visual characteristics of your neighborhood? Your block?*
- *Are there prevailing landscape and architectural styles?*
- *What is the relation of the street to your house?*
- *Are many fences used on your street? What kind?*
- *Formal or informal— that is one of the first decisions you must make.*



Picket fence and arbor are compatible with architectural style.



3. Basic Landscaping Principles

Whatever landscape style you choose, observing the four basic landscaping principals will ensure that your front yard is a pleasure to behold. Through years of study and experience, landscaping professionals have absorbed these guidelines so completely that they never lose sight of them throughout the design process. It's likely that you can't match a professional's study and experience, so it's a good idea to return to this section repeatedly as your plan develops; and when your design is complete, check back to make sure you haven't forgotten or altered your original intentions amid the flurry of other planning considerations. These guidelines are your best guarantee of quality and durable design for your enjoyment in the years to come.

Unity. A unified landscape is all of one piece, rather than disjointed groupings and scatterings of features. No one element stands out; instead, all the parts—plants, gradient and structures—work together harmoniously. Strong, observable lines and the repetition of geometric shapes contribute significantly to the unity of your landscape, as does simplicity—for example, using just a few harmonious colors and a limited number of plant varieties. Be prepared to give up the idea of having every one of your favorite plants around you, and avoid designing too many distinct units that will have to be tied together. In fact, as you work on each landscaping area, you may find it best to design a unified background first—a lawn or patio, perhaps. Think of this background as a neutral element, a "blank canvas" on which you'll assemble your landscaping units to

provide balance, proportion, and variety. Just remember that the more units you have, the harder it will be to achieve unity.

Balance. To balance a landscape is to use mass, color, or form to create equal visual weight on either side of a center of interest. In a formal landscape, balance may mean simply creating one side as a mirror image of the other. In informal styles, balance is just as important, but more subtle: a large tree to the left of an entryway can be balanced by a grouping of smaller trees on the right. Likewise, you can balance a concentration of color in a small flower bed on one side of a patio with a much larger and more diffuse mass of greenery on the other side. Studied asymmetry can be pleasing, too, but take care—too much of a good thing can become an irritating lopsidedness!

Proportion. In a well-designed landscape, the various structural and plant elements are in scale with one another. Start with your house; it will largely determine proportion in your landscape. When choosing trees and shrubs, keep their ultimate sizes and shapes in mind. Though a tree when young may suit your front yard, it could overwhelm your house as it matures. If you find it difficult to imagine a sapling's final size and shape, look at several mature specimens. This knowledge is essential to good planning.

II. Residential Design Guidelines

Variety. Break up a monotonous landscape by selecting plants in a variety of shapes, shades, and textures; or add interest by juxtaposing different materials. Imagine the pleasant surprise afforded by spotting a palm tree among greenery, or a break in a screening hedge that reveals a view of distant hills. A perfect balance between the principles of unity and variety is difficult to achieve, but well worth the effort.



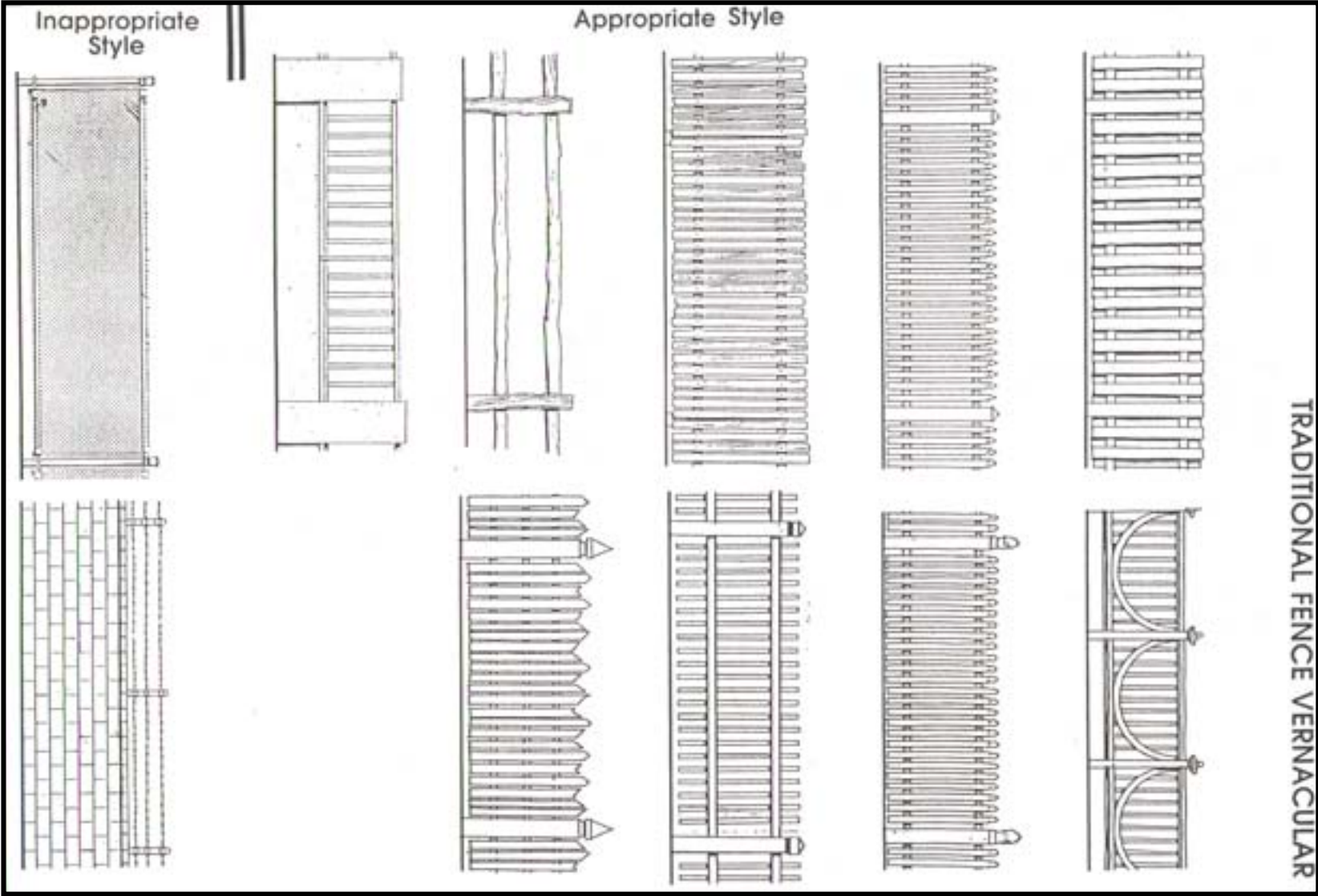
Example of traditional or formal front yard landscape.

4. The “Traditional” or Formal Front Yard

For most residences in the Old Escondido Neighborhood, the traditional or formal front yard will be the most "neighborhood" consistent. Landscape and design elements which relate to the existing and desired character of the Old Escondido Neighborhood are best described as:

- *suburban or cottage rather than urban or rural*
- *formal rather than informal*
- *formally planted individual front yard canopy trees. As opposed to informally clustered trees*
- *relating to pedestrians, rather than automobiles*
- *traditional linear or sweeping curve front sidewalks as opposed to sinuous, meandering walkways*
- *formal front yard areas of turf bordered with geometric flower beds, rather than informally undulating earth berms and meandering garden edges*
- *either no front yard fencing or low (three foot high) classic garden retaining walls (sandstone), rather than tall, unadorned "urban fortress" characterized by solid six foot high walls, chainlink fencing, or six foot high wrought iron fences*

II. Residential Design Guidelines



5. Fences/Walls

Though the design possibilities are many (as shown in the photographs), fences fall into either of two types: solid or open. Fences and walls can be constructed of various materials. For the most part, the fences in front yards in the Old Escondido Neighborhood are "white picket," varying in height from eighteen inches to forty-two inches. Most of the walls are the old sandstone block retaining type. New walls should incorporate a material with a similar texture and bond pattern as the sandstone (if the cut sandstone block is unavailable).

In any case, be sure to coordinate fence/wall style with the style and material of your house. A new, red brick wall might appear incongruous with a white clapboard California Bungalow or a split rail fence may appear incompatible with a majestic Queen Anne structure.

Unadorned, unarticulated fence and wall materials such as plain concrete block, poured in place concrete, and slumpstone will likely look out of place within the front yard area. Avoid solid fence types in the front yard whenever possible. See Fence Height and Locations graphic.

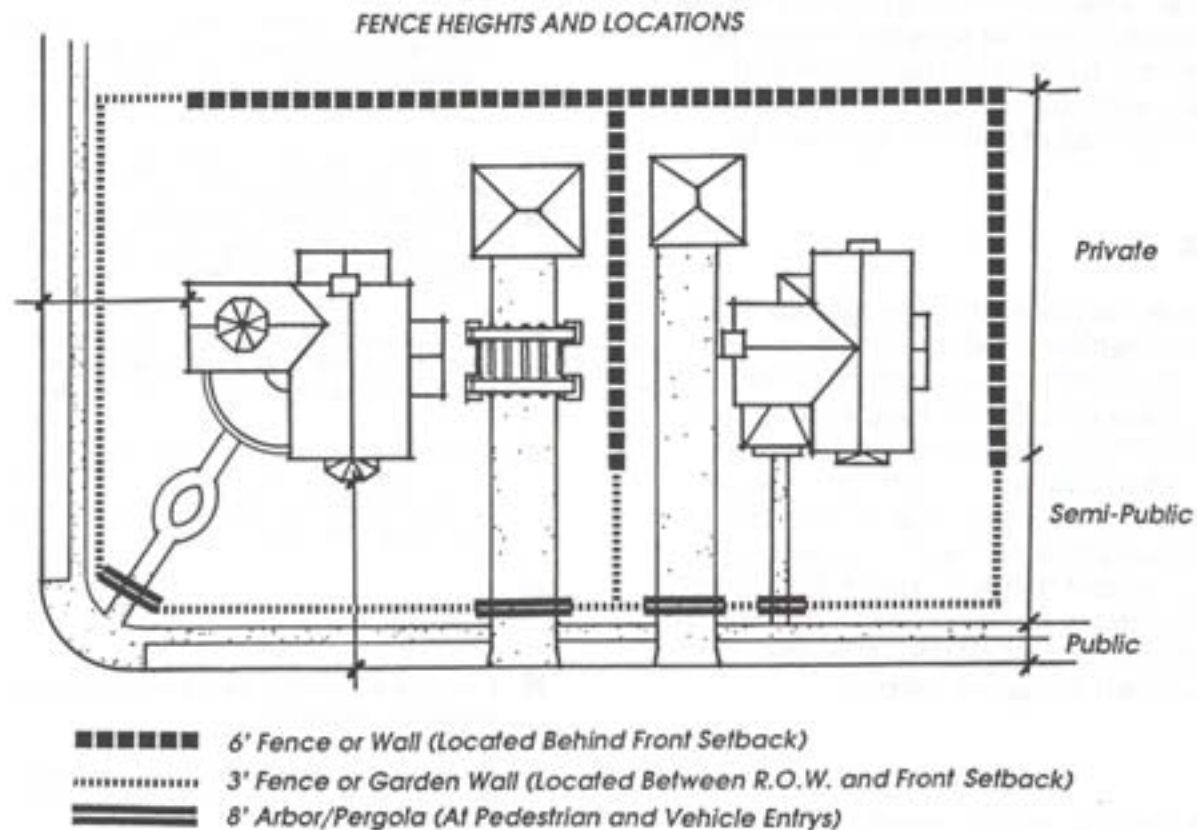


Fence style and color fits well with this home.

II. Residential Design Guidelines

Chainlink or cyclone fencing is stylistically the least compatible fencing materials and not acceptable. Plain concrete block may be placed behind the front setback line of the main dwelling (six foot high, maximum) as well as solid wood fencing (see fence/height location graphic).

Appropriate low garden walls and fences may be placed within the front setback area as long as they do not exceed 42" in height (fence height). As mentioned above, solid block or wooden fences with a maximum height of six feet may be constructed behind the front setback area.



II-G. Streetscape

G. Streetscape

1. Intent

The intent of this section is to establish policy guidelines for decision makers who may be confronted with decisions relative to public streetscape improvements in the Old Escondido Neighborhood. This section does not provide the technical level of specifics required for improvement to a street in the Neighborhood but rather a policy framework to protect and enhance one of the most valuable assets of the Old Escondido Neighborhood.

2. Introduction

The term "streetscape" defines the aggregation of all the elements of the neighborhood environment (excluding the architecture) which are perceived by the pedestrian and the motorist. Street furniture is the term applied to physical improvements and equipment used in outdoor public spaces for purposes of security, traffic control, housekeeping, and amenity. Such items include road and sidewalk paving, street lighting, traffic signals and signage, posts and poles, parking meters, emergency communications, litter receptacles, fire hydrants, bus shelters, benches, landscaping, and virtually all visual elements.

3. Goal

It is the goal of the Old Escondido Neighborhood to achieve a commonality of street furniture while maintaining the varietal street tree palette.

4. Guidelines

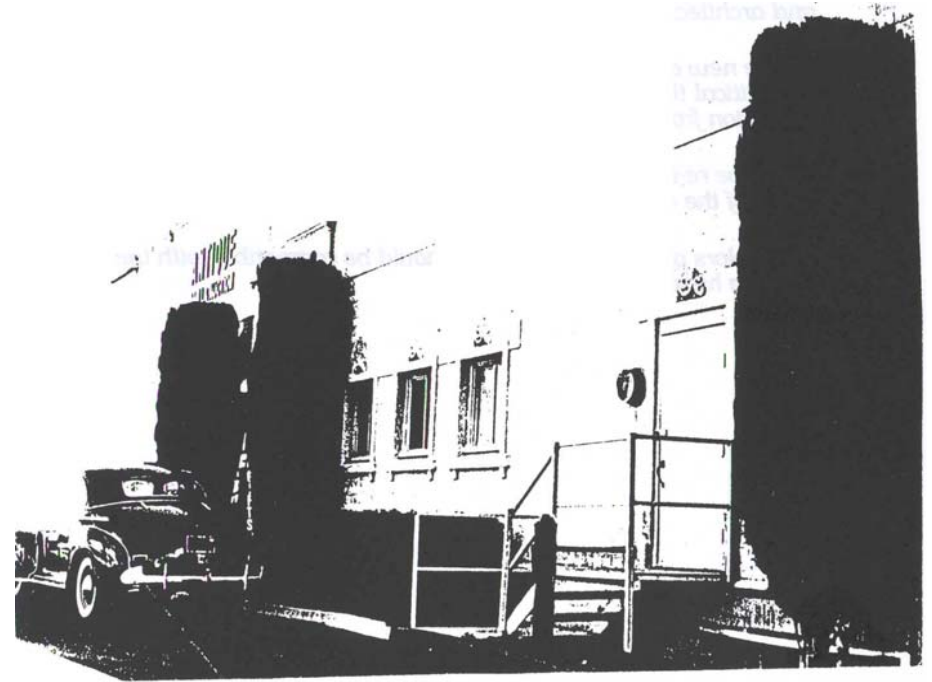
- *Streetscape furniture should be selected to provide uniformity and continuity throughout the Neighborhood.*
- *When resources become available, specially paved crosswalks should be located on major intersections on Juniper Street, Maple Street, and Escondido Boulevard.*
- *Continue to replace diseased or damaged trees in the Old Escondido Neighborhood with large specimen trees (same species if utilized on entire street) in order to avoid environmental and human destruction.*
- *Continue to provide, where feasible, a planted parkway between the curb and sidewalk.*
- *Plant street trees in a regularly spaced arrangement. Informal tree clusters should not be introduced in the public parkways in the Old Escondido Neighborhood.*
- *Attempt to utilize trees that have a limited area root structure, so as to minimize sidewalk and curb breakage. The use of "deep root barriers" are recommended where needed.*
- *It is recommended that at major entry points into the Old Escondido Neighborhood the City provide special entry intersection treatments such as entry signs, lighting, paving, and entry monumentation.*
- *Protect the grid network of the Old Escondido Neighborhood street system.*
- *Protect the historic street name markings stamped into the old concrete sidewalks.*
- *Protect the existing pattern of concrete sidewalk panels throughout the neighborhood by installing new sidewalks in the same pattern.*
- *Continue existing public and private sidewalk pattern.*

III. Industrial/Packing House Design Guidelines

A. Introduction

"On the West side of the City is the area of light manufacturing, milling, feed stores, citrus and avocado packing houses. The Cal Fame Building, a monumental, old 1930's art deco packing house, one of the largest in the nation, but no longer in use, was recently demolished. Nearby, an interesting old building, associated with the citrus industry, still stands. It's called the Ice House (775 Metcalf Street), and was built around 1937. It was designed as a cooling and ice plant for the citrus packing houses. Located on 775 Metcalf, it is interesting for its decorative brick trim and sunbaked coral and mauve patina. Only the pinkish, west side of the building is original."

The City of Escondido wants to assure that future development and adaptive re-use opportunities in and adjacent to these historic structures respect their historic architectural context.



¹ A Guide to Historic Preservation, City of Escondido

B. Guidelines

- *New development proposed within close proximity of any historic industrial building should incorporate similar materials and architecture.*
- *Where new development occurs adjacent to a historic property, it is critical that there not be an abrupt scale change. The transition from historic to new development should be gradual.*
- *Adaptive re-use of such historic buildings should retain as much of the original exterior building architecture as possible.*
- *Wall colors of new development should be compatible with the existing historic structures.*

IV. Glossary of Terms

A. Glossary of Architectural and Planning Terms

Arcade - An arched roof or covered passageway.

Arch - A curved structure supporting its weight over an open space such as a door or window.

Architrave - In the classical orders, the lowest member of the entablature; the beam that spans from column to column, resting directly upon their capitals.

