



CITY of ESCONDIDO

PLANNING COMMISSION MEETING

October 13, 2026 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

Barry Speer

VICE CHAIR

Dustin Steeve

COMMISSIONERS

Marc Correll

Corey Gustafson

Jeff Jester

Carrie Mecaro

Stan Weiler

MINUTES CLERK

Angel Estrada

HOW TO WATCH

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

In Person



201 N. Broadway, Escondido, CA 92025



CITY of ESCONDIDO

PLANNING COMMISSION

TUESDAY, OCTOBER 13, 2026

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>

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, OCTOBER 13, 2026

AGENDA

CALL TO ORDER

FLAG SALUTE

ROLL CALL

APPROVAL OF MINUTES

1. September 22, 2026

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 Written 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.

CURRENT BUSINESS

2. PL26-0058/PL26-0059 – LOCAL REGISTER AND MILLS ACT AGREEMENT FOR 137 E. 6TH AVENUE

REQUEST: Approval of a request to designate a single-family residence as a locally significant historic resource, and place it on the City of Escondido's Local Register of Historic Places. Recommendation to the City Manager authorization of a "Mills Act" Contract (Historic Property Preservation Agreement) to assist the property owners with future preservation of the historic resource.

PROPERTY SIZE AND LOCATION: The 7,000 square foot site is located on the southern side of E. 6th Ave., between S. Broadway St. and S. Kalmia St., addressed as 137 E. 6th Ave., Escondido CA 92025 (APN: 233-262-04-00)

APPLICANT: Mark & Melissa Skovorodko

CEQA RECOMMENDATION: Categorical Exemption – CEQA Guidelines Section 15331 (Historic Resources Restoration / Rehabilitation)



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STAFF RECOMMENDATION: Approval

CITY COUNCIL HEARING REQUIRED: NO

3. PL25-0239 – 649 E. 5th Avenue /Certificate of Appropriateness

REQUEST: Recommend approval of a Certificate of Appropriateness for construction of a 790 square-foot second floor addition an existing detached garage, on a property located on the City's Local Register of Historic Resources (Resource #65), and within the boundaries of the Old Escondido Neighborhood.

PROPERTY SIZE AND LOCATION: The site is made up of two parcels (0.03 acre and 0.23 acre), located on the south side of East 5th Avenue, between South Fig St. and South Grape St., and is addressed at 649 E. 5th Avenue. (APNs: 233-300-07-00 & 233-300-09-00).

APPLICANT: Carla Dedominicis

CEQA RECOMMENDATION: Categorical Exemption – CEQA Guidelines Section 15301 (Existing Facilities)

STAFF RECOMMENDATION: Approval

CITY COUNCIL HEARING REQUIRED: NO

4. Objective Design Standards (ODS)

REQUEST: Receive staff's presentation to the Planning Commission concerning Objective Design Standards

PROPERTY SIZE AND LOCATION: N/A – City-wide

APPLICANT: City of Escondido Development Services Department

CEQA RECOMMENDATION: Not a "Project" under CEQA, pursuant to CEQA Guidelines Section 15378(b)(5)

STAFF RECOMMENDATION: None

CITY COUNCIL HEARING REQUIRED: NO

ORAL COMMUNICATIONS

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This is the opportunity for members of the public to address the Commission on any item of business within the jurisdiction of the Commission.

PLANNING COMMISSIONERS REPORT

CITY PLANNER'S REPORT

[5.](#) Tentative Future Agenda

ADJOURNMENT



CITY of ESCONDIDO

PLANNING COMMISSION MINUTES

September 22, 2026 at 7:00 PM
Council Chambers: 201 North Broadway, Escondido, CA 92025

WELCOME TO YOUR COMMISSION MEETING

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CHAIR

Barry Speer

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Dustin Steeve

COMMISSIONERS

Marc Correll

Corey Gustafson

Jeff Jester

Carrie Mecaro

Stan Weiler

MINUTES CLERK

Angel Estrada

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201 N. Broadway, Escondido, CA 92025



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TUESDAY, SEPTEMBER 22, 2026

MINUTES

CALL TO ORDER: 7:06 p.m.

FLAG SALUTE: Vice-Chair Steeve.

ROLL CALL:

Commissioners Present: Dustin Steeve, Vice-Chair; Stan Weiler, Commissioner; Corey Gustafson, Commissioner; Carrie Mecaro, Commissioner; Jeff Jester, Commissioner.

Commissioners Absent: Barry Speer, Chair; Marc Correll, Commissioner.

City Staff Present: Garrett Smith, City Planner; Owen Tunnell, Assistant City Engineer; Dare DeLano, Interim City Attorney; Alex Rangel, Associate Planner; Angel Estrada, Minutes Clerk.

APPROVAL OF MINUTES:

1. September 8, 2026 Meeting Minutes

Motion to Approve.

Motion: Carrie Mecaro, Commissioner; Second: Jeff Jester, Commissioner.

Motion carried 4-0-1 to approve the meeting minutes.

Ayes: Steeve, Weiler, Gustafson, Mecaro.

Nays: None.

Abstain: Jester.

WRITTEN COMMUNICATIONS:

Ruth Weber, Escondido resident, submitted her position in opposition to the proposed Rinks Facility at Kit Carson Park and provided references to the Specific Plan, project site location, and conceptual site plan for the Commission.

ORAL COMMUNICATIONS:

Ruth Weber, Escondido resident, spoke in opposition of the proposed Rinks Facility at Kit Carson Park.

PUBLIC HEARINGS:

2. Major CUP Modification & Design Review Permit – Expansion of Existing Religious Facility

REQUEST: Approval of a Major Conditional Use Permit modification to modify hours of operation and the services provided on site and Major Design Review for an existing religious facility which includes an approximately 4,520 square foot expansion to the existing facility, to include additional assembly area, administrative office area, sleeping quarters, expansion of an existing colonnade, and accessory property



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enhancements. The Project site has a General Plan land use designation of Estate II (E2), and is zoned Residential Estates (RE-20).

APPLICANT: Sikh Society of San Diego.

CEQA RECOMMENDATION: Categorical Exemption – CEQA Guidelines Section 15301 (Existing Facilities)

STAFF RECOMMENDATION: Approval of the Project, subject to the Conditions of Approval.

CITY COUNCIL HEARING REQUIRED: No.

PUBLIC COMMENT:

None.

COMMISSION DISCUSSION:

Commissioners asked clarifying questions of staff and the applicant regarding the project. No further discussion occurred prior to the motion.

COMMISSION ACTION:

Motion to approve Resolution No. 2026-09

Motion: Carrie Mecaro, Commissioner; Second: Corey Gustafson, Commissioner.

Motion carried 5-0 to approve the resolution.

Ayes: Steeve, Weiler, Gustafson, Jester, Mecaro.

Nays: None.

Abstain: None.

CURRENT BUSINESS:

3. Development Services Department Streamlining Effort

REQUEST: Receive staff's presentation to the Planning Commission regarding ongoing Development Services Department process improvement initiatives, including efforts to streamline permitting and development review processes, enhance customer service, improve technology and online services, and expand public outreach and engagement

APPLICANT: City of Escondido Development Services Department.

STAFF RECOMMENDATION: None.

CITY COUNCIL HEARING REQUIRED: No.



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CEQA RECOMMENDATION: Not a "Project" under CEQA, pursuant to CEQA Guidelines Section 15378(b)(5).

COMMISSION DISCUSSION:

Commissioners commended the Development Services Department's process improvement efforts and discussed customer service, staff responsiveness, online permitting tools, and ongoing organizational improvements. Commissioners also provided feedback regarding performance metrics, stakeholder outreach, and the potential use of emerging technologies to further enhance customer service and operational efficiency.

ORAL COMMUNICATIONS:

None.

PLANNING COMMISSIONERS:

Vice-Chair Steeve recognized Owen Tunnell for nearly 39 years of service to the City and congratulated him on his upcoming retirement.

CITY PLANNER'S REPORT:

Garrett Smith, City Planner, reported that upcoming Planning Commission agenda items are expected to focus primarily on policy-related matters currently under development, with several items anticipated to be presented to the Commission and forwarded to the City Council in the coming months.

ADJOURNMENT

Vice-Chair Steeve adjourned the meeting at 7:51 p.m.

Garrett Smith, Secretary to the Escondido
Planning Commission

Angel Estrada, Minutes Clerk



STAFF REPORT

DATE: October 13, 2026

PL26-0058/PL26-0059 - Local Register and Mills Act Agreement

PROJECT NUMBER / NAME: PL26-0058/PL26-0059 - LOCAL REGISTER AND MILLS ACT AGREEMENT FOR 137 E. 6TH AVENUE

REQUEST:

- Approval of a request to designate a single-family residence as a locally significant historic resource, and place it on the City of Escondido's Local Register of Historic Places.
- Recommendation to the City Manager authorization of a "Mills Act" Contract (Historic Property Preservation Agreement) to assist the property owners with future preservation of the historic resource.

PROPERTY SIZE AND LOCATION: The 7,000 square foot site is located on the southern side of E. 6th Ave., between S. Broadway St. and S. Kalmia St., addressed as 137 E. 6th Ave., Escondido CA 92025 (APN: 233-262-04-00)

APPLICANT: Mark & Melissa Skovorodko

GENERAL PLAN / ZONING: Single-Family Residential (R-1-6) / Urban 1 (U1)

PRIMARY REPRESENTATIVE: Richard Carrico

DISCRETIONARY ACTIONS REQUESTED: Local Register Designation; Mills Act Contract Recommendation

PREVIOUS ACTIONS: N/A

CEQA RECOMMENDATION: Categorical Exemption – CEQA Guidelines Section 15331 (Historic Resources Restoration / Rehabilitation)

STAFF PRESENTER: Alex Rangel, Associate Planner

STAFF RECOMMENDATION: Approval

REQUESTED ACTION: Adopt Planning Commission Resolution Nos. 2026-10 and 2026-11

CITY COUNCIL HEARING REQUIRED: ☐ YES ☒ NO

REPORT APPROVALS: ☐ Kevin Snyder, Director of Development Services

☒ Garrett Smith, City Planner



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BACKGROUND

The subject site is approximately 0.17 acres, and located on the southern side of E. 6th Ave., between S. Broadway St. and S. Kalmia St., addressed as 137 E. 6th Ave., Escondido CA 92025 ("Property," APN: 233-262-04-00). The Property is located within the Old Escondido Neighborhood, and bounded to the north, east, south, and west with single-family residential uses (Attachment 1 – Maps). The single-family home is estimated to have been constructed in 1915, according to San Diego County Assessor records.

The existing single-family home is identified on the City's Historic Resource Inventory, evaluated in 1983 as part of the initial historic resource inventory effort completed by the City of Escondido in collaboration with AEGIS Environmental Services in 1990. The single-family home was designated on the survey as "Individually Significant," a defining category for buildings that are obvious examples of historically significant or notable structures. This distinction includes such components as architectural characteristics, craftsmanship, style, or age, which may be individually significant by their own merit, regardless of locational context.

Mills Act Contract

The Mills Act is a state law enabling owners of designated historic properties to enter into a preservation contract with their local legislative body to receive a substantial reduction in their property taxes per California Government Code Section 50280. A property owner may apply for a Mills Act contract if the subject property is located on the Local, State, or National Historic Register. Section 33-799(e) of the Escondido Zoning Code ("EZC") grants the City Manager the authority to execute agreements and/or contracts necessary for historic register incentive programs, and the Planning Commission acts as the legislative body required by Government Code Section 50280 to authorize and recommend the agreement.