Awning - A fixed cover, typically comprised of cloth over a metal armature, that is placed over windows or building openings as protection from the sun and rain.

Baluster - The upright portion of the row of supports for a porch railing.

Balustrade - A series of balusters surmounted by a rail.

Bargeboard - A finishing board at the edge of a gable roof.

Bay - A regularly repeated spatial element in a building defined by beams or ribs and their supports.

Bay Window - A window projecting outward from the main wall of a building.

Beveled Glass - Glass with a decorative edge cut on a slope to give the pane a faceted appearance.

Belt Course - A continuous horizontal band, either plain or ornate, which projects from the surface of an exterior wall, separating two stories. Ornate belt courses often resemble cornices.

Belvedere - A rooftop pavilion from which a vista can be enjoyed.

Board and Batten - Vertical siding composed of wide boards that do not overlap and narrow strips, or battens, nailed over the spaces between the boards.

Bond - The general method of overlapping the joints of successive courses of bricks or stones, thereby binding them together to form a wall or other surface. Different patterns may be formed by these joints (e.g., common bond, flemish bond, english bond, herringbone bond).

Bowstring - A roof structural system composed of parallel trusses which resemble a bow with the string parallel to and nearest to the ground.

Bracket - A support element under overhangs; often more decorative than functional.

Canopy - A fixed, roof-like covering that extends from the building as protection from the sun and rain.

Cantilever - A projecting overhang or beam supported only at one end.

Capital - The upper part of a column, pilaster, or pier: the three most commonly used types are Corinthian, Doric, and Ionic.

Casement Window - Window with hinges to the side and a vertical opening either on the side or in the center.

Chamfer - A 90 degree corner cut to reduce it to 2-45 degree edges. A bias cut.

Clapboard - A long thin board graduating in thickness with the thick overlapping the thin edges; also known as weatherboard.

Clerestory - An upward extension of a single-storied space used to provide windows for lighting and ventilation.

Colonnade - A row of columns supporting a roof structure.

Column - A vertical support, usually cylindrical, consisting of a base, shaft and capital. either monolithic or built-up of drums the full diameter of the shaft.

Coping - The capping or top course of a wall, sometimes protecting the wall from weather.

Corbel - A type of bracket found in some cornices of brick buildings. It is formed by extending successive courses of brick so that they stand out from the wall surface.

Cornice - The third and uppermost division of an entablature, resting on the frieze and projecting out from it.

Course - In a masonry wall, a single line of bricks or stones.

Cupola - A lookout or similar small structure on the top of a building.

Curb Cuts - The elimination of a street curb to enable vehicles to cross sidewalks and enter driveways or parking lots.

Dormer - A vertically framed window which projects from a sloping roof and has a roof of its own.

Double Hung Window - A window with an upper and low sash arranged so that each slides vertically past the other.

Eaves - The overhang at the lower edge of the roof which usually projects out over the walls.

Elevation - A two dimensional representation or drawings of an exterior face of a building in its entirety.

Entablature - In classical architecture, the elaborated beam member carried by the columns, horizontally divided into architrave (below), frieze, and cornice (above). The proportions and detailing are different for each order, and strictly prescribed.

Façade - The exterior face of a building which is the architectural front, sometimes distinguished from other faces by elaboration of architectural or ornamental details.

Fanlight - Semi-circular window over a door or window with sash radiating like the ribs of an open fan.

Fascia - A flat strip or band with a small projection, often found near the roofline in a single story building.

Fenestration - The arrangement and design of windows in a building.

Flashing - Copper or other materials used to make weather-tight the joint between a chimney and a roof.

Flat Roof - A roof having only enough slope for drainage.

Fluting - The vertical channeling on the shaft of a column.

Focal Point - A building, object, or natural element in a street-scene that stands out and serves as a point of focus, catching and holding the viewer's attention.

Frieze - The middle horizontal member of a classical entablature, above the architrave and below the cornice.

Gable - The triangular part of an exterior wall, created by the angle of a pitched roof.

Gable Roof - The triangular wall segments at the end of a double pitch or gable roof.

Gambrel Roof - A roof with a broken slope creating two pitches between eaves and ridges, found often on barns.

Glazed Brick - A brick which has been glazed and fired on one side.

Hip Roof - A roof with four uniformly pitched sides.

Historic District - A geographically defined area possessing a significant concentration or continuity of landmarks, improvements, or landscape features united by historic events or by physical development, and which area has been designated as an historic landmark district; said district may have within its boundaries noncontributing buildings or other structures that, while not of such historic and/or architectural significance to be designated as landmarks, nevertheless contribute to the overall visual character of the district.

Joist - Any small timber laid horizontally to support a floor or ceiling.

Icon - A pictographic or graphic representation of an object. Used in signage to replace or supplement text.

Infill - A newly constructed building within an existing development area.

Lintel - The horizontal member above a door or window which supports the wall above the opening.

Loggia - A gallery behind an open arcade or colonnade.

Lot - A platted parcel of land intended to be separately owned, developed, and otherwise used as a unit.

Mansard - A roof with two slopes on each side, the lower slope being much steeper; frequently used to add an upper story.

Masonry - Wall construction of such material as stone, brick, and adobe.

Mullions - The divisional pieces in a multi-paned window.

Muntin - A small, slender wood or metal member which separates the panes of glass in a window.

Newel Post - The major upright support at the end of a stair railing or a guardrail at a landing.

Palladian Window - A three part window with a top-arched center window and long, narrow rectangular windows on either side.

Parapet - The part of a wall which rises above the edge of a roof.

Pediment - A triangular piece of wall above the entablature, which fills in and supports the sloping roof.

Pier - A stout column or pillar.

Pilaster - A column attached to a wall or pier.

Pitch - The slope of a roof expressed in terms of a ratio of height to span.

Porch - an outside walking area having the floor elevated more than eight inches above grade.

Portal - The principal entry of a structure.

Porte Cochere - Carriage porch large enough to let a vehicle pass through.

Portico - A large porch, usually with a pedimented roof supported by columns.

Primary Building Façade - The particular façade of a building which faces the street to which the address of the building pertains.

Purlin - A horizontal structural member parallel to the ridge, supporting the rafters. Can extend out from the gable.

Quoins - Heavy blocks, generally of stone, used at the corner of a building to reinforce masonry walls.

Rafter - A sloping structural member of the roof that extends from the ridge to the eaves and is used to support the roof deck, shingles, or other roof coverings.

Relief - Carving raised above a background plane, as in bas relief.

Reveal - The vertical side section of a doorway or window frame.

Ridge - The highest line of a roof when sloping planes intersect.

Rustication - A method of forming stonework with recessed joints and smooth or roughly textured block faces.

Sash - The part of the window frame in which the glass is set.

Section - A representation of a building, divided into two parts by a vertical plane so as to exhibit the construction of the building.

Setback - The minimum horizontal distance between the lot or property line and the nearest front, side, or rear line of the building (as the case may be), including terraces or any covered projection thereof, excluding steps.

Shake - Split wood shingles.

Shed Roof - A sloping, single planed roof as seen on a lean-to.

Sill - The exterior horizontal member on which a window frame rests.

Shiplap Siding - Early siding consisting of wide horizontal boards with "U" or "V" shaped grooves.

Slate - Thinly laminated rock, split for roofing, paving, etc.

Soffit - The finished underside of an eave.

Storefront - The first floor area of a retail façade, emphasized by the display window or windows.

Street Frontage - The total linear dimension of all property lines which coincide with the edge of an adjoining street right-of-way.

Street Wall - The edges created by buildings and landscaping that enclose the street and create space.

Stringcourse - A narrow horizontal band extending across the façade of a building and in some instances encircling such decorative features as pillars or engaged columns: may be flush or projecting, and flat, molded or richly carved.

Stucco - An exterior finish, usually textured, composed of portland cement, lime, and sand, which are mixed with water.

Terra-cotta - Earth colored baked clay products formed into molds and used ornamentally. Also referred to roof tile color.

Transom - The horizontal division or cross-bar in a window. A window opening above a door.

Turret - A little tower often at the corner of a building.

Veranda - A roofed porch sometimes stretching on two sides of a building.

Widow's Walk - A small roof deck with guardrail usually located at the peak of a roof from which wives of ship captains could catch a first glimpse of their husband's ship returning from sea.

B. Glossary of Design Terms

Aesthetics - The science and philosophy of beauty. If something is aesthetic, it is of beauty or artistic.

Asymmetry - The balanced arrangement of different elements without a common axis.

Balance - Is another important aspect of rhythm. Balance can be described in terms of symmetrical and asymmetrical elements. An important feature of balance is that it is very often achieved by matching differing elements which, when perceived in whole, display balance.

Eclectic - A composition of elements from different styles.

Emphasis - describes the use of elements which call attention to themselves. Emphasis is an important feature in creating balance when using dissimilar elements. Canopies and balconies are examples of elements which, when emphasized properly, can assist in presenting a balanced look.

Emphasis also can be found within strip developments of malls by the location of a more massive or monumental building, such as a major department store. This emphasis provides a directional guide because it creates a point of reference for the users. Emphasis can also be used as a directional element such as the emphasis at a store entrance or mall entrance.

Garish - That which is gaudy, showy, flashing, dazzling, or too bright to be aesthetically pleasing.

Mass - Mass describes three dimensional forms, the simplest of which are cubes, boxes (or "rectangular solids"), cylinders, pyramids, and cones. Buildings are rarely one of these simple forms, but generally are composites of varying types of assets. This composition is generally described as the "massing" of forms in a building.

During the design process, massing is one of many aspects of form considered by an architect or designer, and can be the result of both exterior and interior design concepts. Exterior massing can identify an entry, denote a stairway, or simply create a desirable form. Interior spaces (or lack of mass) can be designed to create an intimate space or perhaps a monumental entry. Interior spaces create and affect exterior mass, and exterior mass can affect the interior space.

Mass and massing are inevitably affected by their opposite, open space. The lack of mass, or creation of perceived open space, can significantly affect the character of a building. Architects often call attention to a lack of mass, by defining the open space with low walls or railings.

Landscape architects also use massing in design such as in grouping of plants with different sizes and shapes. These areas are intended to be perceived as a whole rather than as individual trees or shrubs. Plant masses can be used to fill a space, define the boundary of an open area, or extend the perceived form of an architectural element.

Monochromatic - Painting with a single hue or color.

Monolithic - Exhibiting massive uniformity, singular.

Movement - The apparent directional emphasis of a building façade as indicated by its proportions. Static movement is based on square proportions; dynamic movement is based on rectangular proportions.

Pattern - The pattern of material can also add texture and can be used to add character, scale, and balance to a building. The lines of the many types of brick bonds are examples of how material can be placed in a pattern to create texture. The natural texture of rough wood shingles exhibit texture by the nature of the material and by the pattern in which the shingles are placed.

Proportion - Proportion deals with the ratio of dimension between elements. Proportion can describe height to height ratios, width to width ratios, width to height ratios, as well as ratios of massing. Landscaping can be used to establish a consistent rhythm along a streetscape which will disguise the lack of proportion in building size and placement.

Rhythm - The regular or harmonious recurrence of lines, shapes, forms, elements or colors, usually within a proportional system.

Scale - Scale is the measurement of the relationship of one object to another object. The scale of a building can be described in terms of its relationship to a human being. All of the components of a building also have a relationship to each other and to the building as a whole which is the "scale" of the components.

Generally, the scale of the building components also relate to the scale of the entire building.

The relationship of a building, or portions of a building, to a human being is called its relationship to "human scale." The spectrum of relationships to human scale ranges from intimate to monumental. Intimate usually refers to small spaces or detail which is very much in keeping with the human scale, usually areas around eight to ten feet in size. These spaces feel intimate because of the relationship of a human being to the space. The distance of eight to ten feet is about the limit of sensory perception of communication between people including voice inclination and facial expression. This distance is also about the limit of an up-stretched arm reach for human beings, which is another measure of human scale. The components of a building with an intimate scale are often small and include details which break those components into smaller units.

At the other end of the spectrum, monumental scale is used to present a feeling of grandeur, security, timelessness, or spiritual well-being. Building types which commonly use the monumental scale to express these feelings are banks, churches, and civic buildings. The components of this scale also reflect this grandness, with oversized double door entries, 18 foot glass storefronts or two-story columns.

Landscape or hardscape elements can also bring human scale to a large building by introducing features such as a tree canopy, leaf textures, and fragrance.

Plants can complement the scale of the architecture, as when large trees are used next to tall buildings, or small trees to accent a building component such as an entry.

Surface Materials - can be used to create a texture for a building - from the roughness of stone or a ribbed metal screen to the smoothness of marble or glass. Some materials, such as wood, may be either rough (such as wood shingles or resawn lumber) or smooth (such as clapboard siding).

Symmetry - The balanced arrangement of equivalent elements about a common axis.

Texture - Texture refers to variations in the exterior façade and may be described in terms of the roughness of the surface material, the patterns inherent in the material or the patterns in which the material is placed. Texture and the lack of texture influence the mass, scale and rhythm of a building. Texture also can add intimate scale to large buildings by the use of small detailed patterns, such as brick masonry.

C. Glossary of Preservation Terms

Adaptive Reuse - Converting a building designed for a specific use to a new use, e.g., a residence converted to office space.

Historic Preservation Commission - A nine-member citizen board appointed by the Council to assist in administering the City's historic preservation. The Commission meets the first Tuesday of every month.

National Historic Landmark - The highest designation of a historically significant site or building in the United States.

Non-Descript - Without distinctive architectural form or style. Ordinary and without architectural character.

Preservation - The treatment of an existing building to stop or slow deterioration, stabilize the structure and provide for structural safety without changing or adversely affecting its fabric or appearance.

Restoration - The careful and meticulous return of a building to its appearance at a particular time period, usually on its original site, by removal of later work and/ or replacement of missing earlier work.

Reconstruction - The construction, on its original site, or a replica of a building or facility which no longer exists, based upon archeological, historical, documentary and physical evidence. Both modern and traditional construction techniques may be used.

Reconstitution - The piece-by-piece reassembly of a building either en situ or on a new site. Reconstitution en situ replaces buildings damaged by disasters such as war, earthquake or flood, where most of its parts remain; reconstitution at a new site is usually the result of changes in land use and redevelopment programs.

Rehabilitation, Renovation - The modification of or changes to an existing building in order to extend its useful life or utility through repairs or alterations, while preserving the features of the building that contribute to its architectural, cultural or historic character.

Recycling, Adaptive - The reuse or new use of older structures that would have otherwise been demolished, often involving extensive restoration or rehabilitation of the interior and/or exterior.

Remodeling - Any change or alteration to a building which substantially alters its original state.

Significant Architectural Style - The style of the building which existed when that building became important historically.

A. Properties Listed on the Escondido Historic Register

Procedures for Getting Work Approved

If your property is on the Escondido Historic Register and you are planning to:

- *change exterior features of an existing structure;*
- *build a new structure;*
- *demolish a structure; or*
- *any work requiring a Plot Plan Approval or a Conditional Use Permit*

you must follow the steps below.

1. Meet with the Planning staff for review and discussion of the plans and any documentation which illustrates the proposed work, if your project requires a demolition or Conditional Use Permit.
2. Submit the plans to the Planning staff. Staff will review the project for Code Compliance and completeness.

Minor projects, including significant exterior changes to the structures, restoration, and fencing and retaining walls, will be reviewed by the staff for compliance with Design Guidelines for Historic Resources. If the minor project complies to the guidelines, the staff will issue Certificate of Appropriateness.

Major projects, including all new construction (primary structure, outbuildings), additions (to include porch enclosures, dormers, etc.), demolition, relocation, change to the site (grading, parking, paving, etc.), public right-of-way improvements, any project requiring a Plot Plan Approval or a Conditional Use Permit, require review by the Design Review Board (DRB). Staff will schedule the project for first available DRB meeting.

3. The DRB will review the project based on the criteria outlined in Design Guidelines for Historic Preservation. DRB will:
 - Issue a Certificate of Appropriateness which outlines what work is approved; or
 - Request modifications of the proposed work; or
 - Disapprove the proposed work and provide the applicant with a written statement giving the reasons for disapproval.
4. Projects that require Public Hearing, such as a Conditional Use Permit, will be scheduled for Planning Commission. The Planning Commission will:
 - Approve the project; or
 - Conditionally approve the project outlining what work is approved and conditions that need to be met; or
 - Disapprove the project and provide the applicant with a written statement giving the reasons for disapproval.

-
5. Projects that require a Building Permit, such as new construction, additions, demolition, relocation, exterior changes to the structure, and placement or removal of exterior objects, are submitted to the Building Department. This can be done concurrently with the review by the Planning staff and/or HPC. If value of the work exceeds \$20,930, the Building Department will route the plans to Engineering, to determine necessary public improvements. Within 15 working days, Building Department will issue a building permit or return the plans to the applicant for necessary modifications.

Projects that require Grading and/or Encroachment Permit are submitted to the Engineering Department. Grading Permit is required for any work that requires over 1' fill, over 2' cut, or over 200' cu. Yd. Encroachment Permit is for any work within the public right-of-way, such as driveways, curb cuts, sidewalk, curb and gutter, and street pavement.

6. The applicant proceeds with the work.
7. How is the work checked for compliance to the approved plans?

Staff review decisions may be appealed to HPC. HPC and Planning Commission decisions may be appealed to City Council.

Activity Construction Review Process

| Type of Work to be Done | Staff | COA Required Reviewed by: DRB | Building Permit* Issued by: Bldg. Dept. | Engineering Permits Issued by: Eng. Dept. |
|---|-------|--|---|--|
| New construction: | | | | |
| primary structure | X | X | X | |
| outbuildings | X | X | X | |
| additions (including porch enclosures, dormers, etc.) | X | X | X | |
| Removal, Demolition | X | X | X | |
| Relocation | X | X | X | |
| Exterior changes to the structure and restoration | | | | |
| material changes (siding, brick, stucco, metal, etc.) | X | | X | |
| architectural details and decorative elements (fish scale, shingles, dentils, shutters) | X | | X | |
| porches (columns, cornices, trim, railing, ornamentation) | X | | X | |
| roofs (covering, change in shape, eaves, ornament) | X | | X | |
| staircases (exterior) | X | | X | |
| doors | X | | X | |
| windows, skylights | X | | X | |
| mechanical systems (window units, exhaust fans, vents) | X | | X | |
| storm windows, door, security grilles | X | | X | |
| fire escapes | X | | X | |
| satellite dishes | X | | X | |
| solar collectors | X | | X | |
| Changes and modifications to the site: | | | | |
| grading | X | X | | X ¹ |
| parking lots (pavement and landscaping) | X | X | | X ¹ |
| surface paving | X | X | | |
| public right-of-way improvements (curb & gutters, sidewalks, street paving, driveways, curb cuts) | X | X | | X ² |
| street furniture | X | X | | X ² |
| removal of specimen vegetation | | | | |
| | | PER Article LV, Sections 33-1062-1070 Clearing and Grubing Ordinance | | |
| Fencing walls, retaining walls | X | | X ³ | |
| Plot Plan Approval | X | X | | |
| Conditional Use Permit | X | X | | |

Appeals of staff decisions may be made to DRB. Appeals of DRB decisions may be made to City Council.

1. Grading Plan Approval and Grading Permit required over 1' fill, over 2' cut or over 200 c.y.
2. Encroachment Permit required for any work in public right-of-way.
3. Fences over 6' high, retention walls over 3' high.

*Any work over \$20,930 will be routed to Engineering Department for review.

B. Properties within the Old Escondido Neighborhood not listed on the Escondido Historic Register

Procedures for Getting Work Approved

If your property is on the Escondido Historic Register and you are planning to:

- *build a new structure;*
- *change significant exterior features of an existing structure, or;*
- *any work requiring a Plot Plan Approval or Conditional Use Permit*

you must follow the steps below.

1. Meet with the Planning staff for review and discussion of the plans and any documentation which illustrates the proposed work, if your project requires a demolition or Conditional Use Permit.
2. Submit the plans to the planning staff. Staff will review the project for Code Compliance and completeness.

Minor projects, including significant exterior changes to the structures, (material changes, porches, roofs, satellite dishes and solar collectors) and fencing and retaining walls, will be reviewed by the staff for compliance with Design Guidelines for Historic Resources. If the minor project complies to the guidelines, the staff will issue Certificate of Appropriateness.

Major projects, including all new construction (primary structure, outbuildings), additions (to include porch enclosures, dormers, etc.), change to the site (grading, parking lots, etc.), public right-of-way improvements, any project requiring a Plot Plan Approval or a Conditional Use Permit, require review by Design Review Board (DRB). Staff will schedule the project for the first available DRB meeting.

3. DRB will review the project based on the criteria outlined in Design Guidelines for Historic Preservation. DRB will: Issue a Certificate of Appropriateness which outlines what work is approved; or Request modifications of the proposed work; or Disapprove the proposed work and provide the applicant with a written statement giving the reasons for disapproval.
4. Projects that require Public Hearing, such as a Conditional Use Permit, will be scheduled for Planning Commission. The Planning Commission will: Approve the project; or Conditionally approve the project outlining what work is approved and conditions that need to be met; or Disapprove the project and provide the applicant with a written statement giving the reasons for disapproval.

Activity Construction Review Process

| Type of Work to be Done | COA Required Reviewed by: | Building Permit* Issued by: | Engineering Permits Issued by: |
|---|---------------------------------|--|--------------------------------------|
| | Staff | DRB | Bldg. Dept. |
| | | | Eng. Dept. |
| New construction: | | | |
| primary structure | X | X | X |
| outbuildings | X | X | X |
| additions (including porch enclosures, dormers, etc.) | X | X | X |
| Exterior changes to the structure and restoration | | | |
| material changes (siding, brick, stucco, metal, etc.) | X | | X |
| porches (columns, cornices) | X | | X |
| roofs (covering, change in shape) | X | | X |
| satellite dishes | X | | X |
| solar collectors | X | | X |
| Changes and modifications to the site: | | | |
| grading | X | X | X ¹ |
| parking lots (pavement and landscaping) | X | X | X ¹ |
| public right-of-way improvements (curb & gutters, sidewalks, street paving, driveways, curb cuts) | X | X | X ² |
| removal of specimen vegetation | | PER Article LV, Sections 33-1062-1070 Clearing and Grubing Ordinance | |
| fencing walls, retaining walls | X | | X ³ |
| Plot Plan Approval | X | X | |
| Conditional Use Permit | X | X | |

Appeals of staff decisions may be made to DRB. Appeals of DRB decisions may be made to City Council.

1. Grading Plan Approval and Grading Permit required over 1' fill, over 2' cut or over 200 c.y.
2. Encroachment Permit required for any work in public right-of-way.
3. Fences over 6' high, retention walls over 3' high.

*Any work over \$20,930 will be routed to Engineering Department for review.

C. How Do You Get a Certificate of Appropriateness?

1. Come to the Planning Department to obtain an application form for a COA and to meet with the staff.

The staff will meet with you to discuss your project, answer any questions regarding the application form, and advise you as to whether or not your plans meet the Design Guidelines for Historic Resources. The staff can guide you on how to make your plans meet the guidelines.

A copy of the Design Guidelines for Historic Resources is available at the Planning Department.

When you submit your complete application the staff will determine:

whether or not a COA can be issued by the staff or if the work requires referral to the Historic Preservation Commission (see chart), and

whether or not a building permit, a grading permit or an encroachment permit is required (see chart) in addition to the COA.

If the work does not require referral to the HPC, the staff will review the plans for conformance with the Design Guidelines and issue a COA. If the work requires referral to the HPC, the staff will schedule the project for the next HPC meeting.

Is there a fee?

2. If a building permit is required the plans must be submitted to the Building Department. Officials at Building will review your plans for compliance with uniform building code - applicable whether or not your property is on the Historic Register or within a historic district, and the Staff Historic Building Code.

Permit fees (amount charged depends on the type and value of work to be done) will be charged to you then.

For COAs and building permits to remain valid, work must begin within six months.

D. Residential Rehabilitation Program Descriptions

The Housing Division of the City of Escondido offers a variety of residential rehabilitation programs. Following is a brief description of the programs currently administered using both tax increment set -aside and federal funds.

Owner Occupied Programs

The deferred low interest loan for single family homes is a maximum \$20,000. An additional \$7,500 is available to those applicants hooking up to local sewer. The applicant must be an owner-occupant whose income is at or below 80% of the San Diego County median. These loans require no payback until title of the property is changed.

Mobile home loans are available to owner-occupants of mobile homes whose income is under 50% of the median. The maximum loan amount is \$5,500. The loan is paid back when the unit sells or there is a transfer in title to other than a surviving spouse.

INCOME LIMITS – EFFECTIVE APRIL 17, 1991

| Household size | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 |
|----------------|----------|----------|----------|----------|----------|----------|----------|----------|
| 50% of median | \$14,430 | \$16,500 | \$18,600 | \$20,650 | \$22,300 | \$23,950 | \$25,600 | \$27,350 |
| 80% of median | \$23,150 | \$26,450 | \$29,750 | \$33,050 | \$35,700 | \$38,350 | \$40,950 | \$43,600 |

What are Design Guidelines

Design Guidelines for Historic Resources are standards which the staff and DRB must follow in determining the visual compatibility of proposed alterations and new buildings.

They are based on design principles and preservation standards used by historic commissions across the country and by state and federal government preservation guidelines.

Points to Remember

The DRB reviews plans for exterior design, not interior.

For more information or assistance, call the Planning Department at 741-4671.

E. Helpful Books and Reports

Architectural History

Bean, Walton E. *California: An Interpretive History*, New York: McGraw-Hill Book Co., 1968.

Casnocha, David G., et al. *Historic Preservation and Restoration*, Calif. Historic Preservation Conference, Univ. of Calif., Riverside, CA. March 29-31, 1981.

City of Escondido Planning Dept. *Historic Preservation and Restoration*, Planning Dept., Escondido, CA, 1989.

City of Oakland Planning Dept. *Historic Preservation and Restoration*, City of Oakland, CA, 1978.

Fine, Judieth[ed], *Historic Preservation - California*, Stanford Environmental Law Society, Palo Alto, CA. 1982.

Fleming, John, Hugh Honour, Nikolaus Pevsner. *The Penguin Dictionary of Architecture*, Hanunondsworth, England: Penguin Books, Ltd., 1966.

Howard, Hugh. *Historic Preservation and Restoration*, 1st ed. The Noonday Press, Farrar, Straus & Giroux, New York, 1989.

Kirker, Harold. *California's Architectural Frontier*, Santa Barbara: Peregrine Smith, Inc., 1974.

Labine, Clem and Carolyn Flaherty. *Historic Preservation, Vol. 1 The Overlook Press*, Woodstock, New York, 1983.

Les-Thomas Associates [preparer]. *Historic Preservation*, California Office of Historic Preservation, Sacramento, CA, 1986.

MacRostie, William G. *Historic Preservation and Restoration*, U.S. Dept. of Interior, Washington, DC, 1982.

Maddex, Diane [ed]. *All About Old Buildings*. The Whole Preservation Catalog, The Preservation Press, National Trust for Historic Pres., Washington DC, 1985.

Moss, Roger. *Historic Preservation and Restoration*, American Life Foundation, Watkins Glen, NY, 1981.

National Trust for Historic Preservation. *Historic Preservation and Restoration*, The Preservation Press, National Trust for Historic Pres., Washington, DC, 1976.

Olwell, Carol [photographer] and Judith Lynch Waldhorn. *A Gift to the Street*, Antelope Island Press, San Francisco, 1976.

Poore, Patricia and Clem Labine. *Historic Preservation*, Dolphin Books, Doubleday & Co., Inc., Garden City, New York, 1983.

Seale, William. *Historic Preservation and Restoration*, American Association for State and Local History, Nashville, TN, 1979.

Sherwood, Gerald E. *Historic Preservation and Renovation*, Dover Publications. New York. 1976.

State of California. *Historic Preservation and Restoration*, Office of Planning & Research, Governor's Office, Sacramento, CA, Sept. 1976.

Stephen, George. *Historic Preservation and Restoration*, Preservation Press, National Trust for Historic Preservation, Washington, DC, 1972, 1989.

Whiffen, Marcus. *American Architecture Since 1780: A Guide to the Styles*. Cambridge: The M.I.T. Press, 1969.

Woodbridge, Sally B. *Historic Preservation and Restoration*, Chronicle Books. San Francisco. CA, 1988.

Yoho and Merritt. *Craftsman Bungalows*, Seattle, 1910.

Ziegler, Arthur and Walter C. Sidney. *Historic Preservation*, Ass'n for State & Local History, Nashville, 1980.

Rehabilitation and Repair

America's Handyman Book. The Staff of the Family Handyman. NY: Charles Scribner's Sons, 1970.

Basic Home Repairs Illustrated. The Editors of Sunset Books and Sunset Magazine, Menlo Park: Lane Books, 1974.

Grow, Lawrence. *The Old House Catalogue*. NY: Main Street, Universe Books, 1976.

New Life for Old Dwellings: Appraisal and Rehabilitation. U.S. Department of Agriculture, Agriculture Handbook 481, Washington, DC, 1975.

Reader's Digest Complete Do-it-yourself Manual, Pleasantville. NY: The Reader's Digest Association, 1973.

Stephen. George. *Remodeling Old Houses Without Destroying Their Character*, NY: Alfred A. Knopf, 1976.

The Old-House Journal. Volumes I-IV, Brooklyn: The Old-House Journal Corporation, 1973-1978.

The Old-House Journal Buyers' Guide, 1977. Editors of the Old-House Journal, Brooklyn: The Old-House Journal Corporation, 1976.

F. REPAIR CHECKLIST FOR HISTORIC HOUSES

Foundation

- _____ Cracking?
- _____ Deteriorating bricks or mortar? Crumbling, cracking, missing chunks? Deterioration of the brick's hard, fired surface? Mortar is easily scarred?
- _____ Water damage? Constant dampness or wet spots on the exterior or interior? Discoloration or stains? Finishes worn away by splashing or soaking?
- _____ Water draining toward the building?

Wood Siding

- _____ Cracked, split or missing siding?
- _____ Crumbling, flaking, blistering, or peeling paint?
- _____ Water Damage? Dampness or wet spots on the exterior or interior? Discoloration or stains.
- _____ Clinging vines or plants?

Wood Shingles and Shakes

- _____ Splitting, cracking, missing shakes or shingles?
- _____ Crumbling, flaking, blistering, or peeling paint?
- _____ Water Damage? Dampness or wet spots on the exterior or interior? Discoloration or stains?
- _____ Clinging vines or plants?

Brick Masonry

- _____ Deteriorating bricks or mortar? Crumbling, cracking, missing chunks? Deterioration of the brick's hard, fired surface? Mortar is easily scarred?
- _____ Water damage? Constant dampness or wet spots on the exterior or interior? Discoloration or stains? Finishes worn away by splashing or soaking?
- _____ Crumbling, flaking, blistering, or peeling paint?

Stucco

- _____ Cracks or bulges where the stucco has separated from the outer wall?
- _____ Crumbling, flaking, blistering, or peeling paint?

Roofs

- _____ Water damage? Leaks? Constant dampness or wet spots? Discoloration or stains on ceilings or walls? Light shining through to the underside?
- _____ Missing or broken shakes, shingles, or tiles?
- _____ Is the roof fire retardant?

Porches

- _____ Broken or missing pieces on the roof, floor, balustrade, posts, handrails, steps?
- _____ Replacement pieces that do not march the original style?
- _____ Crumbling, flaking, blistering, or peeling paint?
- _____ Permanent screens, clear or darkened glass, or other permanent enclosures?
- _____ Check porch roof as above.

Doors

- _____ Water damage? Leaks water or wind? Is caulking cracked? Constant dampness or wet spots around the opening or frame? Discoloration or stains on walls around door frame?
- _____ Rotting door or pieces of the frame?
- _____ Replacement door or hardware that does not match the original style?
- _____ Missing or broken hardware, hinges, kickplate, lock, latch? Rust?
- _____ Crumbling, flaking, blistering, or peeling paint?
- _____ Sticking?

Windows

- _____ Water damage? Leaks water or wind? Is caulking cracked? Constant dampness or wet spots around the opening or frame? Discoloration or stains on walls around window frame?
- _____ Crumbling, flaking, blistering, or peeling paint? -
- _____ Rotting pieces of the sash or frame?
- _____ Replacement windows that do not match the original style of the building?
- _____ Missing or broken hardware, cranks, hinges, locks? Rust?

Gutters and Downspouts

- _____ Loose or missing pieces? Loose spots between gutters and roof or balcony? Leaks?
- _____ Debris or leaves?
- _____ Rust?
- _____ Drains onto walls, trim, or foundation either directly from a downspout. or the grade allows water to flow toward the building?

Flashing

- _____ Leaks?
- _____ Loose or missing pieces? Loose spots between flashing and walls, roofs, or chimney?

Planning Commission
Hearing Date: March 26, 2024
Effective Date: March 26, 2024

PLANNING COMMISSION RESOLUTION NO. 2024-05

A RESOLUTION OF THE PLANNING COMMISSION
OF THE CITY OF ESCONDIDO, CALIFORNIA,
RECOMMENDING APPROVAL TO AMEND VARIOUS
ARTICLES OF THE ESCONDIDO ZONING CODE

APPLICANT: City of Escondido

CASE NO: PL24-0017

WHEREAS, on February 7, 2024, the City Council voted 5-0 to approve the Boards and Commissions Subcommittee recommendation to align with the Comprehensive Economic Development Strategy and City Council Priorities by dissolving the Historic Preservation Commission (HPC) and assigning HPC responsibilities to the Planning Commission, Zoning Administrator, and City Staff with criteria for Certificates of Appropriateness on Major Projects;

WHEREAS, on February 21, 2024, the City Clerk's Office presented City Council with ordinance 2024-03 to amend Chapter 33 (Escondido Zoning Code), Article 40 (Historical Resources), Section 33-791 of the Escondido Municipal Code in an effort to dissolve the HPC;

WHEREAS, on February 21, 2024, the City Council voted 4-0 to adopt Ordinance No. 2024-03, amending the Escondido Zoning Code to dissolve the HPC; and

WHEREAS, the Planning Division staff identified the need to amend Article 40 (Historical Resources) of the Escondido Zoning Code to address the dissolution of the

HPC and assign HPC responsibilities to the Planning Commission, Zoning Administrator, and/or City as well as the need for related amendments to Article 61 (Administration and Enforcement), Article 64 (Design Review), and Article 65 (Old Escondido Neighborhood) (collectively referred to as the “Project”);

WHEREAS, pursuant to CEQA and the CEQA Guidelines (Title 14 of California Code of Regulations, Section 15000 et. seq.), the City is the Lead Agency for the Project, as the public agency with the principal responsibility for approving the proposed Project;

WHEREAS, City staff provided public notice of the application in accordance with City and State public noticing requirements; and

WHEREAS, on March 26, 2024, the Planning Commission held a duly noticed public hearing as prescribed by law, at which time the Planning Commission received and considered the reports and recommendation of the Planning Division and gave all persons full opportunity to be heard and to present evidence and testimony regarding the Project. Evidence was submitted to and considered by the Planning Commission, including, without limitation:

- a. Written information including written and graphical information, and other material;
- b. Oral testimony from City staff, interested parties, and the public;
- c. The staff report, dated March 26, 2024, with its attachments as well as City staff’s recommendation on the Project, which is incorporated herein as though fully set forth herein; and
- d. Additional information submitted during the public hearing; and

WHEREAS, the public hearing before the Planning Commission was conducted in all respects as required by the Escondido Municipal Code and the rules of this Planning Commission.