SUMMARY OF REQUEST

Richard Carrico, on behalf of Mark & Melissa Skovorodko ("Applicant"), submitted a request to list the single-family residence on the City's Local Register of Historic Places. The request is subject to review pursuant to Article 40 (Historic Resources), Section 33-794 of the EZC. The Applicant additionally requests the execution of a Mills Act contract with the City of Escondido for the single-family residence. The Applicant intends to utilize the reduced property taxes in order to assist with regular maintenance of the property, and make improvements to the existing structures and the subject site. Application materials for this request, including a list of proposed improvements pursuant to the Mills Act agreement, are provided as attachments to this report.

Pursuant to Article 1 (General Provisions and Definitions), Section 33-16(c) of the EZC, permits which require discretionary approval may be processed concurrently and shall be reviewed by the decision-making body associated with the highest-level action among applications to be considered. Therefore, the Project is subject to the final decision by the Planning Commission.

PROJECT ANALYSIS

1. General Plan Conformance:

The subject site is located within the "Urban 1" (U1) General Plan land use designation, accommodating for single-family residential development on smaller lots. Additionally, the site is located within the boundaries



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Item 2.

of the Old Escondido Neighborhood Historic District, identified in the General Plan's "Resource Conservation Element."

- a. Cultural Resources Policy 5.1:** *Maintain and update the Escondido Historic Sites Survey to include significant resources that meet local, state, or federal criteria.*

The proposed requests will update the City's Historic Sites Survey for the property, ensuring the City's documentation efforts for significant resources are maintained to current date.

- b. Cultural Resources Policy 5.5:** *Preserve historic buildings, landscapes, and districts with special and recognized historic and architectural value in their original locations through preservation, rehabilitation (including adaptive reuse), and restoration where the use is compatible with the surrounding area.*

The designation of the subject property on the Local Register of Historic Places would further the City's goals for preservation of historic buildings and districts. The addition of properties on the Local Register would further preserve historic resources not previously identified, expanding the City's preservation efforts of historical resources. Additionally, properties designated as historical resources are subject to further environmental review when Projects are proposed, allowing for further preservation under the California Environmental Quality Act, as required.

Furthermore, the execution of the Mills Act contract will provide fiscal incentives to the applicant to preserve, maintain, and improve the property as a historic resource.

- c. Cultural Resources Policy 5.6:** *Review proposed new development and/or remodels for compatibility with the surrounding historic context.*

As part of the Mills Act contract's scheduled improvements, the City will review any and all improvements through the "Certificate of Appropriateness" process to ensure conformance with the Secretary of the Interior's Guidelines for the Treatment of Historic Resources, and the City's adopted Design Guidelines for Homeowners of Historic Resources.

2. Zoning Code Conformance:

Article 40 of the EZC provide for the protection, enhancement, and conservation of historical resources, to include development standards, permitting procedures, and the requirements for the designation of properties on the Local Register of Historic Places.

a. Property History Review

As a portion of the review for the Local Register of Historic Places designation, Planning Services staff conducted a review of the permitted construction history of the subject property. To date, the following property improvements, alterations, and enhancements to the subject property have been reviewed pursuant to Section 33-798 (Permits and permit procedures) of the City's Historical Resources code:



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- i. ADM20-0054: Certificate of Appropriateness (“COA”) for a residential reroof;
- ii. PL20-0703: COA for chimney replacement;
- iii. PL21-0037: COA for exterior paint modification;
- iv. PL23-0246: COA for a 674 square foot residential addition, Accessory Dwelling Unit, and appurtenant improvements;
- v. PL25-0036 – Vegetation Removal Permit for a diseased oak tree.

No further permit history was identified as a part of the City’s review, nor the historical assessment conducted on the property. All permits and modifications were reviewed in conformance with the goals and guidelines of the City’s historical resources ordinances, the City’s Design Guidelines for Homeowners of Historic Resources, and the Secretary of the Interior’s Standards for the Treatment of Historic Properties. Additionally, no conflicts or concerns were identified as a part of this review between the existing property and permit conditions, and the subject property maintains its architectural integrity.

b. Local Register Criteria

Article 40, Section 33-794 provides for the initiation, review, and criteria for the designation of a resource on the City’s Local Register of Historic Places. Pursuant to subsection (c), a structural resource proposed for local register status shall be evaluated against criteria (1) through (7), and must meet at least two of the criteria listed. The Applicant has conducted research and data collection for the subject property in support of criteria (2) and (5), detailed below, and supplemented in the prepared Department of Parks and Recreation Form 523 (Attachment 2), and Supplemental Historical Assessment (Attachment 3).

- i. **Criteria 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.*

The single-family residence, originally constructed in 1915, embodies the “Craftsman” style home, featuring a front-gabled roof clad in asphalt shingles. The exterior is clad with horizontal wood clapboard siding, and original single-paned wood-frame windows. The front façade facing 6th Ave. includes the residence’s original front porch, featuring square wooden columns, porch fencing, simple window features, and exposed roof rafters above the porch area of the home. The original construction date of 1915 fits the chronological timeline of the “Craftsman” era of construction, dating between 1905 and 1930. The existing architecture, materials, and design currently meet multiple distinguishing criteria identified in “A Field Guide to American Houses” for America’s domestic architecture pertaining to Craftsman-style homes, as discussed in Attachment 3 to this staff report.

While the residence has been modified with the 674 square foot addition to the rear of the home (City Case No. PL23-0246), the addition was designed to meet the design criteria of the original home and does not impair or substantially reduce the integrity of the Craftsman style of architecture. The addition provides additional elements typical to Craftsman architecture, including multiple gabled roof planes and additional window treatments to match the existing residence. Thus, the subject property and building meet Criteria 2 of the EZC.



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- ii. **Criteria 5:** Escondido historical resources that are fifty years old or have achieved historical significance within the past fifty years.

The Applicant has submitted records from the San Diego County Assessor's office, including construction assessment documenting the original construction date of 1915, indicating that the structure is over 101 years old. Thus, the subject property and building meet Criteria 5 of the EZC.

c. Mills Act Contract:

A Mills Act contract (also referred to as a "Historic Property Preservation Agreement") is a written contract between the City and the property owner, which requires the property owner to commit to maintaining the structure and surrounding property as detailed in the Mills Act contract and its improvement schedule, below. Mills Act contracts are valid for a minimum of ten years, and are automatically renewed each year unless a notice of non-renewal is filed by the property owner or the City. The contract requires the property owner to adhere to the Secretary of the Interior's Standards for the Treatment of Historic Resources for all listed improvements. All proposed improvements will be reviewed at the time that the property owner requests improvement by City staff, to ensure compliance with the Mills Act contract and the City's historic preservation requirements through the Certificate of Appropriateness process outlined in EZC Section 33-798. Planning Services has permitted previously completed improvements to be included in the request, so long as said improvements have been completed in a manner consistent with the City's historical resources ordinances and guidelines, and completed by the same property owner requesting the agreement.

i. Summary of Proposed Improvements:	Cost Estimate:
a. Solar System installation (Completed)	\$25,000
b. Electrical system modernization (Completed)	\$18,000
c. Sewer System repair and replacement	\$12,000
d. Plumbing fittings repair and replacement	\$8,000
e. Interior hardwood flooring replacement	\$20,000
f. Exterior repaint	\$15,000
g. Exterior hardscape repair and replacement	\$5,000
h. Exterior wood siding repair and replacement	\$4,000
i. Removal and replacement of diseased landscaping	\$10,000

Total estimated cost of scheduled improvements: **\$117,000**

A draft of the Mills Act contract is included as Attachment 4 of this staff report.

Pursuant to Government Code Section 50280, an application for a Mills Act contract is only permissible to property owners of qualified historical properties, as defined by Government Code Section 50280.1. Qualified historical properties would include those properties listed on the Local, State, or National Register of Historic Places. The execution of the Mills Act contract will require that the subject site be designated on the City's Local Register.

FISCAL ANALYSIS



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Approval of a Mills Act contract will reduce the property tax to the homeowner, and proportionately reduce the City's share of property taxes. The annual tax revenue loss to the City is typically estimated to be approximately \$200 for each property. The City currently has entered into 108 Mills Act contracts; however, a complete fiscal analysis of the aggregate loss of property taxes to the City has not been conducted at this time.

ENVIRONMENTAL ANALYSIS

The California Environmental Quality Act ("CEQA") Guidelines lists classes of Projects that have been determined to not have a significant effect on the environment, and as a result, are exempt from further environmental review under CEQA.

The request to designate the subject property on the City of Escondido's Local Register of Historic Resources, and the execution of a Mills Act Contract qualifies under CEQA Guidelines Section 15331 (Historic Resources Restoration/Rehabilitation) because the request ensures the preservation, maintenance and repair of a historical resource in a manner consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties. The CEQA Notice of Exemption prepared for the Project is incorporated into this staff report by this reference (Attachment 5 - Notice of Exemption).

PUBLIC INPUT/PUBLIC NOTICE

Pursuant to Section 33-794(b)(3), a request for a Local Register listing is reviewed and considered by the Zoning Administrator through a public meeting. Article 61 (Administration and Enforcement), Section 33-1300 (Notification of Property Owners) only requires public notice for public hearings, notices of intended decisions, or if referenced directly within the EZC. The proposed Project does not require a public notice per the EZC, and thus was not noticed to the general public.

CONCLUSION AND RECOMMENDATION

The Applicant and the Property Owner request the subject property be designated on the City's Local Register of Historic Places, and the execution of a Mills Act contract. The proposed designation and contract are not anticipated to have any adverse impacts on the surrounding properties, as the request will provide for the future historic preservation of the property and follow all guidelines of the City's historic preservation ordinances.

As discussed throughout this staff report, the proposed request complies with the requirements of the Escondido Zoning Code Section 33-794(c), meeting two of the seven criteria identified for designation on the City's Local Register of Historic Places. Additionally, the proposed request meets multiple criteria identified in the City's General Plan Resource Conservation element regarding the protection of historical resources.

Based on the analysis contained in this staff report, and as presented by City staff during the public meeting, staff recommends that the Planning Commission adopt Resolution No. 2026-10, designating the subject property on the City of Escondido's Local Register of Historic Places, and Resolution No. 2026-11, recommending to the City Manager the execution of a Mills Act contract with the property owner.

Motion as recommended by City staff: Adopt Resolution Nos. 2026-10 and 2026-11.

ATTACHMENTS



CITY *of* ESCONDIDO

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Item 2.