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of Escondido that:

1. The above recitations are true and correct.

2. The proposed amendments to the Escondido Zoning Code are categorically exempt from further review pursuant to various sections of the California Environmental Quality Act and Article 47 (Environmental Quality) of the Escondido Zoning Code, including but not limited to section 15061(b)(3) also known as the common-sense exemption. The proposed Zone Text Amendments would not, in and of themselves, result in development or any other material change to the environments. Projects seeking to implement the amended provisions would be subject to separate review under the California Environmental Quality Act.

3. After consideration of all evidence presented, and studies and investigations made by the Planning Commission and on its behalf, the Planning Commission makes the substantive findings and determinations attached hereto as Exhibit "A," relating to the information that has been considered. In accordance with the Findings of Fact and the foregoing, the Planning Commission reached a recommendation on the matter as hereinafter set forth.

4. The Planning Commission hereby recommends that the City Council approve the Zone Text Amendment identified herein, and reflected in Exhibit "B" attached hereto.

PASSED, ADOPTED, AND APPROVED by a majority vote of the Planning Commission of the City of Escondido, California, at a regular meeting held on the 26th day of March, 2024, by the following vote, to wit:

AYES: COMMISSIONERS:
NOES: COMMISSIONERS:
ABSTAINED: COMMISSIONERS:
ABSENT: COMMISSIONERS:

Rick Paul, Chair
Escondido Planning Commission

ATTEST:

Veronica Morones, Secretary of the
Escondido Planning Commission

I hereby certify that the foregoing Resolution was passed at the time and by the vote above stated.

Alexander Rangel, Minutes Clerk
Escondido Planning Commission

Decision may be appealed to City Council
pursuant to Zoning Code Section 33-1303

Exhibit “A”

PLANNING CASE No. PL24-0017

FACTORS TO BE CONSIDERED / FINDINGS OF FACT

Environmental Determinations:

1. Pursuant to the California Environmental Quality Act (Public Resources Code section 21000 et. seq.) (“CEQA”), and its implementing regulations (14 C.C.R. § 15000 et seq.) (“CEQA Guidelines”), the City of Escondido (“City”) is the Lead Agency for the project (“Project”), as the public agency with the principal responsibility for approving the Project.

2. The Project qualifies for an exemption from further environmental review pursuant to CEQA Guidelines Section 15061 (b) (“Common Sense Exemption”) and Section 33-922 (c)(1) of Article 47 (Environmental Quality) of the Escondido Zoning Code as it can be seen with certainty that the proposed action consisting of minor municipal code amendments will not have a significant effect on the environment.

The Project also does not trigger any exceptions to the categorical exemption as listed in CEQA Guidelines Section 15300.2.

3. The Planning Commission has independently considered the full administrative record before it, which includes but is not limited to the March 26, 2024, Planning Commission staff report, testimony by staff and the public; and other materials and evidence submitted or provided to it. The administrative record demonstrates that each of the above requirements have been satisfied. No substantial evidence has been submitted that would support a finding that any of the above-described exemption requirements has not been satisfied. The Project will not have a significant effect on the environment and all of the requirements of CEQA have been met.

Zone Text Amendment Determinations (Escondido Zoning Code Section 33-1263)

1. *That the public health, safety and welfare will not be adversely affected by the proposed change;*

The proposed Zone Text Amendment addresses the dissolution of the Historic Preservation Commission, and assigns historic preservation responsibilities to the Planning Commission, Zoning Administrator, and/or City staff. The proposed Zone Text Amendment is consistent with the objectives, policies, and programs within the City’s 2012 General Plan, including consistent with Land Use Zoning Policy 2.1, and Cultural Resources Policies 5.2 and 5.8 in that the proposed Zone Text Amendment streamlines the development process for properties with historic resources while continuing to protect

historic resources as discussed in the Resource Conservation element. Furthermore, the dissolution of the Historic Preservation Commission aligns land development reviews with the City's newly adopted Comprehensive Economic Development Study (CEDS). By transferring historic preservation responsibilities to the Planning Commission, Zoning Administrator and staff, it should lead to a more expeditious approval process. This also aligns with City Council priority to Encourage Housing Development. Therefore, the public health, safety and welfare will not be adversely impacted by the proposed changes.

2. That the property involved is suitable for the uses permitted by the proposed zone;

The proposed Zone Text Amendment does not expand or permit additional uses other than what is already permitted on properties with historic resources. The Zone Text Amendment streamlines, and assign historic preservation responsibilities to Planning Commission, Zoning Administrator, and/or City staff; furthermore, the amendment includes minor text updates to other articles for consistency purposes.

3. That the uses permitted by the proposed zone would not be detrimental to surrounding properties

The proposed Zone Text Amendment does not include the addition of uses that are already permitted under the zoning code.

4. That the proposed change is consistent with the adopted general plan;

As discussed in the Planning Commission staff report (dated March 26, 2024), the proposed Zone Text Amendment would be consistent with the City's 2012 General Plan. The amendment does not impact the existing historic preservation program administered by the City, and the City will continue to maintain the City's Local Register of Historical Places in conformance with General Plan policies. The amendment would continue to protect, rehabilitate, preserve, and maintain historical resources in the City while also aligning the zoning code with the City Council's adopted Comprehensive Economic Development Study (CEDS).

5. That the proposed change of zone does not establish a residential density below 70% of the maximum permitted density of any lot or parcel of land previously zoned R-3, R-4, or R-5 unless the exceptions regarding dwelling unit density can be made pursuant to the provisions set forth in Article 6;

The proposed Zone Text Amendment does not include change of zones that would establish a residential density below 70% of the maximum permitted density of any lot or parcel of land previously zoned R-3, R-4, or R-5 in that the amendment does not involve any change of zone. The proposed Zone Text Amendment does not expand or permit additional uses other than what is already permitted on properties with historic resources. The Zone Text Amendment streamlines, and assign historic preservation responsibilities

to Planning Commission, Zoning Administrator, and/or City staff; furthermore, the amendment includes minor text updates to other articles for consistency purposes.

6. That the relation of the proposed change is applicable to specific plans.

The proposed Zone Text Amendment would only be applicable to the Downtown Specific Plan (DSP) and the South Centre City Specific Plan (SCCP) as those are the only specific plans that contain language regarding Certificates of Appropriateness. The review processes established by the specific plans supersede the requirements of the Escondido Zoning Code; however, those processes would continue to be consistent with the newly established processes through the proposed Zone Text Amendment.

Exhibit "B"

PLANNING CASE No. PL24-0017

ZONE TEXT AMENDMENT

Article 40 (Historical Resources) of Chapter 33 (Escondido Zoning Code) of the Escondido Municipal Code is hereby repealed in its entirety and replaced as follows:

Article 40 HISTORICAL RESOURCES

§ 33-790 Purpose and definitions.

(a) Purpose. It is the purpose and intent of this article to:

- (1) Protect, enhance and perpetuate historical resources, sites, and districts that represent or reflect elements of the city's cultural, social, economic, political, and architectural history for the public health, safety, and welfare of the people of the city;
- (2) Safeguard the city's historical heritage as embodied and reflected in its historical resources, sites, and historical districts;
- (3) Stabilize and improve property values;
- (4) Foster civic pride in the character and accomplishments of the past;
- (5) Strengthen the city's economy by protecting and enhancing the city's attractions to residents, tourists, and visitors and serve as a support and stimulus to business and industry;
- (6) Enhance the visual character of the city by encouraging the preservation of unique and established architectural traditions;
- (7) Promote the use of historical landmarks and districts for the education, pleasure, and welfare of the people of the city;
- (8) Permit historical and archaeological sites to be identified, documented, and recorded by written and photographic means and allow an opportunity for preservation of historical and archaeological sites.

(b) Definitions. Whenever the following terms are used in this article, they shall have the meaning established by this section.

"Alteration" means any exterior change or modification through public or private action of any historical property or resource on the Escondido Historic Sites Survey, local register or located within an historical district, affecting the exterior visual qualities of the property or resource excluding routine maintenance (masonry tuckpointing, cleaning), temporary fixtures (awnings and canopies, signs and plaques, light fixtures, portable spas, steps, and landscape accessories) and maintenance and removal of plantings and nonmature trees. Alteration also includes removal of historical resources such as mature trees and other landscape features identified on the Escondido historic sites survey as well as disturbances of archaeological sites.

"Archaeological site" means an area where remains of man or his and her activities prior to keeping of history are still evident.

"California Register of Historical Resources/California Register" means a state authoritative and comprehensive listing and guide to California's significant historical resources. The California Register is used by state and local agencies, private groups and citizens to identify, evaluate, register and protect California's historical resources. The California Register is administered by the State Historic Resources Commission, and the Office of Historic Preservation.

"Catastrophic event" means an event, such as fire, earthquake or flooding, that is beyond the property owner's ability to control and renders historical resources hazardous. Catastrophic event shall not include improper/insufficient owner maintenance or corrections that can be accomplished through reasonable measures.

"Certificate of appropriateness" means a certificate issued by the Director of Development Services approving alteration, restoration, construction, removal, relocation in whole or in part, consistent with the Secretary of Interior Standards, of or to a property on the local register or to an improvement within an historical district.

"Certificate of Appropriateness (Major)" means a major project that undergoes design review by Planning Commission or city staff prior to issuance of the Certificate of Appropriateness.

"Certificate of Appropriateness (Minor)" means a minor project that undergoes planning administrative review, prior to issuance of the Certificate of Appropriateness.

"Demolition" means any act that destroys in whole or in part an historical resource on the local register or an improvement within an historical district.

"Design Guidelines for Historic Resources" means the guideline/manual adopted by city council Ordinance 91-57 and any subsequent amendments, applicable to any historical resource or any property within an historical district, intended for property owners, design professionals, and city boards and commissions as a design resource, regulatory tool and policy guide.

Escondido Historic Sites Survey. See Survey.

"Façade" means the exterior face of a building that is the architectural front, sometimes distinguished from other faces by elaboration of architectural or ornamental details.

"Fixture" means a decorative or functional device permanently affixed to a site or the exterior of a structure and contributing to its ability to meet historical designation criteria. Permanently affixed shall include, but not be limited to, attachment by screws, bolts, pegs, nails or glue, and may include such attachment methods as rope, glass or leather if such material is integral to the design of the device. Fixtures include, but are not limited to, lighting devices, murals, moldings, leaded glass or other decorative windows and decorative hardware.

"Historical resources" means and includes, but is not limited to, any object, building, structure, site, area, place, sign, outdoor work of public art, landscape feature, record, or manuscript which is historically or archaeologically significant, or is significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of Escondido and listed on the Escondido historic sites survey.

"Historical district" means any area that contains a number of structures or landscape features having a similar character of historic, archaeological, cultural, architectural, community or aesthetic value as part of the heritage of the city, region, state, or nation, and that has been designated pursuant to this article.

"Historic Register Incentives Program" means a program adopted by city council resolution of various incentives intended to encourage and facilitate the preservation, maintenance and appropriate rehabilitation of significant historical resources. The availability of incentives may vary from time to time.

"Historic sign" means a sign that possesses historical, cultural, architectural, or community interest or value associated with the development, heritage or history of the city and that is listed on the Escondido historic sites survey or designated on the local register of historic places.

"Historical site" means any parcel or portion of real property that has special character related to its special historical, cultural, or archaeological feature.

"Historic street markings list" means the list adopted by city council Ordinance 88-57, and any subsequent amendments, identifying the location and name of the historical markings.

"Improvement" means any place, building, structure, landscape feature or object constituting a physical addition to real property or a structure on real property, or any part of such addition or façade excluding routine maintenance such as masonry tuckpointing, cleaning, awnings, signs, plaques, light fixtures, steps, spas, plantings, nonmature tree and landscaping accessories.

"Landscape feature" means any tree or plant life that has been placed, planted or manipulated by man for cultural purposes.

"Local historical landmark" means any historical resource that has been registered as a local historical landmark pursuant to this article because of its outstanding historic, cultural, architectural, archaeological, or community interest or value as part of the development, the heritage or history of the city.

"Local register of historical places" means a local list established by the city council of districts, sites, buildings, uses, landscape features, signs, structures and objects of local, state or national importance that are significant and warrant protection because of their historic, architectural, archaeological, or cultural values. The local register includes local historical landmarks and districts.

"Mature tree" means as defined in Escondido Zoning Code Article 55, Grading and Erosion Control.

"National Register of Historic Places" means a national list of districts, sites, buildings, structures and objects of local, state or national importance that are significant for their historical, architectural, archaeological or cultural values. Properties less than 50 years old ordinarily are not eligible for the Register unless they are of exceptional importance. The Register is administered by the Keeper of the Register, U.S. Department of the Interior, and is the nation's official list of cultural resources worthy of preservation.

"Owner" means the person appearing on the last equalized assessment roll of the County of San Diego.

"Person" means any individual, association, partnership, firm, corporation, public agency or political subdivision.

"Planning Commission" means the planning commission of the City of Escondido as established by Chapter 20 of the Escondido Municipal Code.

"Secretary of the Interior's Standards" means the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings, 1995 Edition, or such later edition as adopted by the city council.

"Street markings" means any street name or stamp in concrete or curbs that denotes the original name of the street or contractor. This definition also includes any historical feature such as horse rings or lamp posts as identified in the Escondido historic survey, and all items identified in the historic street markings list.

"Survey" means the Escondido historic sites survey consisting of an historical resources inventory compiled and maintained by the Zoning Administrator that documents structures, uses, sites, and artifacts that are related to the area's history including all areas within the corporate limits. Resources on the list must be 50 years or older unless the Zoning Administrator deems a younger, exceptional resource worthy of documentation. The inventory was originally completed in March 1984 and is updated as needed. The survey may also include an inventory of archaeological resources. Certain records of archaeological resources may not be subject to public review in the interest of protecting these resources from tampering. Resources listed in the survey are eligible for nomination to the Escondido local register of historical places.

"Zoning Administrator" means the Director of Development Services (Director), or designee, as provided for in Title 7, Chapter 4, Article III (section 65901) of the Government Code.

(Ord. No. 2000-23, § 4, 9-13-00; Ord. No. 2008-16, § 4, 7-16-08; Ord. No. 2018-07R, § 7, 4-18-18)
(Ord. No. 2021-14R, § 4, 3-2-22)

§ 33-792 Establishment of a local register of historical places.

(a) Purpose. The purpose of the local register is to provide a means to preserve, protect and enhance the most significant historical resources within the community, including structures, sites, buildings, uses, and landscape features.

(b) Eligibility. Resources listed on the Escondido historic sites survey are eligible for nomination to the Escondido local register of historical places.

(c) Identification. Local register resources may be identified on-site with an exterior marker displaying pertinent information about the resource. A record of resources on the local register will be kept at the planning division and at the regional information center of the office of historic preservation or other agencies as required.

(Ord. No. 2000-23, § 4, 9-13-00; Ord. No. 2008-16, § 4, 7-16-08)

§ 33-793 Designation of a local historical landmark.

(a) Purpose. The purpose of designating historical landmarks is to provide distinctive recognition of structures, sites, buildings, uses, and landscape features that have outstanding character or historical, archaeological or aesthetic interest or importance as part of the development, heritage, or cultural characteristics of the city.

(b) Eligibility. Resources listed on the local register are eligible for local historical landmark nomination.

(c) Identification. Landmark resources would be identified on-site with an exterior marker displaying pertinent information about the landmark. A record of the landmark resource would also be kept at the planning division and at the regional information center of the office of historic preservation or other agencies as required.

(Ord. No. 2000-23, § 4, 9-13-00; Ord. No. 2008-16, § 4, 7-16-08)

§ 33-794 Procedure and criteria for local register listing or local landmark designation.

(a) Initiation. Any person may nominate an historical resource to the local register or landmark designation. The application shall be made to the planning division on forms provided by the city. Requests for local landmark designation shall include a letter signed by the property owner consenting to the initiation.

(b) Review process.

(1) Upon receipt of an application for local register listing or local landmark designation, the planning division shall notify the property owner and building department of the pending request. No building or demolition permits shall be issued for any alteration to any improvement, fixture, or façade located on a site subject to a request for local register listing or local landmark designation while the matter is pending final decision.

(2) Requests for local register listing or local landmark designation of resources owned by the City of Escondido shall be brought to the city council prior to the Zoning Administrator's decision to list or designate such resource.

(3) The Zoning Administrator shall hold a public meeting. In their review of the request for local register listing or local landmark designation, the Zoning Administrator shall consider the criteria listed in this section.

(c) Criteria. Prior to granting a resource local register or historical landmark status, the Zoning Administrator shall consider the definitions for historical resources and historical districts and shall find that the resource conforms to one or more of the criteria listed in this section. A structural resource proposed for the local register shall be evaluated against criteria number one through seven and must meet at least two of the criteria. Signs proposed for the local register shall meet at least one of the criteria numbered eight through 10. Landscape features proposed for the local register shall meet criterion number 11. Archaeological resources shall meet criterion number 12. Local register resources proposed for local landmark designation shall be evaluated against criterion number 13. The criteria are as follows:

(1) Escondido historical resources that are strongly identified with a person or persons who significantly contributed to the culture, history, prehistory, or development of the City of Escondido, region, state or nation;

(2) Escondido building or buildings that embody distinguishing characteristics of an architectural type, specimen, or are representative of a recognized architect's work and are not substantially altered;

(3) Escondido historical resources that are connected with a business or use that was once common but is now rare;

(4) Escondido historical resources that are the sites of significant historic events;

(5) Escondido historical resources that are 50 years old or have achieved historical significance within the past 50 years;

(6) Escondido historical resources that are an important key focal point in the visual quality or character of a neighborhood, street, area or district;

(7) Escondido historical building that is one of the few remaining examples in the city possessing distinguishing characteristics of an architectural type;

(8) Sign that is exemplary of technology, craftsmanship or design of the period when it was constructed, uses historical sign materials and is not significantly altered;

(9) Sign that is integrated into the architecture of the building, such as the sign pylons on buildings constructed in the Modern style and later styles;

(10) Sign that demonstrates extraordinary aesthetic quality, creativity, or innovation;

(11) Escondido landscape feature that is associated with an event or person of historical significance to the community or warrants special recognition due to size, condition, uniqueness or aesthetic qualities;

(12) Escondido archaeological site that has yielded, or may be likely to yield, information important in prehistory;

(13) Escondido significant historical resource that has an outstanding rating of the criteria used to evaluate local register requests.

(Ord. No. 2000-23, § 4, 9-13-00; Ord. No. 2008-16, § 4, 7-16-08; Ord. No. 2016-15, § 4, 10-26-16)

§ 33-795 Procedure and criteria for rescinding local register or landmark status.

(a) Submittal. Any person may submit a written request to the planning division to remove his or her resource from the local register or to rescind a local landmark designation. The application shall be made on forms provided by the city.

(b) Review. The Zoning Administrator shall hold a public meeting. In their review of the request to remove a local register or landmark designation, the Zoning Administrator shall consider the criteria listed in this section. Upon rescission, any associated Historic Property Preservation Agreement (Mills Act agreement) will be cancelled.

(c) Criteria. The criteria listed in this section shall be used to determine whether to remove a resource from the local register or to rescind its local landmark designation.

(1) New documentation has been presented disproving the properties association with a significant person, event, or pattern of history or any other information upon which the resource was placed on the local register or given landmark status;

(2) Evidence has been presented that the property no longer retains its integrity, meaning that modifications and alterations to the resource have affected its location, design, setting, materials, workmanship, feeling or association that warranted its placement on the local register or its designation as a local landmark.

(Ord. No. 2000-23, § 4, 9-13-00; Ord. No. 2008-16, § 4, 7-16-08; Ord. No. 2016-15, § 4, 10-26-16)

§ 33-796 Historical districts.

(a) Purpose. The purpose of designating historical districts is to provide recognition to an area or site that has several individual structures and improvements that contribute to a special aesthetic, cultural, architectural or engineering interest or value of an historical or archaeological nature.

(b) Eligibility. Any geographically definable area possessing a significant concentration or continuity of sites, buildings, structures, or objects unified by past events, or aesthetically by plan or physical development is eligible for historical district designation.

(c) Zoning applicability. An historical district designation may be combined with any zoning district provided for in this title as an overlay to be shown on the zoning map. Development within an historical district overlay shall be subject to historical preservation provisions as set forth in this article, as well as to the regulations of the underlying zone. Where conflict occurs, the regulations set forth in this article shall apply.

(d) Identification. Markers displaying pertinent information about the district may be placed at various vehicular and pedestrian gateways into the historical district. The boundaries of an historical district may be shown on a zoning map as an overlay zone. A record of historical districts would be kept at the planning division and at the regional information center of the office of historic preservation or other agencies as required.

(Ord. No. 2000-23, § 4, 9-13-00; Ord. No. 2008-16, § 4, 7-16-08)

§ 33-797 Procedure and findings for designating an historical district.

(a) Submittal. Any person may request the Planning Commission to designate a historical district. The request for designation shall be filed with the planning division on forms provided by the City.

(b) Review process.

(1) Initiation process. Upon receipt of a recommendation from the Planning Commission, the city council shall determine whether or not to initiate the designation process.

(2) Designation process. Upon city council initiation:

(A) A minimum of one public neighborhood meeting shall be held during the designation process.

(B) Following the appropriate neighborhood meetings and the completion of research for the district, the Planning Commission shall hold a duly noticed public hearing and shall forward its recommendation to the city council, who shall hold a duly noticed public hearing on the matter. Should the Planning Commission recommend that the area be designated an historical district; the report shall contain the following information:

(i) A map showing the proposed boundaries of the historical district and identifying all structures within the boundaries, contributing or noncontributing;

(ii) An explanation of the significance of the proposed district and description of the historical resources within the proposed boundaries;

(iii) Statements showing how the proposed historical district meets the findings set forth in this section.

(C) In their review of the request to designate a historical district, the Planning Commission and the city council shall consider the criteria listed in this section.

(c) Criteria. The city council may designate an area as an historical district if it finds that the proposed historical district meets all of the following criteria:

(1) The proposed historical district is a geographically definable area possessing a significant concentration or continuity of sites, buildings, structures, or objects unified by past events, or aesthetically by plan or physical development;

(2) The collective historical value of the proposed historical district may be is greater than that of each individual resource;

(3) The proposed designation is in conformance with the purpose of the city's historic preservation provisions set forth in this article and the city's general plan.

(d) Notification of action. No later than five working days after city council action, the city council's decision shall be filed with the city clerk. A notice thereof shall be mailed to the applicant at the address shown on the application and to the owners of properties located within the proposed historical district.

(Ord. No. 2000-23, § 4, 9-13-00; Ord. No. 2008-16, § 4, 7-16-08)

§ 33-798 Permits and permit procedures.

(a) It is unlawful for any person to tear down, demolish, construct, alter, remove or relocate any historical resource or any portion thereof that has been listed on the Escondido Historic Sites Survey, local register, designated a local landmark, or located within an historical overlay district or to alter in any manner any feature of such designated resource without first obtaining a permit in the manner provided in this article. All repairs, alterations, constructions, restorations or changes in use of applicable historical resources shall conform to the requirements of the State Historical Building Code and the Secretary of the Interior's Standards for Rehabilitation.

(b) Unless otherwise exempted in this article, a certificate of appropriateness is required for any new construction, and/or alteration that would affect the exterior appearance of an historical resource listed on the local register, or located within an historical overlay district, including back and sides, as well as street façade, even when a building permit is not otherwise required. Other permits, and/or review by the Planning Commission, may be required as prescribed in this article.

(c) Exemptions. A certificate of appropriateness is not required for routine maintenance (masonry tuck-pointing, and cleaning), installation of temporary fixtures (awnings and canopies, signs and plaques, light fixtures, portable spas, steps, and landscape accessories) and maintenance and removal of plantings and nonmature trees. Nor does this article prevent the construction, reconstruction, alteration, restoration, demolition or removal of any improvement when the city has been satisfied that such action is required for the public safety due to an unsafe or dangerous condition which cannot be rectified through the use of the State Historical Building Code.

(d) Submittal requirements for certificate of appropriateness. An application for certificate of appropriateness shall be filed with the planning division on a form provided by the city.

(e) Review processes. Following the planning division's receipt of a complete application, the director shall determine the appropriate review process as follows:

(1) Minor projects. Minor projects shall be subject to planning division staff administrative review. Minor projects include:

(A) Placement or removal of exterior objects and the restoration and exterior changes to materials (siding, brick, stucco, metal, etc.) and structures including porches (columns, cornices), roofs (covering, change in shape), any painting of exterior surfaces, satellite dishes, solar collectors, freestanding walls, fences and retaining walls, any modifications to historical signs, restoration and exterior changes to architectural details and decorative elements (fish scale, shingles, dentils, shutters), porches (trim, railing, ornamentation), exterior staircases, exterior doors, windows, skylights, mechanical systems (window units, exhaust fans, vents), storm windows and doors, security grilles, and fire escapes.

(B) Improvements and alterations to properties listed on the Escondido Historic Sites Survey outside a historical overlay district shall be subject to staff administrative review to ensure said improvements do

not affect the project's integrity such that they will maintain eligibility their ability to be placed on the local register.

(2) Major projects. Major project shall be subject to design review by the Director of Development Services, or their designee, unless otherwise noted below. Major projects include all new construction (primary structure, out-buildings), additions (including porch enclosures, dormers, etc.), removal, relocation, changes to the site (grading, parking lots, paving), public right-of-way improvements (curb and gutter, sidewalks, street paving, driveways, curb cuts, stamped sidewalk), new freestanding signs, street furniture, and any project requiring a plot plan review.

(A) Major projects for properties located within a historical overlay district, and on the local register are subject to design review by the Planning Commission.

(B) Notwithstanding subsection (A) above, major projects for all other properties within a historical overlay district shall be subject to staff design review prior to a decision by the Director of Development Services, unless it is determined by the Director that the proposed project does not conform to the design guidelines for historic resources and therefore requires design review by the Planning Commission.

(C) Major projects for properties outside a historical overlay district but identified on the local register, shall be subject to staff design review prior to a decision by the Director of Development Services, unless it is determined by the Director that the proposed project does not conform to the design guidelines for historic resources and therefore requires design review by the Planning Commission.

(D) Major projects for properties listed on the Escondido Historic Sites Survey but outside a historic overlay district and not on the local register, shall be subject to staff administrative review to ensure said improvements do not affect a property's integrity such that they would be ineligible for inclusion on the local register at a future time.

(3) Discretionary projects requiring a public hearing. Discretionary projects requiring a public hearing shall be acted on by the ultimate decision maker of the discretionary application.

(f) Notification of action. The determination by planning division staff shall be documented by the issuance of a certificate of appropriateness that outlines the approved work, or a written statement giving the reasons for disapproval.

(g) Appeal. The director's decision may be appealed to the planning commission. Appeals shall be filed within 10 days of notification of action and noticed in accordance with section 33-1303 of this title.

(h) Findings. A certificate of appropriateness may be issued if planning division staff, Planning Commission, or the city council makes the following findings:

(1) All of the following:

(A) The proposed alteration or improvement is consistent with the design guidelines for historic resources,

(B) The action proposed is consistent with the purposes of historical preservation as set forth in this article and with the general plan,

(C) The action proposed retains the historical and/or architectural value and significance of the landmark, historical building, or historical district,

(D) The action proposed retains the texture and material of the building and structure in question or its

appurtenant fixtures, including signs, fences, parking, site plan, landscaping and the relationship of such features to similar features of other buildings within an historical district,

(E) The proposed project is compatible in its location of buildings and structures with the location of the street or public way and the location and arrangement of other buildings and structures in the neighborhood,

(F) If located within an historical district, the proposed project conforms to the design guidelines established for the district; or

(2) The applicant has demonstrated that the action proposed is necessary to correct an unsafe or dangerous condition on the property.

(Ord. No. 2000-23, § 4, 9-13-00; Ord. No. 2008-16, § 4, 7-16-08; Ord. No. 2011-19R, § 5, 1-11-12; Ord. No. 2020-31R, § 6, 1-13-21)

§ 33-799 Incentives for preserving historical resources.

(a) Historic register incentives program. To support the preservation, maintenance and appropriate rehabilitation of historical resources and thus carry out the purposes of this article, the Director of Development Services may develop and recommend incentives for city council adoption. The type and availability of incentives vary from time to time.

(b) Eligible resources. Resources listed on the local register of historical places, including local historical landmarks and properties located within an historical district, may be eligible for incentives.

(c) Submittal requirement. Requests for an incentive shall be filed in writing with the planning division. The request shall include the consent of the owner of the historical resource and information needed to determine whether the resource qualifies for the requested incentive.

(d) Repayment required. Monies granted as an incentive to preserve an historical resource pursuant to this article shall be repaid to the city following the Zoning Administrator's approval to remove the historical designation of said historical resource or the HPC's approval of its demolition.

(e) Authority. City Manager and/or their designee has authority to execute agreements and/or contracts necessary for the historic register incentive programs.

(Ord. No. 2000-23, § 4, 9-13-00; Ord. No. 2008-16, § 4, 7-16-08)

§ 33-800 Duty to keep in good repair.

(a) Maintenance regulations. The owner, lessee, or other person legally in possession of an historical resource on the local register or on the survey within an historical district shall comply with all applicable codes, laws and regulations governing the maintenance of property and shall secure the property against trespassers. Additionally, it is the intent of this section to preserve from deliberate or inadvertent neglect, the exterior features of buildings on the local register or on the survey within an historical district, and the interior portions thereof when such maintenance is necessary to prevent desecration and decay of the exterior. All such buildings shall be preserved against such decay and deterioration and shall remain free from structural defects through prompt corrections of any of the following defects:

(1) Deteriorated or inadequate foundation, defective or deteriorated flooring or floor supports, deteriorated walls or other vertical structural supports;

(2) Members of ceilings, roofs, ceiling and roof supports, or other horizontal members that sag, split, or buckle due to defective material or deterioration;

(3) Deteriorated or ineffective waterproofing of exterior walls, roofs, foundations, or floors, including broken windows or doors;

(4) Defective or insufficient weather protection for exterior wall covering, including lack of paint or other protective covering;

(5) Any fault or defect in the building that renders it not properly watertight or structurally unsafe.
(Ord. No. 2000-23, § 4, 9-13-00; Ord. No. 2008-16, § 4, 7-16-08)

§ 33-801 Demolishing an historical resource.

(a) Demolition permit required. No historical resource shall be demolished prior to obtaining a demolition permit issued pursuant to section 33-802 or 33-803, pertaining to emergency or non-emergency removal of historical resources, respectively.

(b) Status of historical significance designation. In all cases, demolishing a local register resource shall automatically remove the local register and landmark designation unless the Planning Commission determines that the site should be retained for potential monumentation.

(Ord. No. 2000-23, § 4, 9-13-00; Ord. No. 2008-16, § 4, 7-16-08)

§ 33-802 Procedure for obtaining an emergency demolition permit.

(a) Submittal. A request for a demolition permit involving an historic resource that has been subject to a catastrophic event, as defined in this article, shall be submitted in writing to the planning division and shall include the property owner's authorization for submittal.

(b) Review. On a case-by-case evaluation and upon consultation with a minimum of two City staff members, comprised of either the Chief Building Official, Fire Marshal, and/or City Planner, the Director of Development Services may, without a public hearing, issue a permit for a complete or partial demolition of an historical resource if it is determined that the catastrophic event has rendered said resource immediately hazardous and dangerous and/or detrimental to the public health and/or safety as defined in the latest adopted California Building Code or California Housing Law. The Director may request additional documentation from the applicant for evaluation of the historical resource.

(c) Considerations for demolition. In determining the appropriateness of demolishing a resource under this emergency provision, the director of development services shall give consideration to demolishing only those portions of a resource that are immediately hazardous, thereby allowing for the preservation/reconstruction of non-hazardous portions. The director shall also consider whether the damage to the resource is so substantial that it alters the historic character of the resource.

(Ord. No. 2000-23, § 4, 9-13-00; Ord. No. 2008-16, § 4, 7-16-08; Ord. No. 2018-07R, § 7, 4-18-18)

§ 33-803 Procedure and findings for obtaining a nonemergency demolition permit.

(a) Submittal. When staff receives a request for non-emergency demolition of an historic resource, staff shall perform a preliminary assessment to determine if the resource is significant in concert with the city's Environmental Quality Regulations. Staff may employ a registered historian to help make this determination. If the site is determined not to be significant, the demolition permit will be considered at staff level after appropriate environmental review has been publicly noticed and issued and photo documentation to the city's satisfaction has been performed. If the historic resource is determined to be significant or if staff's decision to approve the demolition permit is appealed, an application for a nonemergency demolition permit shall be submitted in writing to the planning division using forms provided by the city.

(b) Review. The Planning Commission and city council shall each hold a duly noticed public hearing prior to the demolition of a significant historic resource. The applicant shall provide, at a minimum, the following items to the satisfaction of the Director of Development Services or designee:

(1) Advertisement of the resource's availability in at least one local newspaper and the San Diego Daily Transcript, published for a minimum period of two weeks prior to the Planning Commission public hearing and/or City Council public hearing;

(2) Research into the feasibility of relocating a significant resource within the community including a licensed contractor's bid for the cost of moving the resource. For structures the research shall include cost of improving the structure to meet relevant building code standards;

(A) In the case of a demolition application involving an income-producing property, whether the owner can obtain a reasonable return from the property without the granting of a demolition permit.

(c) Findings. The city council may approve a demolition request upon making finding number 1, 4, and 5, and either number 2 or 3:

(1) That the City of Escondido's inventory of significant historical resources is not diminished by the demolition of the subject resource, and that there remains in the community a like resource, i.e., use, site, architectural style, or example of an architect's work;

(2) That all feasible economic and physical alternatives to demolition have been evaluated, and that the applicant has shown that there is no alternative left to pursue, other than demolition;

(3) That the continued existence of the historical resource is detrimental to the public health, safety and welfare;

(4) If the property is approved for demolition, the Historical Society and/or other appropriate historic agency has access to the building to retrieve any historic material, and to provide photo documentation of the resources conducted according to Historic American Building Survey (HABS) specifications;

(5) The applicant shall have, or will have a plot plan or development plan approved by the city prior issuance of a demolition permit.

(d) Notification of action. No later than five working days following the city council action, the decision of the city council shall be filed with the city clerk and a notice thereof shall be mailed to the applicant at the address shown on the application.

(Ord. No. 2000-23, § 4, 9-13-00; Ord. No. 2003-35, § 4, 12-3-03; Ord. No. 2008-16, § 4, 7-16-08; Ord. No. 2018-07R, § 7, 4-18-18; Ord. No. 2018-20, § 7, 11-28-18)

§ 33-804 Enforcement and penalties.

(a) Abatement. The procedures set forth in Chapter 6, Article 7 of the Escondido Municipal Code governing unsafe, dangerous or substandard buildings, whether in commercial or residential use, shall be applicable to any violations of sections 33-800 and 33-801.