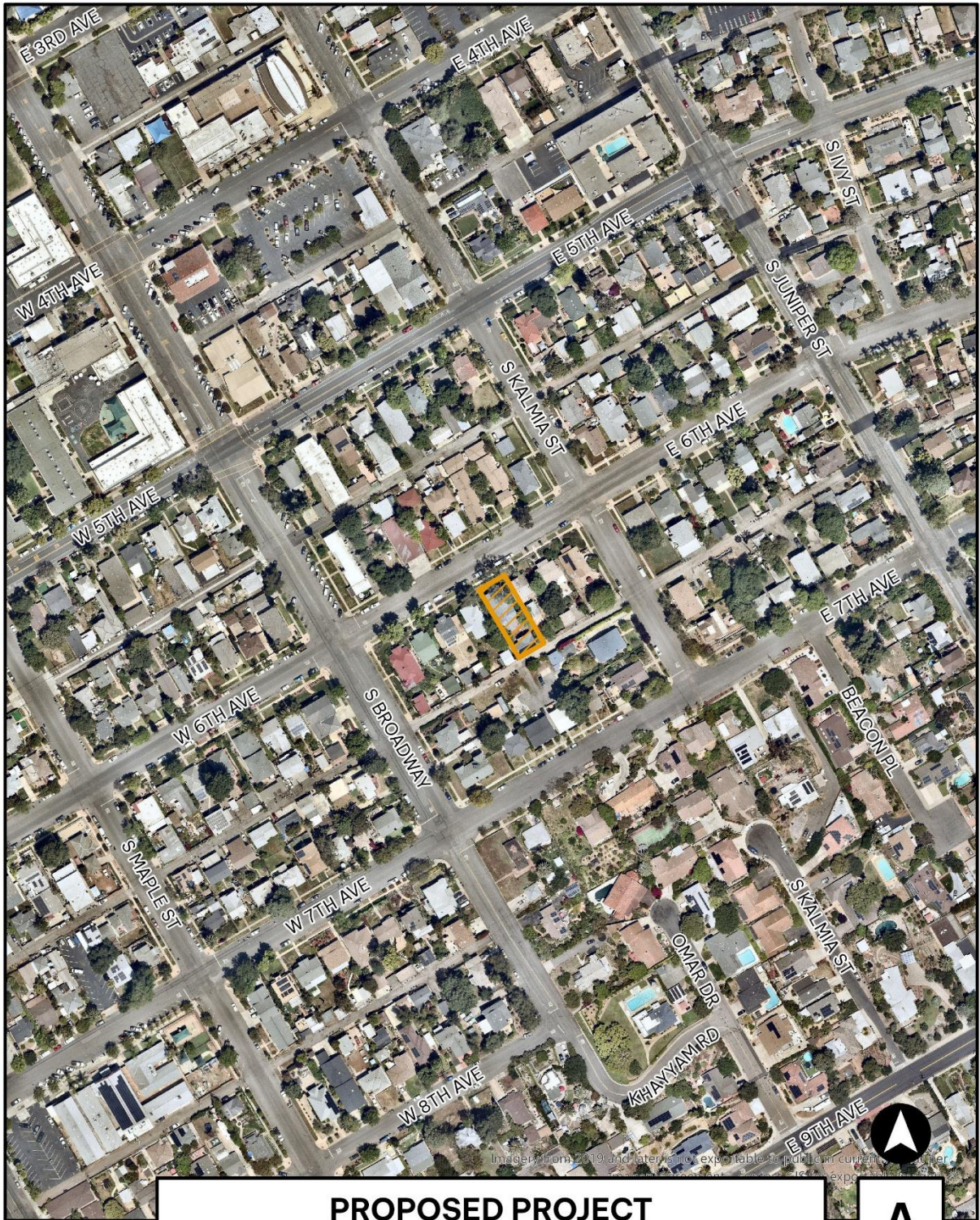
1. Aerial Map, General Plan Map, Zoning Map
2. California Department of Parks and Recreation Form 523, and associated property photographs
3. Historical Resources Report, "Attachment A"
4. Draft Historic Property Preservation Agreement and Scheduled Improvements
5. Draft Notice of Exemption
6. Draft Planning Commission Resolution No. 2026-10
 - a. Exhibit "A" - Legal Description
 - b. Exhibit "B" - Factors to be Considered / Findings of Fact
7. Draft Planning Commission Resolution No. 2026-11
 - a. Exhibit "A" - Legal Description
 - b. Exhibit "B" - Draft Historic Property Preservation Agreement and Scheduled Improvements
 - c. Exhibit "C" - Factors to be Considered / Findings of Fact

ATTACHMENT 1

Item 2.

AERIAL MAP, GENERAL PLAN MAP, ZONING MAP, OEN MAP

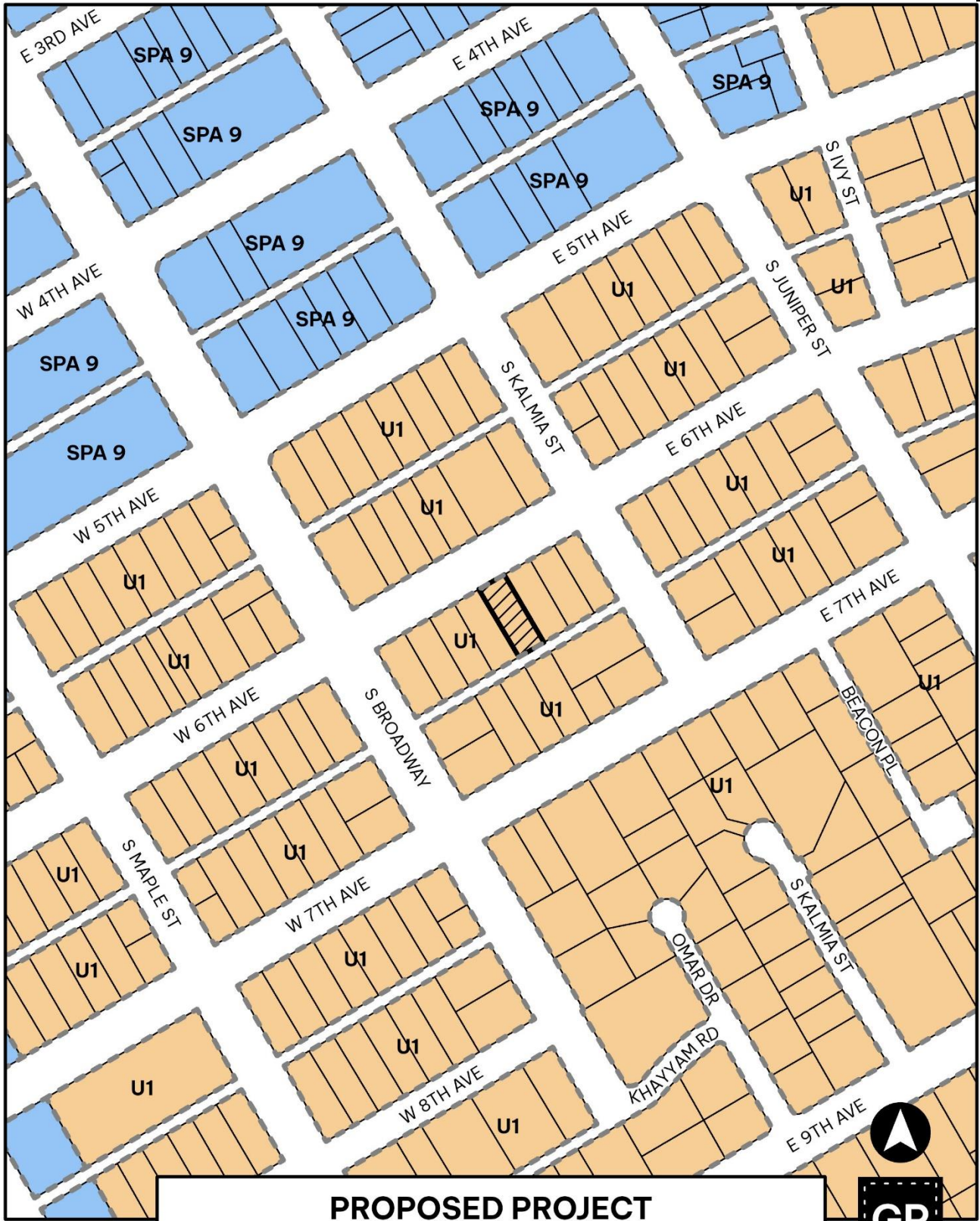
PLANNING CASE NOS. PL26-0058/PL26-0059



**PROPOSED PROJECT
PL26-0058**

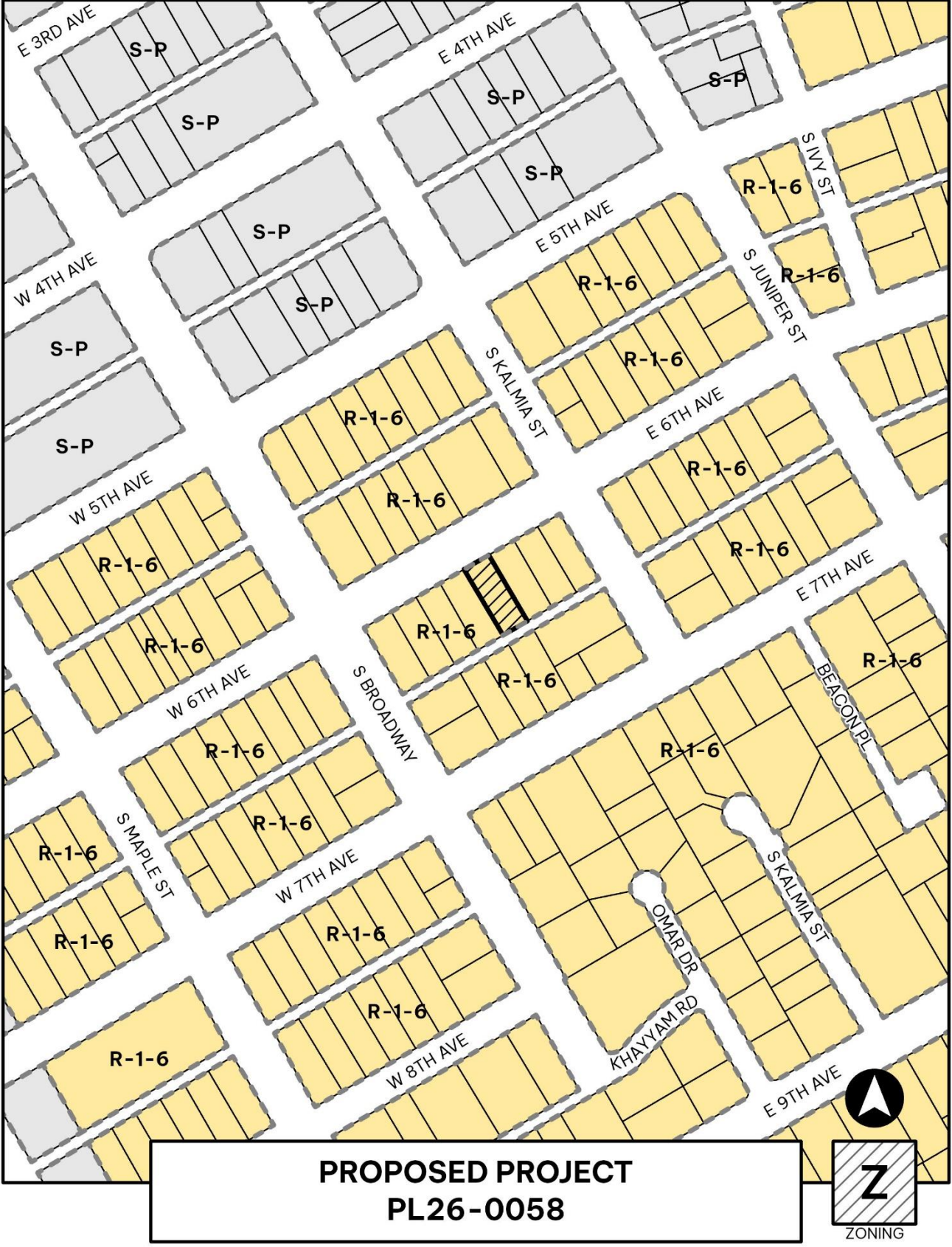
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AERIAL