(b) Misdemeanor. It is unlawful for any person or entity to maintain any building or demolish a historical resource listed on the local register or on the survey within an historical district in violation of sections 33-800 and 33-801, respectively. Any such violation constitutes a misdemeanor punishable as set forth in Section 1-13 of the Escondido Municipal Code. Each day of violation constitutes a separate offense and may be separately punished. The chief building official and code enforcement officer are authorized to

exercise the authority in California Penal Code Section 836.5 and to issue citations for violation of this section.

(c) Additional remedies.

(1) In addition to any other remedies provided herein, any violation of this chapter may be enforced by civil action brought by the city. Remedies under this chapter are in addition to and do not supersede or limit any and all other remedies, civil or criminal. The remedies provided for herein are cumulative and not exclusive. In any such action, the city may seek as appropriate, one or both of the following remedies:

(A) A temporary or permanent injunction, or both;

(B) Assessment of the violator for the costs or any investigation, inspection, or monitoring survey that led to the establishment of the violation, and for the reasonable costs of preparing and bringing legal action under this subsection; and

(2) In addition to any other remedies provided herein, in the event an historic resource is completely demolished in violation of this chapter, a penalty may be imposed in which no building or construction related permits shall be issued for the property upon which the demolition took place, for a period of three years from the date of demolition. Said penalty shall be enforced by civil action filed by the city attorney and adjudicated by a court of competent jurisdiction. A demolition shall be presumed to have occurred on the date that the city had actual knowledge of the demolition.

(Ord. No. 2000-23, § 4, 9-13-00; Ord. No. 2008-16, § 4, 7-16-08)

§ 33-805 Historic Street markings.

(a) In order to preserve the integrity of historic street markings throughout the City of Escondido, the following procedures shall be followed:

(1) The current and proposed locations of the existing historic street marking shall be clearly noted on the improvement plan. If neither improvement plans nor a site development review plan is required for the development, the applicant shall submit a letter and location map to the planning division 10 days prior to the construction of any new improvements. The planning division shall review the request and inform the appropriate departments of the restrictions.

(2) In addition, a one-thousand-dollar (\$1,000.00) security bond shall be submitted to the engineering division prior to building permit issuance to ensure that the street marking is properly preserved.

(3) Efforts shall be made to preserve a marking in its original location. However, if the director of community development concurs that no other alternative exists but to relocate the marking, the applicant shall:

(A) Saw-cut the entire street marking out in one piece and reinstall it as part of the new walk as close as possible and within context of its original location; or

(B) Saw-cut the entire street marking out in one piece and reinstall it adjacent to the new walk as close as possible and within context of its original location.

(4) The planning division shall review the request and inform the appropriate departments of the restrictions. The public works department will ensure that the work is correctly done during reconstruction of the curb, gutter, sidewalk and sidewalk pattern.

(Ord. No. 2000-23, § 4, 9-13-00; Ord. No. 2008-16, § 4, 7-16-08; Ord. No. 2018-07R, § 7, 4-18-18)

§ 33-806 Public notification.

Unless otherwise specified in this article, notices of public hearings held pursuant to this article shall be published and mailed in accordance with section 33-1300(a) and (c) of this title.

(Ord. No. 2000-23, § 4, 9-13-00; Ord. No. 2008-16, § 4, 7-16-08)

§ 33-807 through § 33-809. (Reserved)

Article 61 (Administration and Enforcement)

Section 33-1319 (Powers and duties and procedure) of Division 9 of Article 61 of Chapter 33 of the Escondido Municipal Code is hereby amended and a new subsection, (a)(9), is hereby added as follows:

33-1319 Powers and duties and procedure.

(a) The zoning administrator is authorized to consider and approve, disapprove or modify applications and/or issue use permits, for requests that include, but are not limited to:

- (1) Minor conditional use permits as defined in Division 1 of this article;
 - (2) Minor conditional use permits for non-residential parking pursuant to section 33-764 of Article 39;
 - (3) Variances as defined in Division 2 of this article;
 - (4) Reasonable accommodation as provided in Division 5 of this article;
 - (5) Grading exemptions not associated with a discretionary project pursuant to section 33-1066(d) of Article 55;
 - (6) Proposed modifications to an approved precise development plan pursuant to section 33-411 of Article 19;
 - (7) Time extensions for maps and permits, except those maps and permits initially approved by the director as specified in this article and Chapter 32, upon submittal of a written request for an extension request, justification statement, and payment of all required application fees;
 - (8) Comprehensive sign programs as specified in section 33-1392(c) of Article 66;
 - (9) Listing and removal of historical resources on the City of Escondido Local Register of Historical Places pursuant to section 33-794 of Article 40.
- (b) The zoning administrator is authorized to consider and adopt a negative declaration or mitigated negative declaration, prepared pursuant to CEQA and Article 47 of this chapter, upon completion of the CEQA public review period, for administrative projects that do not require a public hearing.
- (c) The zoning administrator shall have the power to adopt all rules and procedures necessary for the conduct of the administrator's business.
- (1) The zoning administrator shall schedule public hearings as needed.
 - (2) The zoning administrator shall hold a hearing, issue a notice of intended decision, or take an administrative action on an application as required pursuant to this chapter for the specific type of request.
 - (3) The decisions of the zoning administrator shall be filed in the planning division and a copy provided to the applicant at the address shown on the application.
 - (4) Actions of the zoning administrator may be appealed to the planning commission

Article 64 (Design Review)

Article 64 of Chapter 33 of the Escondido Municipal code is hereby amended and a new Section, 33-1370, is hereby added as follows:

Section 33-1370 Design review in Historic Overlay districts

Any and all references to the design review process in any adopted historic overlay district shall be reviewed by the planning commission or city staff, and shall be subject to rules and procedures outlined in Article 40, Historical Resources.

Article 65 (Old Escondido Neighborhood)

Section 33-1381 (Appeal) of Article 65 of Chapter 33 of the Escondido Municipal code is hereby repealed in its entirety and replaced as follows:

§ 33-1381 Appeal.

Staff review decisions may be appealed to the Planning Commission. Planning Commission decisions may be appealed to city council pursuant to section 33-1303 of this zoning code.

(Ord. No. 91-58, § 1, 12-18-91; Ord. No. 2011-19R, § 5, 1-11-12)



STAFF REPORT

DATE: 03/26/2024

PL23-0411 – Short-Term Rental Ordinance

PROJECT NUMBER / NAME: PL23-0411 / Short-Term Rental Ordinance

REQUEST: Review an Ordinance of the City of Escondido to allow short-term rentals to operate within the City, including amendments to the Escondido Municipal Code Chapter 16 (Business Licenses) for processes, procedures, administration and enforcement and Escondido Municipal Code Chapter 25 (Taxation) for collection of Transient Occupancy Tax. Advise the City Council of any land-use considerations and/or recommendations associated with the draft ordinance.

PROPERTY SIZE AND LOCATION: CityWide

APPLICANT: City of Escondido

GENERAL PLAN / ZONING: N/A

PRIMARY REPRESENTATIVE: Jennifer Schoeneck,
Director of Economic Development

DISCRETIONARY ACTIONS REQUESTED: N/A

PREVIOUS ACTIONS: N/A

CEQA RECOMMENDATION: Categorical Exemption – CEQA Guidelines Section 15061(b)(3)(Common Sense Exemption)

STAFF RECOMMENDATION: None

REQUESTED ACTION: Review and advise

CITY COUNCIL HEARING REQUIRED: YES NO

REPORT APPROVALS: Christopher McKinney, Director of Development Services

Veronica Morones, City Planner



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BACKGROUND

The City of Escondido Municipal Code (EMC) does not regulate short-term rentals (i.e., rentals of 30-days or less). Because such regulation does not exist within the EMC, such use is technically not permitted within the City. In September 2022, City Council directed City staff to identify and evaluate existing conditions of short-term rental activity within the City and subsequently draft a new Short-Term Rental Ordinance (“Project”). City staff conducted a request for proposal (RFP) process to procure a consultant to assist with such endeavor. City staff selected the consultant Granicus (“Consultant”) to support the Project. Through assessment of existing conditions, City staff and the Consultant identified approximately 181 total short-term rental listings within the City for which the City does not collect or receive transient occupancy tax (TOT) (i.e., revenues). During the Project, the City conducted robust community outreach and presented the Project findings to the Economic Development Subcommittee (“Subcommittee”) for feedback. In March 2024, the Subcommittee instructed staff to move the draft ordinance forward for adoption.

Community Outreach: On June 7, 2023, the City, in partnership with the Consultant, launched a short-term rental website and released a community survey to gauge sentiment about short-term rental regulation. Stakeholders provided 179 survey responses to-date (Attachment 1). Such stakeholders may include members of the general public, short-term rental advocates and/or existing operators, business owners, property owners, and others. On November 7, 2023, City staff presented to the Subcommittee in an effort to obtain additional community feedback. At this meeting, attendees shared their thoughts and concerns regarding the proposed regulation and draft ordinance. On March 4, 2024, City staff presented a revised draft of the proposed ordinance to the Subcommittee in response to the community feedback received at the prior Subcommittee meeting. The Subcommittee provided no further comment on the draft ordinance in its current form, and approved moving the item to the Planning Commission for their review and recommendations to City Council.

SUMMARY OF REQUEST

City Staff requests the Planning Commission review the draft ordinance and advise the City Council on any and all land-use considerations and/or recommendations pertaining to the proposed Short-Term Rental Ordinance (“Ordinance”). The request before the Planning Commission does not entail any amendments to Chapter 33 (Zoning) of the EMC and does not require any planning-related permits for approval. Therefore, the Planning Commission’s role is advisory to the City Council on the portions of the Ordinance that pertain to land-use. While the Planning Commission may review the Ordinance in full, examples of land-use-related Ordinance elements include but are not limited to language in Section 16.8.050 (Eligibility) and Section 16.8.080 (Operational Requirements) of the draft document (Attachment 2).

SUPPLEMENTAL DETAILS OF REQUEST

The proposed Ordinance would create a framework to regulate short-term rentals within the City, including the following:

- Short-term rental registration (e.g., license and permit) process for hosts;
- Short-term rental regulatory requirements and performance standards;
- Code compliance reporting process for residents and/or visitors;
- Short-term rental permit revocation process; and
- Process for the collection of permit fees and taxes.



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The proposed Ordinance would modify Chapter 16 (Licenses and Business Regulations Generally) and Chapter 25 (Taxation) of the EMC, as described below.

Chapter 16 – Licenses and Business Regulations Generally

Chapter 16 of the EMC provides for regulation of business within the City and directives for administration of Business Licenses through the City’s Economic Development Department. The proposed Ordinance would be added under Chapter 16 (Licenses and Business Regulations Generally) in the form of a new article, Article 8 (Short Term Rentals). Covered topics under the new article would include Purpose, Definitions, Permits Required for Operation, Eligibility, Application and Processing Requirements, Expiration and Renewal, Operational Requirements, Recordkeeping Duties, Violations, Revocation, and Severability.

Chapter 25 – Taxation

Chapter 25 of the EMC governs taxation within the City and is administered by the Finance Department. Draft modifications to Chapter 25’s topical areas include Definitions, Tax Administrator’s Regulations, Transient Occupancy Registration Certificate, Tax Rate; Collection; Payment, Operator Duties, Reporting, Remitting Tax, Violations, Penalties, Remedies Cumulative, Tax Assessment; Hearing, Appeal; Payment Under Protest; Registration Certificate Revocation, Records Retention; Inspection; Cost Recovery; Refunds; Actions to Collect Taxes and Enforcement of Liens, Business Termination, Duty of Successor of Operator, Confidentiality, Notice, and Severability.

PROJECT ANALYSIS

1. General Plan Conformance:

a. Land use

The proposed Ordinance would provide a mechanism for regulation consistent with Chapter II – Land Use and Community Form Section E.2 of the General Plan, which is concerned with the protection, preservation, and revitalization of residential neighborhoods. By implementing a Short-Term Rental Ordinance, the City is able to ensure that quality of life and safety are not negatively impacted by unregulated uses in residential neighborhoods. Further, the adoption of the Ordinance would be consistent with Chapter VI, the Community Protection Element of the General Plan, which refers to the protection of life, safety, and property through regulation enforcement.

b. Housing Element and “No Net Loss”

The City is taking steps to encourage, promote, and facilitate the development of housing consistent with policies 1.1 and 2.1 of the Housing Element of the General Plan, while accommodating the City’s share of regional housing needs, consistent with Government Code section 65584. No Net Loss Law (Government Code section 65863) ensures development opportunities remain available throughout the planning period to accommodate a jurisdiction’s Regional Housing Needs Allocation (“RHNA”), especially for lower- and moderate-income households. In general, jurisdictions cannot approve new housing at significantly lower densities or at different income categories than was projected in the Housing Element without making



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specific findings and identifying other sites that could accommodate these units and affordability levels “lost” as a result of the approval. The so-called “no net loss” provisions apply when a site is included in the jurisdiction’s Housing Element’s inventory of sites and is either rezoned to a lower residential density or is approved at a lower residential density than shown in the Housing Element. (Gov’t Code § 65863(b).)

The proposed Ordinance would apply to sites listed on the Suitable Sites Inventory (Appendix B of the City’s sixth cycle housing element). However, the Project includes draft language that regulates the type of residential unit that may qualify for a short-term rental permit and license. The draft Ordinance includes language that prohibits short-term rentals for those units that are deemed ineligible, as defined in Section 16.8.030, which includes those units created under Government Code sections 65852.21 (i.e., SB 9 units), 65915-65918 (i.e., density bonus units), and any accessory and junior accessory dwelling units as defined under 65852.2. It also would prohibit short-term rentals in any deed-restricted or income-restricted unit, and limit the number of short-term rentals in multi-family developments so as to inhibit oversaturation of units within a multifamily housing development.

2. Zoning or Specific Plan Conformance:

- a. The operation of Short-Term Rentals within the City will not alter the residential nature and use of the subject properties in residential zones and Specific Plan Areas designated for residential uses. While Short-Term Rentals are business operations regulated through licensing, the proposed use under these permits would be required to conform to the performance standards and regulations for residential zones, as stipulated in the Ordinance. Operators and guests of Short-Term Rentals would be subject to all City ordinances that currently govern residential uses. Further, the Ordinance would require separation distances and enact limitations on the number of short-term rentals within a multifamily development in an effort to limit oversaturation.

FISCAL ANALYSIS

The adoption of a Short-Term Rental Ordinance creates an opportunity for increased Transient Occupancy Tax (TOT) revenue to the City’s General Fund. The estimated potential TOT collection from regulating these activities is \$300,000 per year. Should the City Council adopt the Ordinance, City staff would solicit bidders for a short-term rental online platform so that the applicants may apply for the required short-term rental permit and license online and pay their TOT. Because the City has not yet procured an online platform, the cost for such a platform is unknown, at this time.

ENVIRONMENTAL ANALYSIS

The Project is categorically exempt pursuant to California Environmental Quality Act (CEQA) Guidelines section 15061(b)(3) - Common Sense Exemption. This exemption applies to projects where there is no possibility that the activity in question would have a significant effect on the environment, and the activity is not subject to CEQA. The proposed Ordinance entails regulations that do not change the residential nature or use of the property, only the length of time that an occupant stays.



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Item 4.

PUBLIC INPUT

As discussed earlier in this report, staff solicited public input through an online survey on a city-managed website (EngageEscondido.org), which was launched on June 27, 2023, and was promoted through the City's social media platforms and newsletters. Through this survey, 179 responses were gathered. A copy of all survey responses is attached as Attachment "1". Additionally, City staff presented the draft Ordinance and a subsequent revision to the Economic Development Subcommittee during two separate public meetings, which included attendance and feedback by stakeholders.

The City opted to notice this current business item by publishing such notice in the Escondido Times Advocate consistent with the noticing requirements outlined in Division 6 (Public Hearings, Notices, Fees and Appeals) of the Escondido Zoning Code. As of the publishing of this staff report, City staff received two public comments on this item, a copy of which are enclosed as Attachment "3".

CONCLUSION AND RECOMMENDATION

City staff requests the Planning Commission review the proposed Ordinance and provide land-use-related considerations and/or recommendations to the City Council, for their ultimate decision. Approval of this Ordinance will allow the City to regulate Short-Term Rental activity and collect Transient Occupancy Tax for such operations.

ATTACHMENTS

1. Short-Term Rental Survey Responses/Summary of Essay Responses
2. Draft Short Term Rental Ordinance
3. Public Correspondences

Short Term Rental Survey

SURVEY RESPONSE REPORT

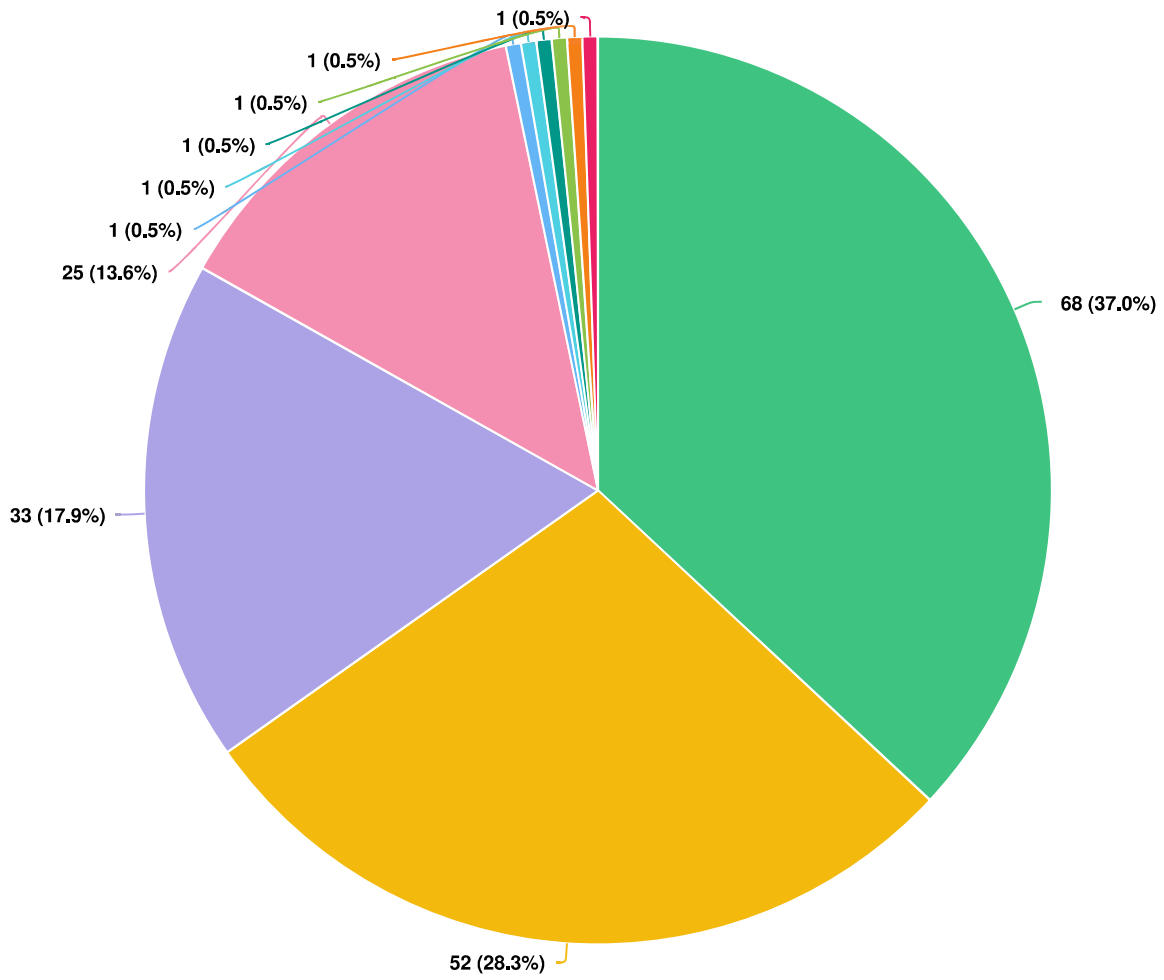
27 June 2023 - 13 March 2024

PROJECT NAME:
Short Term Rentals



REGISTRATION QUESTIONS

Q1 | ZIP Code



Question options

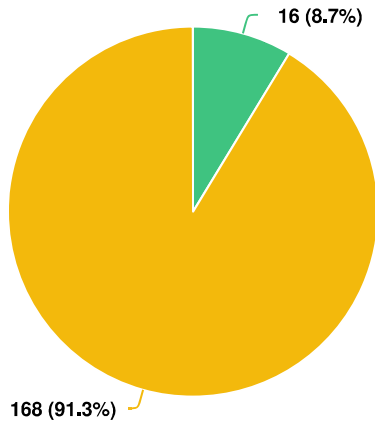
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- Escondido, CA 92025
- Escondido, CA 92027
- Escondido, CA 92026
- Valley Center, CA 92082
- Fallbrook, CA 92028
- San Marcos, CA 92069
- Palomar Mountain, CA 92060
- Del Mar, CA 92014
- San Diego, CA 92131

Mandatory Question (184 response(s))
Question type: Region Question



SURVEY QUESTIONS

Q1 Do you operate a short-term rental in the City of Escondido?

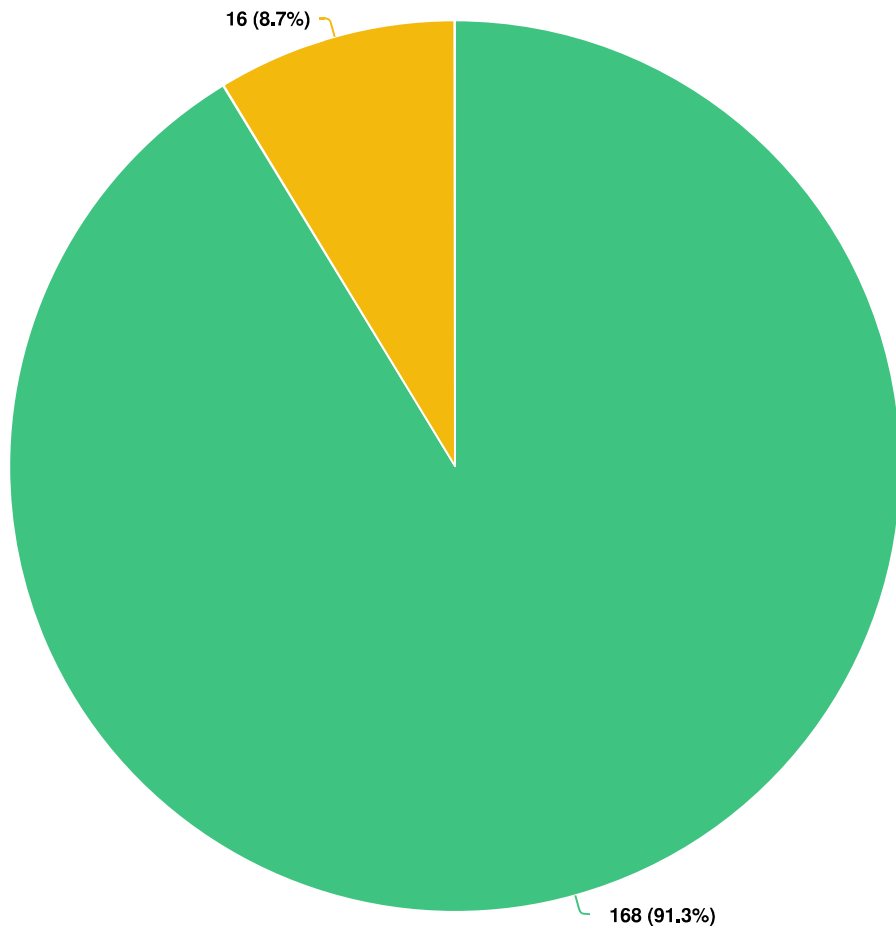


Question options

- Yes
- No

*Optional question (184 response(s), 0 skipped)
Question type: Radio Button Question*

Q2 Are you a resident of the City of Escondido?

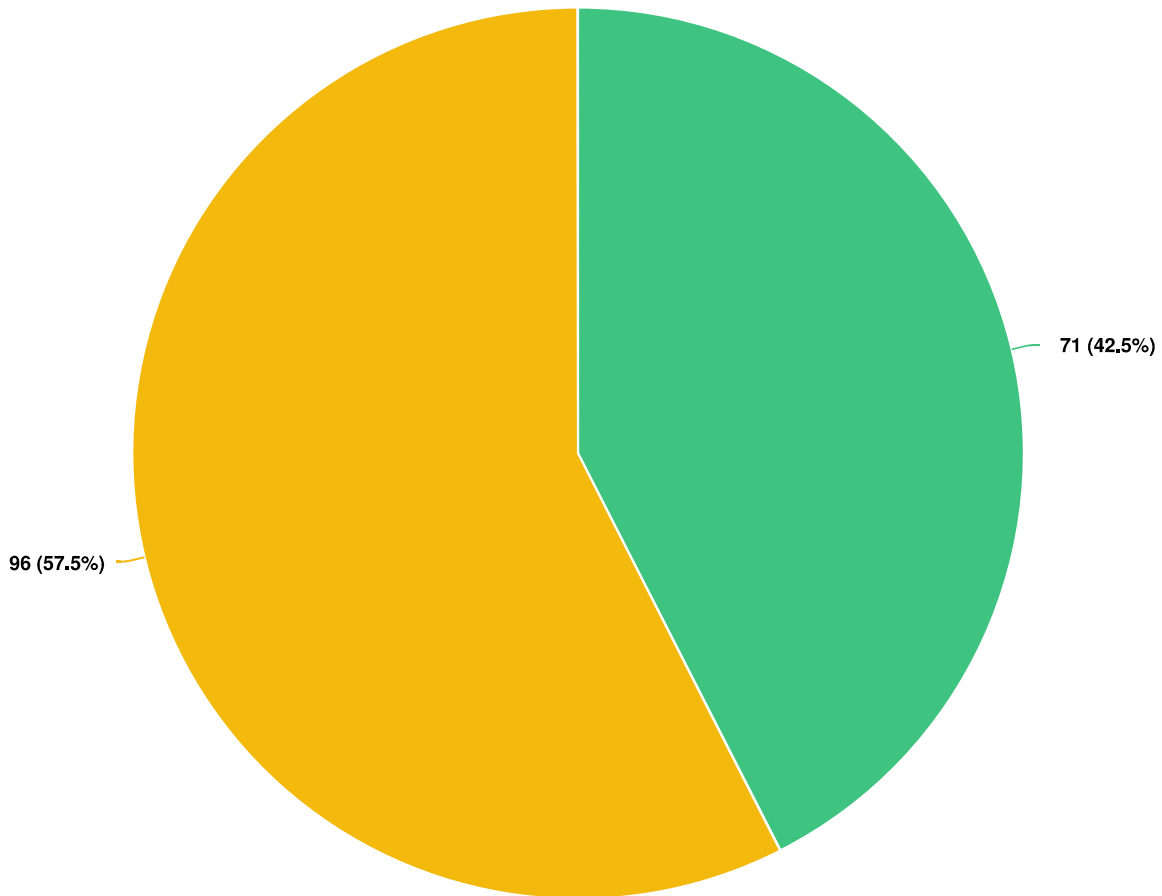


Question options

- Yes
- No

Optional question (184 response(s), 0 skipped)
Question type: Radio Button Question

Q3 Have you had any complaints or issues with short-term rental properties in your neighborhood?



Question options

- Yes
- No

Optional question (167 response(s), 17 skipped)
Question type: Radio Button Question

Q4 | What policies are most important to you in the City's short-term rental regulations?

| OPTIONS | AVG. RANK |
|--|-----------|
| Noise limits and quiet hours | 3.28 |
| Occupancy limits | 4.93 |
| Notifications to neighbors when a short-term rental permit is issued with owner contact information | 5.11 |
| Restrictions on the use of a short-term rental for residential uses, e.g. a prohibition on events such as wedding receptions | 6.03 |
| Parking | 6.57 |
| Maximum time for an owner or agent to respond to complaints | 6.85 |
| Contact information clearly displayed on a short-term rental unit | 6.94 |
| Fines and enforcement | 7.22 |
| Reporting of complaints | 7.45 |
| Minimum duration of stay requirements | 7.58 |
| Trash | 7.75 |
| Safety requirements | 7.97 |
| Requirements that an owner or agent check-in guests | 8.15 |
| Other (please describe in the next question) | 8.64 |

*Optional question (171 response(s), 13 skipped)
Question type: Ranking Question*

There is a wide range of opinions and concerns regarding short-term rentals (STRs) in Escondido. Here's a summary of the main points expressed:

1. **Support for STRs:**

- Some respondents believe that allowing STRs will bring in more revenue for the city and support the local economy.
- They argue that Escondido has much to offer visitors and becoming a destination place would prompt action to maintain the city's attractiveness and integrity.

2. **Regulation and Concerns:**

- Many respondents advocate for regulations to address various concerns such as noise, safety, parking issues, and the impact on residential neighborhoods.
- Suggestions for regulations include obtaining contact information for guests, zoning considerations, occupancy limits, quiet hours enforcement, and distinguishing between individual owners and corporate investors.
- Concerns were raised about the negative impact on housing affordability, disruption to communities, property values, and safety, especially in neighborhoods with schools or families.
- Some suggest limits on the number of STRs per area or neighborhood and stricter enforcement measures for noise and behavior violations.
- There are calls for differentiation between whole-property rentals and rentals of rooms within owner-occupied residences.

3. **Opposition to STRs:**

- Some respondents outright oppose STRs, citing concerns about the housing shortage, neighborhood disruption, decreased property values, and commercial activities in residential areas.
- Calls for outright bans on STRs, especially in single-family residential neighborhoods, were expressed.

4. **Revenue Generation and Taxes:**

- Some suggest taxing STRs to generate revenue for the city, addressing deficits, and funding other issues like affordable housing.
- Concerns were raised about fairness in taxing individual owners compared to larger corporations.

5. **Desire for Local Input and Control:**

- Several respondents emphasized the importance of community input in decisions regarding STR regulations, suggesting options like neighborhood voting or notification of STR permits.

6. **Enforcement and Accountability:**

- There are concerns about the effectiveness of enforcement and the accountability of property owners and rental agencies in addressing complaints and violations.
- Calls for strict enforcement measures, including fines and penalties, were made to deter disruptive behavior and ensure compliance with regulations.

7. General Sentiments:

- Some respondents feel that STR regulations should not overly restrict property owners' rights, while others prioritize neighborhood peace and safety over individual property rights.
- Concerns were raised about the potential negative impact of STRs on the character and quality of life in residential neighborhoods.

Chapter 16 Article 8 SHORT-TERM RENTALS

Escondido, California Municipal Code

16.8.010 Title.

16.8.020 Purpose.

16.8.030 Definitions.

16.8.040 Permits required for operation.

16.8.050 Eligibility.

16.8.060 Application and processing requirements.

16.8.070 Expiration and renewal.

16.8.080 Operational requirements.

16.8.090 Recordkeeping duties.

16.8.100 Violations.

16.8.110 Revocation.

16.8.120 Severability.

16.8.130 Effective date.

16.8.010 Title.

This Article shall be referred to as the “Short-Term Rental Ordinance.”

16.8.020 Purpose.

The purpose of this article is to regulate privately-owned residential dwellings within the City used as short-term rental units, ensure that transient occupancy taxes (TOT) are paid and collected, and minimize the potential negative effects of short-term rental units on surrounding residential neighborhoods.

The City reserves the right to change the regulations provided in this article at any time, including discontinuing the issuance of short-term rental unit permits, notwithstanding any impacts to existing or future short-term permit holders. Anyone accepting a short-term rental unit permit pursuant to this article acknowledges and accepts that possibility.

16.8.030 Definitions.

For the purposes of this article, the following words and phrases shall have the meaning ascribed to them by this section:

“Advertisement” shall mean, in addition to the Advertisement definition described in Chapter 16, section 16-3, any online or Internet-based offer or solicitation of short-term rental activity.

“Apartment” shall mean a rented room or set of rooms that is part of a multifamily building and is used as a place to live.

“Bedroom” shall mean a part or division of a residential building enclosed by walls, floor, and ceiling intended and designed for sleeping.

“Condominium” shall mean those residential units consisting of an undivided interest in common in a portion of real property coupled with a separate interest in a space called a unit, including those units governed by Article 49, Air Space Condominium and Community Apartment Projects of Chapter 33, Zoning of the Escondido Municipal Code.

"Guest" or "Transient" shall mean any person who exercises occupancy or is entitled to occupancy by reason of concession, permit, right of access, license or other agreement for a period of thirty consecutive calendar days or less, counting portions of calendar days as full days. Any such person so occupying space in a home shall be deemed to be a transient until the period of thirty days has expired unless there is an agreement in writing between the host and the guest providing for a longer period of occupancy. In determining whether a person is a transient, uninterrupted periods of time extending both prior and subsequent to the effective date of the ordinance codified in this article may be considered.

"Host" shall mean an owner of a dwelling unit who rents their residence for transient occupancy.

"Hosting platform" shall mean a business or person that provides a means through which a host may offer a dwelling unit, or portion thereof, for home-sharing. A hosting platform is usually, though not necessarily, provided through an internet-based platform. It generally allows a property owner or tenant to advertise the dwelling unit through a website provided by the hosting platform and provides a means for potential guests to arrange short-term rentals, whether the guests pay rent directly to the host or to the hosting platform.

"Ineligible Units" shall mean accessory dwelling units (ADUs) or junior accessory dwelling units (JADUs); units created utilizing an SB9 application; inclusionary housing or other income-restricted housing units; or any other ineligibility based on state law.

"Multi-family housing development" shall mean a building designed for multiple dwelling unit occupancy. Units in multi-family housing developments are not classified as single-unit attached structures.

"Responsible contact person" shall mean a person, either the short-term rental owner or their designee, who will be available twenty-four (24) hours per day to accept telephone calls regarding the short-term rental when occupied and who will have the duty to respond within one hour.

"Short-term rental" shall mean all or any portion thereof of a residential dwelling unit which is advertised or held out to the public as a place regularly rented for dwelling, lodging or sleeping purposes to one party with a duration of occupancy of thirty (30) consecutive days or less. Hotels, motels, and other land uses explicitly defined and regulated in the Municipal Code separately from short-term rentals are not considered to be short-term rentals.

"Short-term rental permit" shall mean a permit for a short-term rental unit.

"Transient occupancy tax" shall mean the tax levied by the City in accordance with Chapter 25 Article 4 of the Municipal Code. This tax is levied upon individuals or businesses engaged in the rental of sleeping accommodations to the public.

16.8.040 Permits required for operation.

- A. A host must obtain the following types of permits prior to advertising or renting any privately-owned residential dwelling to any transient for a period of (30) consecutive days or less:
 - a. An Escondido business license as required by Chapter 16 section 16-16 and 16-17;
 - b. Short-term rental permit as required by this article;
 - c. Transient occupancy tax registration certificate as required by Chapter 25 section 25-77.

16.8.050 Eligibility.

- A. Short-term rentals may be permitted in single-family detached, duplex, two-family, and three-family dwelling units, and townhomes.