**PROPOSED PROJECT
PL26-0058**





OLD ESCONDIDO MAP
ZONING CODE SECTION 33-1371



**State of California The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD**

Primary #
HRI #
Trinomial
NRHP Status Code 7

Other
Review Code

Reviewer

Date

Listings

Page 1 of 1 *Resource Name or #: (Assigned by recorder) Severance Residence

P1. Other Identifier: 137 E. 6th Avenue, Escondido, CA 92025

*P2. Location: ☐ Not for Publication ☒ Unrestricted

*a. County San Diego and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad Escondido Date 1968 rev 1975 T 12S; R 2W; N/A ☐ of N/A ☐ of Sec N/A; 336 B.M.

c. Address 137 E. 6th Avenue City Escondido CA Zip 92025

d. UTM: (Give more than one for large and/or linear resources) Zone 11, 492782.29 mE/ 3664297.57 mN

e. Other Locational Data: (e.g., parcel #, APN 233-262-04-00)

*P3a. Description: (Describe resource and its major elements. Property is a one-story residence built in 1915 with a front gabled roof clad in asphalt shingles. The exterior features horizontal wood slant siding and original single-pane wood windows. The primary façade includes the home's original front porch with historic columns. The residence retains its historic forms, massing, and exterior materials with no major alterations visible from the street level. Interior features have been updated while retaining the coffered ceilings and some areas of original plastered walls. The overall condition is excellent; the property maintains its historic integrity and setting within the Historic District. (See Continuation Sheet for additional architectural details.)

*P3b. Resource Attributes) HP02 Single-family residence (Craftsman/Vernacular Craftsman

*P4. Resources Present: X Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5b. Description of Photo: (view, date, accession #) Front view of residence. 01/15/2026 #4

*P6. Date Constructed/Age and Source: ☒ Historic ☐ Prehistoric
May 1915

*P7. Owner and Address: Mark & Melissa Skovorodko 137 E. 6th Avenue, Escondido, CA 92025

P5a. Photograph or Drawing



P8. Recorded by: Melissa Skovorodko (Owner) and Richard L. Carrico (Recuerdos Research P.O. Box 387 Warner Springs CA 92087)

*P9. Date Recorded: 02/25/2026

*P10. Survey Type: (Describe)

Field recordation in support of listing on local (Escondido) Historic Register

*P11. Report Citation: (Cite survey report and other sources, or enter "none.")

Supplemental Information for the Application for a Determination Historic Significance for the Residence at 137 East Sixth Avenue (APN 233-262-04-00) Prepared by Recuerdos Research.

*Attachments: ☐ NONE ☐ Location Map
☒ Continuation Sheet ☒ Building, Structure, and Object Record

☐ Archaeological Record ☐ District Record

☐ Linear Feature Record ☐ Milling Station Record

☐ Rock Art Record

☐ Artifact Record ☐ Photograph Record ☐

Other (List): _____

State of California C The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

Primary #
HRI#

BUILDING, STRUCTURE, AND OBJECT RECORD

*Resource Name or # (Assigned by recorder) Severance Residence *NRHP Status Code 7

Page 1 of 1

B1. Historic Name: Severance Residence

B2. Common Name: Severance Residence

B3. Original Use: Residence B4. Present Use: Single-Family Residence

*B5. Architectural Style: Craftsman

*B6. Construction History: (Construction date, alterations, and date of alterations)

Residence was built in May 1915 by local contractors Heston & Martin. An alteration to the home occurred sometime between the date provided on the Sanborn Fire Insurance Map for 1927-1949 and the likely date of the sketch map provided on the Residential Building Record circa 1963 (Figure 3). The 1927 map, which would have shown changes, if any, on the 1949 update, shows only one architectural feature/element jutting out from the left rear of the home (northeast corner). By circa 1963, and probably after 1949, a second extension was added the left front of the home (northeast corner). probably extending the living room. Recent alterations include a 674 square foot addition to the rear of the home (not visible from the street), a new 452 square foot garage, and a new 225 square foot ADU (both of which are not visible from the street. The room addition was constructed in the Craftsman style with wooden windows and horizontal siding.

*B7. Moved? ☒ No ☐ Yes ☐ Unknown Date: Original Location:

*B8. Related Features: N/A

B9a. Architect: Unknown

b. Builder: Heston & Martin

*B10. Significance: Theme Early Residential Architecture & Development Area Rural Escondido

Period of Significance 1915 Property Type Single-Family Residential Applicable Criteria City of Escondido

The residence reflects an important theme, context, and period in the history and development of Escondido, California. The pre-WWI period was a time of growth away from the small village core and the nearby ranches. Residents were seeking to live off of the rural ranch setting and within neighborhoods close to the commercial district. This was particularly true of doctors, office workers, bankers, and those persons in non-agricultural pursuits. As noted in the Escondido Historic Context Statement, residential architecture, including Craftsman-style dwellings that reflect the Arts & Crafts Movement are important elements of a neighborhood's character.

Within the architectural context is the Craftsman style of architecture reflected in the gables, window treatments, stone/wood front porch, and other features consistent with the then popular Arts and Crafts Movement (1910-1920).

The geographic scope of both the history and theme is that this area of once largely rural Escondido was developing true neighborhoods aside from the earlier ranches and adobe residences that dotted San Diego County's northern regions. As a geographically defined cultural landscape residences such as the one in this parcel contributed to the budding neighborhoods that attracted newcomers to the region. With paved streets, electric lighting, lines of trees, and modest to stately homes (including the residence under consideration), within what is now the Historic District, this area developed a character aside from the earlier communities. With a high number of religious, business, civic, and political leaders living in the immediate area, the homes became centers of community meetings, civic activities, music, and the arts. Several of the homeowners, including one at this address were leaders in the temperance movement. See Continuation Sheet for more on Integrity.

B11. Additional Resource Attributes: (List attributes and codes) HP02

*B12. References: City of Escondido Historic Context Statement.

B13. Remarks: The residence is under consideration to be listed as a Historic Resource within the Escondido Historic District.

*B14. Evaluator: Melissa Skovorodko and Richard L. Carrico

*Date of Evaluation: 02/26/2026

(This space reserved for official comments.)



CONTINUATION SHEET

Property Name: Severance Residence__

Page 2 of 2

Resource Name or # (Assigned by recorder) Severance Residence *

Recorded by: Melissa Skovorodka & Richard Carrico*Date 05/31/2026

Page 1 of 2

B10 Integrity (Continued)

●**Location:** The residence sits where it was constructed in 1915.

●**Design:** As described below, the major Craftsman design elements have not been compromised as described below. The room addition at the rear of the residence is consistent with the Craftsman style with the gabled roof and exposed roof rafters. Additionally, the roof treatment below the gabled roof of the main residence presents multiple roof plates, a characteristic of many Craftsman style homes. The use of clapboard style siding on the addition is also consistent with typical Craftsman style construction materials.

●**Setting:** The residence is within a setting that evokes a sense of the past with several of the homes on both sides of E 6th Avenue retaining their 1910 to 1930s architectural styles. This setting is further enhanced by the presence of older, mature trees and thoughtful landscaping.

●**Materials:** The materials used in the recent (and past) alterations were consistent with Craftsman-style in color and type. The diamond paned windows, the open rafters beneath the gabled roof, the clapboard siding, and within the roofed porch, the combination of square wooden columns on concrete bases provides an architecturally consistent entrance to the residence.

●**Workmanship:** The residence reflects the simplicity coupled with the use of wood that are two major criteria for the Craftsman style. The plans for, and implementation of, the recent addition and the ADU were carefully executed to enhance and augment the older elements of the house.

●**Feeling:** although a sense of feeling can be subjective, the residence when viewed from the street or in the interior, evokes another time; another era in Escondido's history. It is not difficult to imagine Georgina Severance's church groups or WCTU members sitting in the open floor plan living room or lingering over glasses of lemonade on the front porch. There is nothing intrusive within or without the residence to impair the essence and feeling of this 1915 home. **Association:** It is relatively easy to associate the residence with the families who lived there (especially the Severances) and with Escondido's context of Residential Architecture given the setting, design, and sense of time and place.

Application of the criteria provided above indicates that the overall exterior integrity of the residence remains moderate to high. Sometime between 1927 and 1947, the residence received an alteration to the easterly front side of the house. The alteration expanded the living room possibly so that Georgina Severance could accommodate large groups of people for her fund raisers and other events. That alteration did not degrade or adversely affect the architectural integrity of the home. The most recent

CONTINUATION SHEET

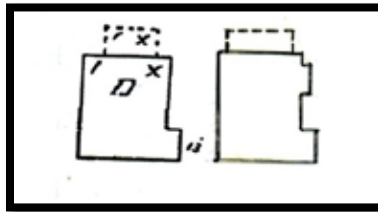
Property Name: Severance Residence__

Page 2 of 2

Resource Name or # (Assigned by recorder) Severance Residence *

Recorded by: Melissa Skovorodka & Richard Carrico*Date 05/31/2026

alteration to the easterly rear portion of the house expanded the kitchen area and encompassed a “kick-out” of the kitchen area made between the date of original construction (1915) and 1927 (Sanborn Fire Insurance Map 1927). These alterations were done in keeping with the Craftsman-style and do not distract or reduce the from the visual quality of the home. Additionally, the alterations were done consistent with the scale of the home and its building materials. The interior integrity is highlighted by the original diamond-lite windows which remain in excellent condition, the living room features the original coffered ceilings, and the box-bay furniture nook in the living room and bench-bay window in the master bathroom all contribute to the feel of the home. In addition, the home includes colonial-style baseboards throughout, approximately one-half of the house retains its original plaster walls, and there is original hardware on the door hinges with the exception of the new door that were added upon the recent expansion of the house.



Comparison of residence showing alteration between 1927 and 1947. The left outline is from the 1927 Sanborn Fire Insurance Map and the outline on the right is from the 1947 Sanborn Fire Insurance Map. The images indicate an addition to the front room of the home on the easterly front side.



Configuration of the 6th Avenue Residence Following Recent Alterations

HISTORICAL ASSESSMENT

PLANNING CASE NOS. PL26-0058/PL26-0059

Attachment A

**Supplemental Information for the Application for a
Determination Historic Significance for the Residence at 137
East Sixth Avenue (APN 233-262-04-00)**

- Legal Description of the Property**
- List of Previous and Current Owners**
- Site Plan**
- Photos of the Property**
- Department of Park and Recreation Forms DPR523a, 523b, and 523L
(Provided as Separate Files)**
- Letter of Consent from Property Owner**

Chain of Title Provided as Separate Files

Addendum A: Residential Building Record

Addendum B: Sanborn Fire Maps (1911 and 1927)

Addendum C: Newspaper Citations Used in This Report

Addendum D: Qualifications for Principal Investigator Richard L. Carrico

Legal Description of the Property at 137 E. Sixth Avenue

The residential parcel is recorded as: Lot 12 in Block 120 in the City of Escondido, County of San Diego, State of California, According to Map Thereof No. 336, Filed at the Office of the County of the County Recorded of San Diego, July 10, 1886. The lot is shown in Figure 1.