- B. Short-term rentals may be permitted on properties with multiple dwelling units, apartments, and condominiums with the following limitations:
- a. For multi-family housing developments of 2 to 50 units: 1 short-term rental permit;
 - b. For multi-family housing developments of 51 to 99 units: 2 short-term rental permits;
 - c. For multi-family housing developments of 100 units or more: 2% of total units or 5 short-term rental permits, whichever is fewer;
 - d. A maximum of 25 short-term rental permits shall be issued citywide for units in multi-family housing developments. The City shall maintain a waiting list on a first-come, first-served basis if the number of short-term rental permit applications exceeds 25;
 - e. A short-term rental shall be included in calculating the total number of units for the purpose of determining allowable short-term rentals in a multifamily development. ADUs, inclusionary housing, or any other unit that is precluded from being used as a short-term rental may not be counted toward the total allowable number of units.
- C. The total number of short-term rental permits shall be limited to a maximum of 2 percent of the total housing units within the City of Escondido. The City or its designee shall maintain a waiting list if the number of short-term rental applications exceeds this percentage.
- D. No short-term rental permit shall be issued for any housing unit if the unit's parcel is within 500 feet of a parcel with a currently permitted short-term rental unit. Distances shall be measured from the closest property line of the property containing the currently permitted short-term rental unit to the closest property line of the proposed short-term rental unit measured using the Escondido Geographic Information System.
- E. Short-term rentals shall not be permitted in Ineligible Units.
- F. This article is not intended to allow any residential property owner to violate any private conditions, covenants, and restrictions applicable to the owner's property that may prohibit the owner from using their property as a short-term rental unit, as defined in this article.

16.8.060 Application and processing requirements.

- A. **Business Licenses.** To apply for a business license, a host shall file an application with the City as provided for in Chapter 16 (Licenses) and obtain a transient occupancy registration certificate as required in Chapter 25 Article 4 (Transient Occupancy Tax).
- B. **Short-Term Rental Permit.** To apply for a short-term rental permit, a host shall file an application on a form provided by the City including the following information:
- a. The name, address, valid email address, and telephone number of the owner of the subject short-term rental unit, and documentation showing proof of ownership;
 - b. The address of the proposed short-term rental unit;
 - c. The number of bedrooms and the applicable occupancy limit of the proposed short-term rental unit;
 - i. The permitted occupancy for a short-term rental dwelling unit shall be two guests per bedroom plus two additional guests;
 - d. The name, address, valid email address, and telephone number of the designated responsible contact person who will be available twenty-four (24) hours per day to accept telephone calls regarding the short-term rental when occupied and the ability to respond within one hour, if different than the owner;
 - e. A signed acknowledgement by the applicant that:

- i. The short-term rental unit is legally permitted and meets the Fire and Building Code standards for a habitable unit;
 - ii. The space used for short-term rental meets or exceeds fire and life safety requirements, including installation of smoke and carbon monoxide detectors, and adequate means of egress;
 - iii. The City can examine all places of business in the City to ascertain whether the provisions of this article have been complied with, as described in Chapter 16 section 16-232;
 - iv. The host has current and valid insurance that explicitly covers short-term rental activity;
 - v. The host shall adhere to the short-term rental regulations listed in this article; and
 - vi. The unit being rented is not an Ineligible Unit.
- C. A short-term rental permit application shall be accompanied by payment of an application processing fee established by resolution of the City Council.
- D. Within thirty (30) days of a change of property ownership, change of operator, or any other change in material facts pertaining to the information contained in the short-term rental permit or as outlined in Chapter 16 section 16-16 and 16-17, the host shall submit an application and requisite application fee for a new short-term rental permit, if continued short-term rental is desired, prior to continuing to rent the subject unit as a short-term rental unit.
- E. A short-term rental permit shall not be issued or renewed if there are unresolved City code compliance cases, outstanding City fines or fees, or City liens on the property.
- F. Short-term rental permit renewals are subject to any intervening changes in this article and renewal shall be denied if the short-term rental no longer qualifies under the requirements of this article, unless specifically exempted therefrom.
- G. The City will conduct an inspection of the short-term rental unit prior to issuing a new permit and prior to issuing any renewal permit, as described in Chapter 16 section 16-232.
- H. A short-term rental permit application may be denied if the host has had a prior short-term rental permit suspended or revoked, or if, under a prior short-term rental permit, the host violated any of the short-term rental regulations listed in this article.
- I. Appeals of permitting decisions shall be done in accordance with Chapter 16 Article 5.

16.8.070 Expiration and renewal.

- A. A short-term rental permit is valid for the same duration as the associated business license. It may not be transferred, does not run with the land, and is valid only at the original short-term rental site. The short-term rental permit shall automatically expire upon sale or transfer of the property. No registration may be assigned, transferred, or loaned to any other person or entity.
- B. A short-term rental permit may be renewed if the host meets the following renewal requirements:
- a. Payment of registration renewal fees and all required transient occupancy tax remittance associated with the short-term rental unit. The host shall submit such information concerning the short-term rental activity as may be required to enable the Finance Department to verify the amount of tax paid;
 - b. Does not have any outstanding violations pertaining to this article;
 - c. Documents and provides any changes that have occurred to the information on the current short-term rental permit.

- C. If a host fails to renew their current short term rental permit within five (5) business days before its expiration, upon the permit's expiration, the host may be placed on a wait list for available permits. Only current permits may be renewed. The City may not provide reminders to hosts of an upcoming expiration and it is the host's sole responsibility to maintain a current permit at all times during the operation of the short-term rental unit.

16.8.080 Operational requirements.

- A. While a short-term rental unit is rented, the host or a designated responsible contact person shall be available twenty-four (24) hours a day, seven (7) days a week for the purpose of responding within one (1) hour to complaints regarding the condition, operation, or conduct of occupants or guests of the short-term rental unit.
- a. Upon notification that any occupant and/or guest of the short-term rental unit has created a loud and unruly noise or disturbances, engaged in disorderly conduct, or committed violations of any applicable law, rule, or regulation pertaining to the use and occupancy of the subject short-term rental unit, the host or designated responsible contact person shall promptly respond within one (1) hour in an appropriate manner to immediately halt or prevent a recurrence of such conduct by any occupants and/or guests.
 - b. Failure of the host or designated responsible contact person to respond to calls or complaints regarding the condition, operation, or conduct of occupants and/or guests of the short-term rental unit within one (1) hour and in an appropriate manner shall render the host subject to all administrative, legal, and equitable remedies available to the City, up to and including short-term rental permit revocation or suspension per the provisions of Chapter 16, Article 6.
 - c. No person shall advertise, undertake, maintain, authorize, book, or facilitate any renting to guests in a manner that does not comply with this article.
- B. No person shall advertise any short-term rental without a City-issued short-term rental permit number depicted in a visible location on the advertisement, including any listing on a hosting platform.
- C. A short-term rental unit shall not be advertised for or used by more than two guests per bedroom plus two additional guests at one time. If the short-term rental permit limits occupancy to a number less than that calculated pursuant to this section, the limit in the permit shall govern.
- D. Short-term rentals shall be limited to one booking per property per day. A booking may consist of the short-term rental of one or more bedrooms in the home or the short-term rental of the entire home. A short-term rental may operate in conjunction with the rental of an entire dwelling unit for periods of more than thirty (30) consecutive days, provided all other conditions required by this article are met.
- E. No additional parking shall be required for short-term rentals. Existing on-site parking spaces shall be made available to guests.
- F. A Short-term rental property shall not adversely affect the residential character of the surrounding neighborhood nor shall the use generate noise, vibration, glare, odors, traffic, parking congestion, or loud and unruly gatherings that interfere with any person's enjoyment of their residence. The short-term rental activity shall comply with all provisions of the Escondido Municipal Code including, but not limited to, Chapter 17 Article 12 (Noise) and Chapter 6 Article 20 (Property Maintenance).
- G. A short-term rental unit shall not change the residential character of the outside appearance of the residence either by the use of colors, materials, lighting, signage except as defined in Section (L) below, or any advertising mechanism.

- H. A short-term rental unit shall provide for adequate waste, recycling, and organics containers as defined in Chapter 14 section 14-2.2 (Solid Waste and Recycling Containers) along with proper storage of said containers per the performance standards provided in Chapter 33 section 33-113 (Residential Zones).
- I. A short-term rental unit shall only be used for overnight lodging. Events and large gatherings of people who cannot occupy the short-term rental pursuant to the limitations in section 16.8.060(B)(c) including, but not limited to, weddings, banquets, and personal or corporate events, are prohibited as part of the short-term rental use. The dwelling shall not be advertised or rented for the purpose of accommodating such uses.
- J. No person shall offer or engage in short-term rental activity in any part of the property not approved for residential use, including, but not limited to, a vehicle parked on the property, a storage shed, trailer, garage, or any temporary structure such as a tent.
- K. The following information shall be posted in a conspicuous location within the short-term rental unit:
 - a. The short-term rental permit number;
 - b. The name and contact information for the host and/or designated responsible contact person;
 - c. The maximum number of overnight occupants;
 - d. Applicable rules and schedules for trash storage and pickup, noise, and parking;
 - e. Local emergency information; and
 - f. Contact information for the City's Code Compliance Division and Police Department.
- L. A City-approved exterior Notice Sign shall be posted on a short-term rental unit, in plain view of the general public and/or common area and shall be maintained in good condition at all times. The notice shall continue to be displayed as long as the unit is used as a short-term rental. All information must be typed using an originally designed template and printed in a landscape format on at least a standard sheet of paper, 8 ½"x11", or professionally made sign of equivalent size, and shall include the following information:
 - a. The short-term rental permit number;
 - b. The name and contact information for the owner and/or designated responsible contact person;
 - c. The total number of bedrooms; and
 - d. The maximum number of overnight occupants.
- M. All short-term rental owners shall comply with the provisions of any city, county, state, or federal disaster or emergency orders.
- N. Unless otherwise provided in this article, the host shall comply with all provisions of Chapter 25 Article 4 of the Escondido Municipal Code concerning TOT, including, but not limited to, collecting, remitting, and recording relevant taxes.

16.8.090 Recordkeeping duties.

The host shall maintain for a period of four years records in such form as the tax administrator (as defined in, and required by, Chapter 25 Article 4) may require to determine the amount of TOT owed to the City. The tax administrator shall have the right to inspect such records at all reasonable times (Chapter 25 section 25-87). Such records shall be maintained at the host's premises or shall be available for delivery to the tax administrator within one business day after request. (Chapter 25 section 25-87(b))

16.8.100 Violations.

- A. It shall be a public nuisance for any person to commit, cause, or maintain a violation of this article, which shall be subject to the provisions of Chapter 17 Article 12 (Noise) and Chapter 6 Article 20 (Property Maintenance).

- B. As described in Chapter 16 Article 6, the City may issue a notice of violation to any occupant, owner(s) or operator, pursuant to this article, if there is any violation of this article committed, caused, or maintained by any of the above parties. The City may:
- a. Suspend or revoke any license issued under the provisions of this article upon information that any of the provisions of this article, or any other ordinance or statute, is being violated by the license holder.
- C. Unless otherwise provided herein, any person convicted of an infraction shall, for each separate violation of this article be subject to: (1) a fine in an amount not to exceed one thousand dollars (\$1,000) for a first conviction of an offense; (2) a fine in an amount not to exceed three thousand dollars (\$3,000) for a second conviction of the same offense within a twelve-month period of the date of the first offense; and (3) a fine in an amount not to exceed five thousand dollars (\$5,000) for the third conviction of the same offense within a twelve-month period of the date of the first offense. The City may issue an administrative citation to any host, occupant, owner(s) or operator, pursuant to the provisions set forth in Chapter 1A (Administrative Remedies), including, but not limited to, the imposition of any and all civil and/or criminal penalties set forth therein if there is any violation of this article committed, caused, or maintained by any of the above parties.
- D. The City may pursue any remedy, citation, fee, or fine for any violation related to the collection, documentation, and remittance of all relevant taxes as outlined in Chapter 25 Article 4 (Transient Occupancy Tax).
- E. Each and every day on which a violation occurs shall be deemed to be a separate violation. Multiple incidents in one day may be pursued by the City as separate violations.
- F. The following violations may result in either the immediate revocation of a short-term rental permit and any affiliated licenses and/or denial of future short-term rental permits:
- a. Operation without required licenses, permits, or certificates;
 - b. Failure to include a valid short-term rental permit number in advertisements;
 - c. Advertising an occupancy greater than the permitted number of guests;
 - d. Intentionally misrepresenting any material fact in procuring the license or permit;
 - e. Use of any Ineligible Unit for short-term rental activity;
 - f. Failure to timely remit TOT or other taxes;
 - g. Three or more violations of the operational requirements of this Chapter other than those listed above, but including those relating to Chapter 17 Article 12 (Noise) and Chapter 6 Article 20 (Property Maintenance) in a license year.
- G. The remedies provided in this section are not exclusive, and nothing in this article shall preclude the use or application of any other remedies, penalties, or procedures established by law. The City may pursue any other administrative or judicial legal remedies available, including, but not limited to, civil injunctions, license revocations, and civil penalties for violations of this article.

16.8.110 Revocation.

- A. Grounds for Suspension and Revocation
- a. Major Violations
 - i. Immediate and major violations that jeopardize public safety, violate licensing requirements, or involve criminal activities, such as felonies on site, non-payment of taxes, or significant license issues, may result in the immediate revocation of the short-term rental permit at the discretion of the City for the period of one-year from the date of revocation.
 - b. Three Strikes for Lower-Level Violations

- i. The City will adopt a three-strikes policy for lower-level quality-of-life violations, including but not limited to noise disturbances, disorderly conduct, and repeated violations of operational requirements.
- ii. Each documented violation will be considered a strike.
- iii. Upon the third strike within a one-year timeframe, the short-term rental permit will be subject to immediate revocation.

B. Reapplication Period

a. Reapplication After Revocation

- i. After the revocation period expires, an applicant seeking to resume short-term rental activity must reapply for a new short-term rental permit.
- ii. The reapplication process will include a thorough review of the property's compliance history and may require additional measures to address past violations.
- iii. The City may determine if a host is eligible for a new permit at its discretion.

C. Appeals

- a. Hosts may appeal the revocation decision through the appeals process outlined in Chapter 16 Article 5.
- b. Appeals must be submitted within the specified timeframe provided in Chapter 16 section 16-222 after the revocation decision.

16.8.120 Severability.

If any provision of this ordinance shall be deemed or held to be invalid or unenforceable for any reason whatsoever, then such invalidity or unenforceability shall not affect any other provision of this Ordinance which may be given effect without such invalid or unenforceable provision, and to this end, the provisions of this ordinance are hereby declared to be severable.

16.8.130 Effective Date

The effective date of this ordinance shall be **[TBD]**

August 2, 2023

Item 4.



To: Andrew Firestein – Development Services

City Hall, First Floor
201 North Broadway
Escondido, CA 92025

CC: Melissa DiMarzo
Planning Department

Not in Favor of Short-Term Rentals

What makes a neighborhood strong and stable? Knowing your neighbors, respecting one another, and taking the time to learn about them are vital factors. Which in turn will develop caring, helping and looking out for each other and each other’s property and safety.

Short-Term Rentals are damaging to a safe neighborhood. Short Term Renters do not care about the neighbors or their wants and needs. Why? Their goal is to have fun and party. The more the merrier to cut down their costs. They will be gone in 2 nights, one week, two weeks or so and do not care about what havoc they caused in a single-family neighborhood.

There are plenty of Hotel and Motels in the greater San Diego area to accommodate visitors. Only Special Interest Groups want to provide Short Term Rentals to make money at the cost of others. Short Term Rentals Programs are certainty not for the greater good.

We the undersigned object to any Short-Term Rentals in our neighborhood or any other Single-Family neighborhood. City of Escondido actions greatly affects the County homeowners that border the City of Escondido limits.

Sincerely,

Carol & Ken Austin 3153 Quiet Hills Drive, Escondido CA 92029

Joan & Lee Johnston 3143 Quiet Hills Drive, Escondido CA 92029

Jean Gilchrist & Ernie Alvarez 3180 Quiet Hills Drive, Escondido CA 92029

Noel & Jennifer Heraty 3134 Quiet Hills Drive, Escondido CA 92029

P.S. An Email was also sent to A. Firestein and M. DiMarzo

From: Escondido Meetings Portal via Municode Portal
Sent: Friday, March 15, 2024 12:58:32 AM (UTC-08:00) Pacific Time (US & Canada)
To: MunicodeEmails
Subject: [EXT] Form submission from: Public Comment

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender email address AND know the content is safe.

Submitted on Friday, March 15, 2024 - 12:58am

Submitted by user: Visitor

Submitted values are:

Board or Commission for Public Comment Planning Commission

Email brettwilkins@duck.com

Council Meeting Date 3/26/24

Item # SHORT TERM RENTAL ORDINANCE- PL23-0411

Subject SHORT TERM RENTAL ORDINANCE- PL23-0411

Position In Opposition

First and Last Name Brett Wilkins

Are you an Escondido Resident? Yes

Comments

Allowing short-term rentals to operate within the City of Escondido without any restrictions has the potential to be detrimental to our community's already large housing crisis. For that reason, I am against PL23-0411.



CITY of ESCONDIDO

STAFF REPORT

Agenda Item No. 5

March 26, 2024

Tentative Future Agenda Items

DATE: March 26, 2024
TO: Planning Commissioners
FROM: Veronica Morones, City Planner
SUBJECT: Tentative Future Agenda Items

The items listed below are anticipated to be brought to the Planning Commission for consideration, discussion, and/or recommendation to the City Council over the next several months. Because there are factors out of City staff's control, this list is subject to change. The intent is to provide visibility regarding projects that the Commission should expect to see in the near future. (Items are listed in no particular order.)

Additionally, these items shall not be considered to be agenda items for this meeting so no discussion is permitted other than clarification of what the item is.

Private Development Projects:

- Single-Room Occupancy Motel Conversion
- Citrus Avenue Subdivision & Density Bonus Request

Policy Work:

- General Plan Amendment – EVSP Follow-Up
- Pre-Approved Accessory Dwelling Unit Program

Informational Presentations:

- North County Mall Permit History
- California Environmental Quality Act
- Objective Design Standards