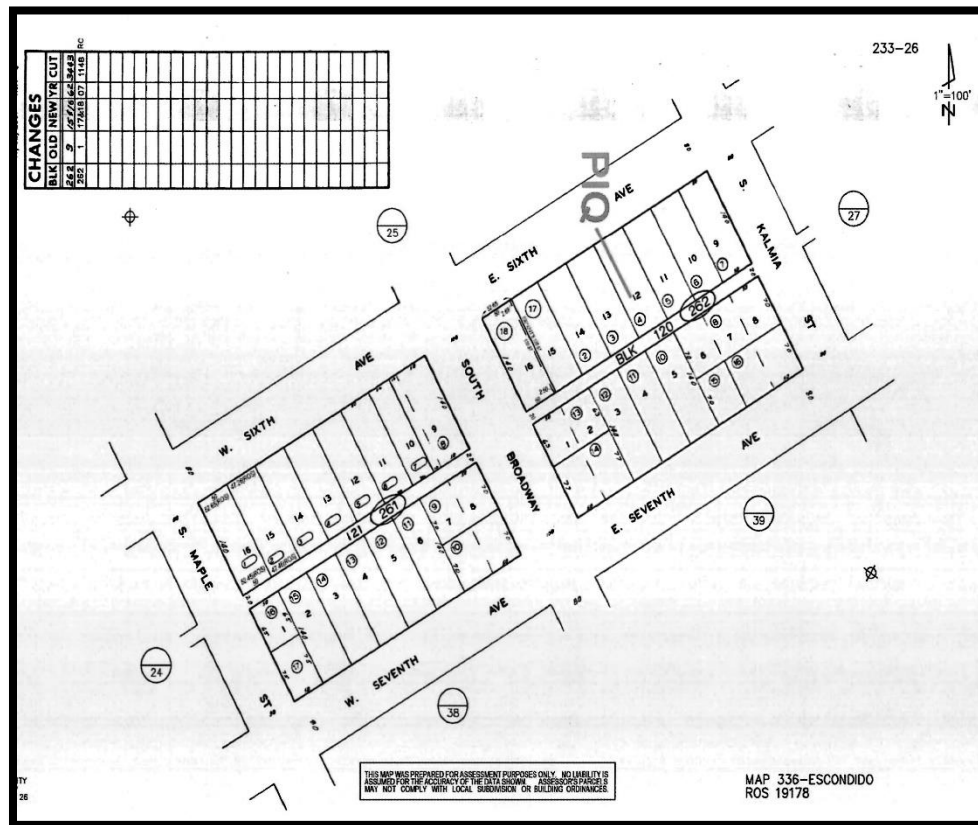


Figure 1
Lot 12 in Block 120 City of Escondido
PIO Denotes Lot 12 Within the Block

Chronology of the Residence

The residence located at 137 East Sixth Avenue (formerly Nebraska Avenue) was constructed in 1915 although the County of San Diego Residential Building Record (Addendum A) lists construction as 1920. The Sanborn Fire Insurance Map for 1911 depicts no structure within Lot 12 (Addendum B). In fact, in 1911, there is only one dwelling on the entire block on a parcel to the

west of Lot 12.¹ Real estate web sites such as Zillow and Redfin erroneously list the date of construction as 1905, possibly based on the historic plaque on a boulder in front of the home (Figure 2). The current owners of the residence, Mark and Melissa Skovorodko intend to leave the existing plaque in place and not replace it.



Figure 2
Plaque on Boulder in Front of 137 E. 6th Avenue With Erroneous Date of Construction Shown as 1905.

The following is an overview to the various owners and/or occupants of the residence. As shown on Table 1, at times, the property may have been owned by multiple people, perhaps reflecting loans against the property or investors. As discussed below, several of the owners were prominent persons in the history and development of Escondido in the early 1900s.

On the tax assessor's rolls for 1912, the persons being assessed for the assumedly empty lot were a Mrs. C. J. Reed and J. H. Sampson.² Little is known about Reed but John H. Sampson, a native

¹ Sanborn Fire Insurance Map for Escondido 1911.

² County of San Diego Assessor's Office. Tax Assessment Books 1911-1900

of Massachusetts, was an important figure in the development and growth of Escondido.³ After he moved to Escondido in 1892, he opened a hardware store in the downtown area and later opened a furniture store and an undertaking business. Sampson was also active in the purchase and sales of downtown lots as well as home lots away from the commercial district. He served as a director for the Escondido Savings Bank and as a long-time member of the City Building & Loan Association. A man of deep religious convictions, Sampson belonged to the Christian Scientist church.

In 1913 the lot was purchased by Charles B. Heston perhaps for the well-known Martin and Heston construction firm.⁴ Heston began his career as a carpenter and parlayed that skill into the construction and building trades. Two years later Charles Heston and E. E. Martin, known for building store fronts in downtown Escondido, owned the parcel. In May of 1915 Heston & Martin began construction on the residence which was described "a pretty, new six-room residence."⁵

In 1916 Lawrence Turrentine is listed as the person who paid property taxes on the residence, although he may not have owned it at the time.⁶ Turrentine was a member of a pioneer Escondido family. His father owned the *Time Advocate* from 1910-1912.⁷ Upon graduation from the University of Southern California, Turrentine opened a successful law practice in Escondido in 1915 with offices in the Escondido National Bank. It is uncertain if Turrentine ever lived in the 137 E. 6th Avenue home. The Escondido City Directory for 1920 show he and his wife Carrie as renters living at an unstated address on East Nebraska (now E. 6th Street) and the 1923 directory lists them at 147 East Nebraska one house west of the subject of the current study.⁸

Heston & Martin owned the residence until 1920 when they sold the property to Elmer P. Oaks.⁹ Born in Bernardo (the present-day Rancho Bernardo area) Oaks was listed on his voter

³ Black, Samuel T. *San Diego County California: A Record of Settlement, Organization, Progress, and Achievements*, Vol II. Forgotten Books 2018 (reprint).

⁴ Tax Assessment Books, 1900-1900

⁵ *Times Advocate*. May 28, 1915.

⁶ Tax Assessment Books. 1900-1900.

⁷ *Daily Times Advocate*, April 29, 1985.

⁸ *Escondido City Directories* 1920-1924. Community Directory Company.

⁹ County of San Diego Assessor's Office. Tax Assessment Books 1920-1900

registrations variously as an “Agent” or as a “Manager.” In the 1920 U. S. Federal Census, he and his wife Maris are listed as living on Nebraska Avenue (later Sixth Avenue) and his occupation was noted as a merchant working for Standard Oil.¹⁰ Oaks died in a vehicular accident in Perris, California in May 1934.¹¹

The 1922 tax rolls show a Lucian Belford as paying the tax assessment for the 137 E. Nebraska Avenue home. The following year, persons listed on the tax roll include Elmer Oaks, owner of the home in 1920 and Lucian Belford.¹² That same year, 1923, reflecting the growth of the neighborhood, East Nebraska Avenue was finally paved.¹³

The following year Henry N. Bergquist and Geroge E. Davis were listed as the individuals assessed for taxes on the home.¹⁴ Geroge Davis was a cashier at the Northern San Diego Bank. Bergquist was a first generation American citizen; his parents were born in Sweden. He is listed in directories in the mid-1920s as a carpenter.¹⁵ Given that Davis and Bergquist only owned the residence for one year, they may have been investors rather than occupants. In late 1924 and early 1925, Davis ran advertisements in the *Time-Advocate* that the residence was for sale.

In 1925 Fred W. Schweickhardt purchased the home.¹⁶ Schweickhardt was a well-known baker and shopkeeper who purchased the Escondido Baking Company from his father’s (A. G. Schweickhardt) trust. Schweickhardt was an active Mason who played a role in local civic affairs including organizing and playing in various baseball leagues.¹⁷ He was often spotted around town and in the backcountry driving his Maxwell Roadster or Maxwell Touring car. As early as

¹⁰ United States Federal Census Escondido, 1920.

¹¹ Escondido Times Advocate, May 18, 1934.

¹² Tax Assessment Books 1900-1900.

¹³ *Daily Times Advocate* October 26, 1923.

¹⁴ Tax Assessment Books 1900-1900.

¹⁵ Escondido City Directories 1921-1926.

¹⁶ Tax Assessment Books 1900-1900

¹⁷ *San Diego Union*, September 21, 1920.

Date	Owner(s)/Persons Assessed or Occupants	Comments
Feb 1906	Charlotte C. Culver & Kendrick Culver	First recordation
March 1906	Culver to J. H Sampson	Deed Book Page 204, 1906, Assessor's Office. Sold for \$800.00
May 1912	Mrs. C. J. Reed & J. H. Sampson	Tax Assessor Payer
1913	Charles B. Heston	Tax Assessor Payer
May 1915	H. Sampson to Martin & Heston	Residence under construction (May 28). (Deed Book Page 291 Assessors Office.
1915	J. H. Sampson & Charles B. Heston	Tax Assessor Payer
1916	E. E. Heston	Tax Assessor Payer
1918	Charles Heston and E. E. Martin	Tax Assessor Payer
1920	Elmer Oaks	On voter registration as a Manager. Living in the home this year.
1921	Lawrence Turrentine	Tax Assessor Payer
Sept 1922	Martin & Heston to Lucian Belfort	Deed Book Assessor's Office
Oct 3, 1922	Zula M. Buhheister to A. M. Hultenius	Deed Book Page 915 1922 Assessor's Office
Oct 1922	Dr. Charles Frazer (Renter or Leasor)	Dr. Frazer used the structure as a second office for his practice.
1923	Elmer N. Oaks & Lucian Belfort	Tax Assessor Payers
June 29 1923	Lucian Belfort to C. E Davis	Deed Book Page 934 1923 Assessor's Office
July 1924	J. H. Dirks to C. E. Davis	Deed Book Assessor's Office
1924	Henry N. Bergquist & George. E. Davis	Tax Assessor Payer.
1925	Fred W. Schweickhardt	Schweickhardt owned the Escondido Bakery
Jan 19, 1928	Fred W. Schweickhardt to Lucian Belfort	Deed Book Assessor's Office
Feb 1929	Perley Vernon Severance	Postman. Killed in a bicycle accident near his home in November 1940.
March 1945	Home in in the Trust Estate of Severance	Eva Percival is executor
May 15, 1945	Home in in the Trust Estate of Severance	Eva is Trustee for Rosemond Severance
June 15, 1951	Severance Estate to William & Mildred Burkhead	
Feb 1992	Mildred Burkhead to James & Thomas Burkhead	Transferred following the death of William Burkhead in 1991.
Apr 1994	Thomas & James Burkhead to Dara Brumfield	Burkhead adult children sold to Dara Brumfield
July 2019	Dara Brumfield to Howell Family Trust	
Mar 2020	Howell Family Trust to Mark & Melissa Skovorodko	
Mar 2026	Mark & Melissa Skovorodko	Current owners/residents.

TABLE 1
PERSONS LISTED ON TAX ASSESSOR'S ROLLS AS PAYING THE
ASSESSED TAXES. OWNERS BASED ON CHAIN OF TITLE ARE
MARKED IN YELLOW.

September 24, 1926, Schweickhardt ran ads for the sale of what is described as a “Modern six-room home. 137 East Nebraska.”¹⁸ Schweickhardt relocated to the Alameda, California area where he continued his career as a baker.

Perley Vernon Severance, a local postman, purchased the home from Schweickhardt by way of Belfort. Severance shows up on the tax rolls in 1928.¹⁹ The year before, the 1927 Sanborn Fire Insurance Map (Addendum B) depicts the home with a garage (denoted as A for Auto Garage) at the rear. Perley Severance, and his wife Georgina, moved from the San Bernardino area where they had lived since their marriage in 1923.²⁰ Mr. Severance lived in the home for more than thirteen years with his wife Georgina and their daughter Rosemond. Severance and his wife were active members in the Congregational Church where both served as deacons. Perley was treasurer and Georgina served as a delegate to Congregational Church state conferences.²¹ Perley was a well-respected mail carrier and postal employee who also was an active Mason and served in several official capacities in that organization.

Georgina was active in the Women’s Christian Temperance Union (WCTU) often hosting meetings and fund raisers at the home as noted in several newspaper articles.²² In a few instances, the Severance street address of 137 E. 6th Street was specifically mentioned in newspaper articles about the Severances. The Temperance Movement was active in Escondido in the 1920s and 1930s garnering the support of church groups and civic leaders. While the Severances were living in the house, the street name was changed from Nebraska to East 6th Avenue.

¹⁸ *Daily Times Advocate* September 24, 1926.

¹⁹ Tax Assessment Books 1900-1900.

²⁰ *The Caledonian Record*. Johnsbury Vermont. January 04, 1923.

²¹ *Times Advocate* January 11, 1936.

²² *Times Advocate* January 16, 1936; February 21, 1936.

In November 1940 tragedy struck the Severance family. While bicycling to return a set of keys to the post office where he worked, Perley was struck by an automobile and killed.²³ His widow and daughter continued to live in the home with both of them hosting parties, benefits, and WCTU meetings until Georgina's death in 1944.²⁴ Upon her death the home became a part of the Severance Trust with Eva Percival, her sister, acting as executor. In May 1945, Eva also became the executor on behalf of the Severance's twenty-year-old daughter Rosemond.

In June 1951, the Severance Estate sold the E 6th Avenue residence to William and Mildred Burkhead. William Burkhead was a native of New Mexico and Mildred hailed from Indiana. He was fifty-five-years old when they purchased the home after living in Los Angeles and Elsinore for several years. Prior to coming to Escondido, William worked as a mechanic. Mildred worked as a bookkeeper for decades at California Roof Truss Company. After relocating to Escondido, William worked at McMahan's Department store until his death in November 1956.²⁵ Following his death, McMahan's took out a memorial ad in the *Times Advocate* honoring William Burkhead and telling customers that, in his honor, they would be closed from 2:00 to 3:30 pm on November 15th.²⁶

After this period there are no other remarkable historic events or owners who affected the history of Escondido. Mildred Burkhead resided in the house until about 1988 when she was admitted to a rest home. With her death in 1991, the home transferred to her two sons James and Thomas in early 1992. They subsequently sold the residence to Dara Brumfield who owned the home until her sale of the residence to the Howell Family Trust in 2019. Less than a year later in March 2020, the residence was sold to its current owners Mark and Melissa Skovorodko.

²³ *Times Advocate* November 29, 1940; *The Caledonian Record*. Johnsbury Vermont. January 13, 1941

²⁴ *Times Advocate* December 4, 1942; August 4, 1944.

²⁵ *Times Advocate* November 16, 1956.

²⁶ *Times Advocate* November 14, 1956.

Recommendation for Assignment of a Severance Residence as the Historic Name for the Home

The Severance family owned the home from 1929 to 1951; a total of twenty-two years. Their length of ownership combined with the important roles that the Severance family played in Escondido culture and history forms the basis for suggesting Severance as the formal historic name. More specifically Perley Severance was a well-known and liked postal employee, an active Mason, and a deacon in the Congregational Church of Escondido. Georgina was an officer in the WCTU and used the 6th Avenue residence as a meeting house and focal point for the local movement. She also held several offices in the Congregational Church including deacon. As reflected in several newspaper articles of the time, the residence at 137 E 6th Avenue was known as, and referred to as the “Severance Home,” or the Severance Residence.

Documentation

The Residential Building Record (Addendum A) on file at the San Diego County Assessor’s Office, notes a “Effective Year” date of construction as 1920. The term “effective Date” does not always denote the actual date of construction. This date may have been based on the first year of tax assessment or inspection of the property for tax purposes. As documented in a newspaper notice, the home was constructed in May 1915 by Heston & Martin.²⁷ Ownership and occupation of the residence, as presented above, has been documented through careful examination of County of San Diego tax assessor rolls, review of a complete Chain of Title, examination of the Escondido *Times Advocate*, and review of city directories including the *Polk San Diego City and County Directories* and the *Escondido City and Rural Directory* published by the Community Directory Company.

Architectural Description

The architecture of the residence is considered to be in the Craftsman style popular in American architecture from approximately 1905 to the late 1920s. The Craftsman style was so popular, especially in California, that magazines and how-to-monographs provided details on how to build a Craftsmen style home and even how to furnish it with Arts & Crafts style furniture. The

²⁷ *Times Advocate*. May 28, 1915.

availability of architectural plans may be one of the reasons that it is difficult to determine an architect for a given home such as the one at 137 E. 6th Avenue. It is possible that Martin & Heston may have built the home using readily available plans.

The 1915 Craftsman style home features a front-gabled roof clad in asphalt shingles. Gables on the front (north) roof and on the porch reflect the Craftsman style and tie the façade together. A picture window to the east end of the front façade features a transom with diamond panes. The exterior includes horizontal wood slat siding and original single-paned (diamond lite) wood framed windows. The front façade facing 6th Avenue includes the home's original front porch featuring square wood columns and beautiful diamond windows accenting the façade. The original front door has six beveled glass panes.

The interior integrity is highlighted by the original diamond-lite windows which remain in excellent condition, the living room features the original coffered ceilings, and the box-bay furniture nook in the living room and bench-bay window in the master bathroom all contribute to the Craftsman-inspired feel of the home. In addition, the home includes nine-inch colonial-style baseboards throughout, approximately one-half of the house retains its original plaster walls, and there is original hardware on the door hinges with the exception of the new doors that were added upon the recent expansion of the house.

While the emphasis for historic designation is on the exterior, the interior of the home does include original hardwood flooring. An alteration to the home occurred sometime between the date provided on the Sanborn Fire Insurance Map for 1927-1949 and the likely date of the sketch map provided on the Residential Building Record circa 1963 (Figure 3). The 1927 map, which would have shown changes, if any, on the 1949 update, shows only one architectural feature/element jutting out from the left rear of the home (northeast corner). By circa 1963, and probably after 1949, a second extension was added the left front of the home (northeast corner).probably extending the living room.

More recent alterations since 2020 within the parcel include a 674 square foot addition to the rear of the home (not visible from the street), a new 452 square foot garage, and a new 225 square foot ADU (both of which are at the rear of the lot and not visible from the street. These additions do not visibly change the scale or massing of the original residence nor substantially alter the home's architectural integrity.

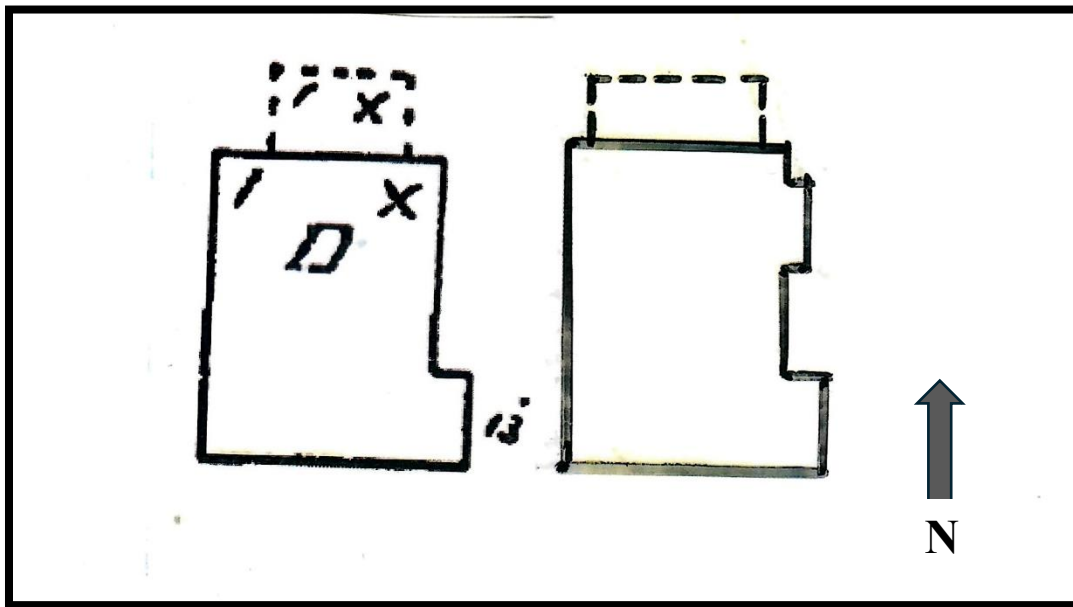


Figure 3
Comparison of 1927 Sanborn Fire Map Image of Residence on the Left and Pre-1963 Residential Building Record Image on the Right. Note the Addition of the Room on the Upper Right Side of the Residence on the Right

Determination of Significance

The following three criteria (as used by the City of Escondido) for structures and objects to be determined as historic, were carefully reviewed and applied to the residence at 137 East 6th Avenue, Escondido.

(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. The importance of the Craftsman style is called out in the Escondido Historic Context Statement within the category of Residential Architecture. As described by Virginia and Lee McAlester and more recently by Jeffery Howe, the Craftsman architectural style originated in Southern California about 1905 and was prominent from 1905 until the late-

1920s.²⁸ Early promoters of the style include Charles and Henry Greene and Bernard Maybeck. The Craftsman style was one facet of the Arts and Crafts Movement which sought to simplify life and a rejection of the formality of the Victorian period and its sometimes gaudy architecture. For residences, that meant low slung, horizontal designs, a lack of grandiose adornments, and often, smaller, bungalow styles. Craftsman style homes were often designed to fit into the existing landscape rather than conforming the landscape to the dwelling footprint. By 1930, however, the Craftsman style fell out of favor and was rarely built.

With a construction date of 1915, the E. 6th Avenue residence fits chronologically into the Craftsman period. More important, as defined below, the residence contains many of the elements and motifs of a Craftsman Bungalow style home. Figures 4 and 5 provide a graphic comparison of the E. 6th Avenue residence and a typical Craftsman home.²⁹

roof, supported by square rather than tapered columns, and column bases that continue to the ground without a break at the porch floor level. Window treatments include diamond lite paned windows, a line of three windows on the front façade (Figure 8), and bench bay window in the master bathroom. Interior elements include an open floor plan that allowed ample light into the residence, a box-bay furniture nook in the living room and simple wood features including baseboards throughout the home.

Although the residence has been modified through the addition of a room at the rear of the home, that addition does not impair or substantially reduce the integrity of the Craftsman style and architecture. The important architectural elements that are the highlights of the style remain intact and unaltered (Figure 6). In fact, the addition adds the element of multiple gabled roof planes to the home. The addition is in scale with the earlier residential footprint. The use of clapboard siding on the addition is consistent with the siding on the original residence.

²⁸ McAlester, Virginia and Lee. *A Field Guide to American Houses*. Alfred Knopf New York 1988, pp. 452-464; Jeffery Howe, *The Houses We Live In: An Identification Guide to the History and Style of American Domestic Architecture*. Thunder Bay Press, San Diego 2002, pp. 318-326.

²⁹ Jeffery Howe, *The Houses We Live In: An Identification Guide to the History and Style of American Domestic Architecture*



Figure 4
Typical Craftsman Style Bungalow (Howe 2002:318)



Figure 5
Residence Facade Looking Southeast From Street

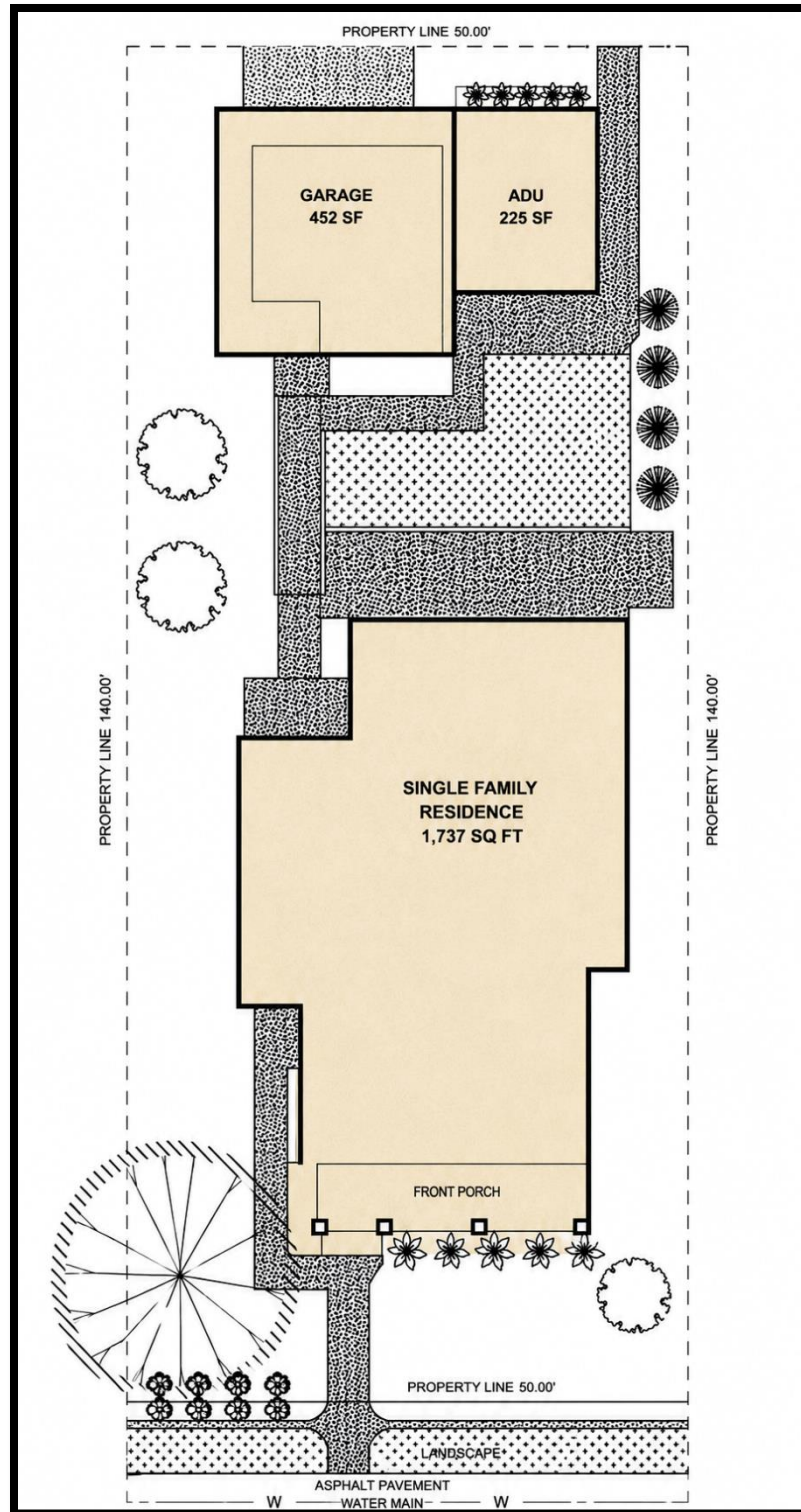


Figure 6
Current Site Plan Showing Recent additions to the Rear of the Residence, Construction of a New Garage, and Addition of an ADU

(5)

Escondido historical resources that are 50 years old or have achieved historical significance within the past 50 years. With a construction date of 1915, the residence turned one hundred eleven years old in May 2026. The period of construction is important because it reflects a pre-World War I building boom in this neighborhood and in the Escondido area.



Figure 7
Room Addition at the Rear of the Residence
Note the Consistent Scale and Mass of the Structure, the Use of Clapboard Siding, and the Gabled Roof



Figure 8
Facade and Front Porch of the Residence Looking Southwest
Note Original Diamond Paned Window Treatments, Door, and Wooden Columns



Figure 9
Front Porch of the Residence Looking East Showing the Original Windows and Front Door

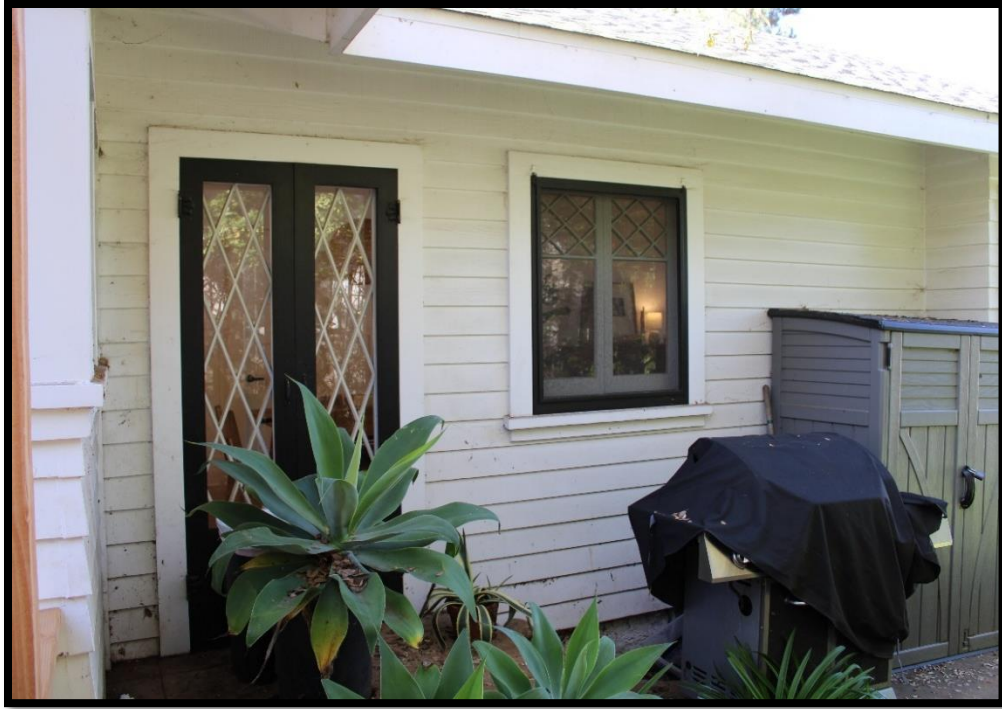


Figure 10
East Side of the Residence Looking West

(6)

Escondido historical resources that are an important key focal point in the visual quality or character of a neighborhood, street, area or district. The residence provides a sense of time and place reflecting the early 1900s, the architecture enhances the other Craftsman dwellings of a similar style and/or period in the neighborhood, and from the street or the sidewalk, one gains a sense of historic setting and feeling as well as cultural continuity. Because the residence retains its integrity and strong Craftsman style of architecture, it can serve as a focal point within the Historic District.

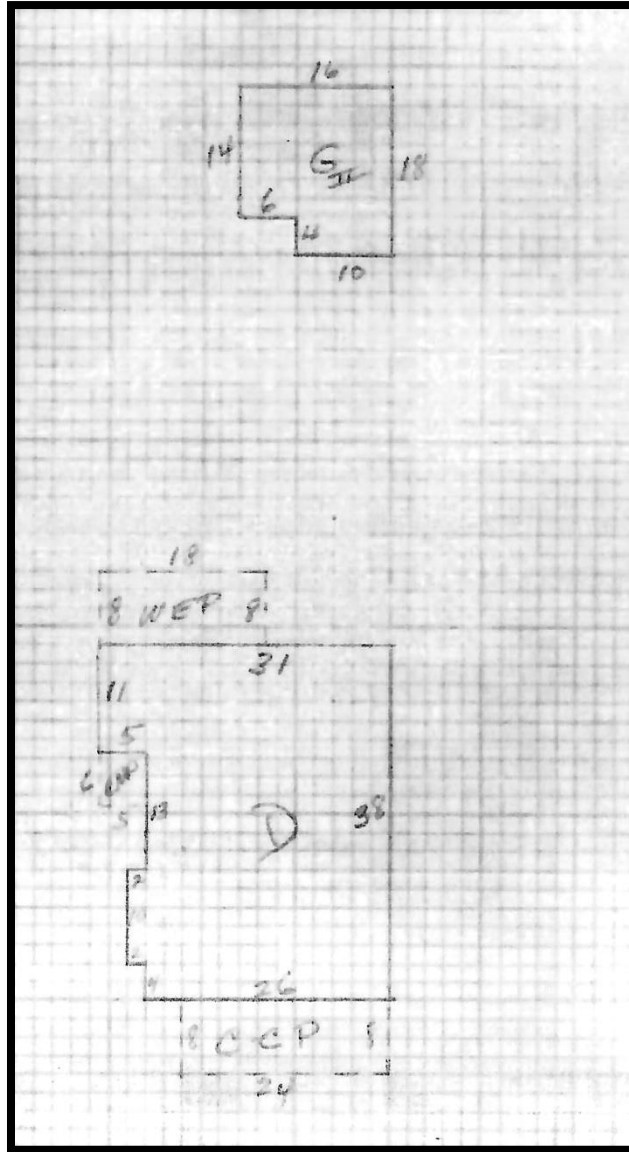
Summary

Given its age (over one hundred and ten years), its Craftsman style, its retention of integrity, and its potential contributions to the existing Historic District, the residence at 137 E. 6th Street meets Criteria (2), (5), and (6) thus meeting the threshold of two or more criteria. As such, the residence should be strongly considered for a Determination of Historical Significance.

Letter of Consent From the Property Owner

TBP FROM CLIENT

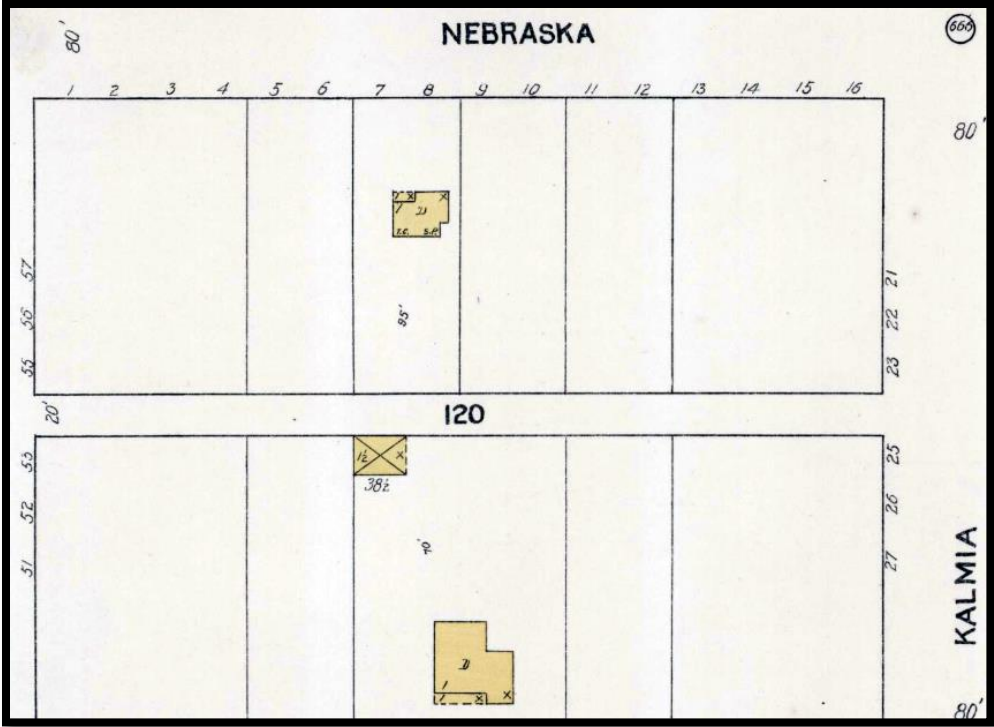
ADDENDUM A
RESIDENTIAL BUILDING RECORD CIRCA 1968
137 E. 6TH AVENUE



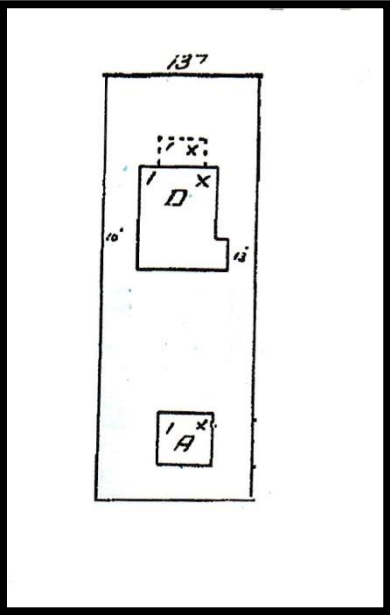
**Residence and Garage as Shown on the Residential Building Record Circa 1968
(San Diego County Assessor's Office)**

ADDENDUM B

SANBORN FIRE INSURANCE MAPS 1911 AND 1927



Sanborn Fire Insurance Map 1911. No Structure Shown in Lot 12



Sanborn Fire Insurance Map 1927

ADDENDUM C**NEWSPAPER CITATIONS USED IN THIS REPORT**

Times Advocate. May 28, 1915.

San Diego Union. September 21, 1920.

The Caledonian Record. Johnsbury Vermont. January 4, 1923.

Daily Times Advocate. October 26, 1923.

Daily Times Advocate. September 24, 1926.

Times Advocate, May 18, 1934.

Times Advocate. January 11, 1936

¹*Times Advocate* January 16, 1936; February 21, 1936.

Times Advocate. November 29, 1940

The Caledonian Record. Johnsbury Vermont. January 13, 1941

Times Advocate. December 4, 1942;

Times Advocate. August 4, 1944.

Times Advocate. November 14, 1956

Times Advocate. November 16, 1956.

Daily Times Advocate. April 29, 1985

ADDENDUM D

QUALIFICATIONS FOR PRINCIPAL INVESTIGATOR

RICHARD L. CARRICO

Richard L. Carrico

Historian/Anthropologist

Education: M.A. Public History, University of San Diego; BA. History, San Diego State University; B. A. Anthropology, San Diego State University.

Teaching Experience: San Diego State University, Department of American Indian Studies, 1990-2023, San Diego State University, Department of Anthropology 1993; Mesa Community College, Behavioral Sciences (Anthropology) 1978-1979 and 2011-2012; Ethnic Studies, 1995-1998; San Diego City College Behavioral Sciences (Anthropology) 1993 and 2009-2013; Palomar Community College, Behavioral Sciences Department (Anthropology) 1978-1979.

Professional Organizations: San Diego Historical Society, Advisory Board for the Ramona Pioneer Society. Board of Trustees for the San Diego Archaeological Center (President 2009-2013); San Diego Writers and Editors Guild (President 2026), Lifetime Member of the Society for California Archaeology (Past Southern California Vice President); Society for Historic Archaeology; Society for California Archaeology; American Anthropological Society; San Diego Archaeological Society.

Awards: Norman Neuburg Award for Outstanding Contributions to Mission, Presidio, and Rancho History; San Diego Historical Society Institute of History Award for Contributions to the History of San Diego; Book Fest First Place History Award for El Presidio de San Diego; San Dieguito River Park Volunteer Award.

Professional Experience: Lead archaeologist and historian and Director of Cultural Resources for WESTEC Services/Ogden Environmental 1978-1995; Mooney & Associates 1995-2004; Jones & Stokes 2003-2007; Ethnographer at ESA 2012-2014.

Owner and Principal of Recuerdos Research, a Veteran owned small business, 2008-Present. Mr. Carrico has received numerous awards and commendations from a variety of organizations including the Association of Environmental Professionals, the San Diego Historical Society, The Society for California Archaeology, the Ramona Planning Group, the California Mission Studies Foundation, and Instituto Nacional de Antropología e Historia.

Richard Carrico, principal in the firm of Recuerdos, has been active in the field of cultural resources management for more than 30 years at Jones & Stokes, Mooney & Associates, Ogden, ERCE, and ESA. He has an expert knowledge of California Environmental Quality Act/National Environmental Policy Act (CEQA/NEPA), and Section 106 documentation. He is on the certified list for the County of San Diego and the City of San Diego in the fields of history and archaeology. His experience includes supervisory roles in both historic and prehistoric archaeological studies, surveys, evaluations, tests, data recovery, and mitigation monitoring projects.

He has been the Principal Investigator for more than 500 cultural resource projects and the Native American Coordinator/Liaison for more than 50 projects. As an educator, he is a well-known public speaker and has a long history of presentations at academic and professional conferences. In addition, he is a well-

recognized authority on southern California Native Americans and is a lecturer emeritus of American Indian Studies at San Diego State University. He also has an extensive list of publications on historical and archaeological topics.

Project Experience

PROJECTS WITH A FOCUS ON HISTORY, ARCHITECTURE, AND HISTORIC ARCHAEOLOGY

-UCSD Chancellor's Residence National Register Nomination—University of California Regents

Prepared successful National Register nomination of a historic and architecturally significant residence located in La Jolla, California. Project included photo-documentation, archival research, completion of the NR Form and consultation with the SHPO.

-Spanish Colonial Revival Determination of Significance/Mills Act Application 741 Alameda Boulevard-Coronado, California.

Prepared successful Determination of Significance of a historic and architecturally significant residence located in Coronado, California. Project included photo-documentation, archival research, completion of the application forms for a Spanish Colonial Revival residence and consultation with the City of Coronado.

-Warner Ranch Resort, Warner's Springs, California

Recuerdos was contracted by the Pacific Hospitality Group to conduct extensive archaeological, anthropological, and historic studies for more than 2,200-acres of land in northeastern San Diego County. The project includes assessment of both prehistoric and historic sites, development of a Thematic National Register District, consultation with Native American tribes, and close coordination with the project planners in support of a Specific Plan Amendment.

-Oceanside Historical Resource Survey—City of Oceanside, CA

Supervised and directed an intensive survey and evaluation of more than 220 buildings, street furniture, objects, and landscapes for the City of Oceanside.

-Historic Structures Inventory of 32nd Street Naval Station—U.S. Navy, Southwest Division, San Diego, CA

Conducted historic resources inventory of three U.S. Navy facilities, prepared State of California Department of Parks and Recreation historic inventory forms and photographed and documented all significant structures through archival research.

-Isham Springs National Register Nomination—The Point Hotels Corporation, Spring Valley, CA

Prepared National Register nomination for a historic bottling operation location located in Spring Valley, California, including mapping, photo-documentation, and archival research.

-African-American History Project—Centre City Development Corporation, San Diego, CA

Principal Investigator responsible for directing an extensive study of the role and presence of African-Americans in downtown San Diego from 1860-1960. The Project was conducted in advance of redevelopment of the East Village and Gaslamp areas. The work effort included oral interviews, primary research, documentation of the built environment, formal presentations to public bodies, community outreach, and preparation of a technical document. This project won several local and state awards including the Association of Environmental Professionals (AEP) 2005 Outstanding Public Involvement Award.

-Jenney Alpine Historic Building Evaluation—NTD Development, Alpine, CA

Principal Investigator and Project Historian for the evaluation of circa 1880s farm house in rural Alpine, San Diego County. The structure was the home of early settlers in the area and was deemed significant to the community. The building was preserved by moving it and restoring it as part of a larger effort to interpret Alpine's history.

-Lilac Ranch-Sage Communities Historic Building Evaluation—Valley Center, CA

Principal Investigator and Project Historian for the evaluation of circa 1880s-1930s ranch and farmhouse complex in rural Valley Center, San Diego County. The structures and ranch buildings were associated with early settlers in the area and with the political and social themes of the 1930s. Several important buildings, which were determined to be RPO significant and were preserved by on site rehabilitation and restoration.

-Mission San Diego De Alcalá Diocese Hall Excavation—Catholic Diocese of San Diego, San Diego, CA

Principal Investigator for excavation and interpretation of architectural features, artifacts, and human burials dating from 1774-1870. The Project included extensive archival research and translation of Spanish colonial documents. Led to the preservation of the important archaeological site.

-San Luis Rey Mission Garden Wall—McComic Associates, San Diego, CA

Archaeological Investigator for the San Luis Rey Mission garden wall within the Rio Vista Project in the Mission San Luis Rey National Register District. Conducted archival research, surveys, surface collection, excavation and analysis.

-Viejas Band of Mission Indians: Tribal History, San Diego, County

Researched and authored a history of the Viejas Band of Mission Indians from the precontact era (9,000 years ago) to the 1960s. Made presentations to the Tribe and to tribal members and assisted the Tribe in development of their web site.

-Barona Indian Reservation—Barona Indian Reservation, San Diego County, CA

Assisted the Barona Indians in acquiring, cataloging, and interpreting an important collection of prehistoric artifacts purchased from a private collector. Helped design the displays and education materials for the original Barona Cultural Center. Conducted primary research for the tribe regarding prehistoric and early historic land uses in the Capitan Grande/San Diego River Valley area.

-Bonita Road Bridge Replacement—County of San Diego Department of Public Works (DPW), Bonita, CA

Principal Investigator and Historian for a historical and archaeological survey and assessment that included evaluation of a temporary bridge, circa 1930 residence, and WPA-period stone/masonry way as part of a study for replacement of the Bonita Road Bridge and road widening project in San Diego County, California.

-City of Riverside, Chinatown Project.

Conducted review of previous reports, compiled data from prior excavations, prepared cultural resources sections of the Environmental Impact Report including an extensive research design.

-Dodson's Corner Commercial Development—Host-Marriot Corporation, Old Town, San Diego, CA

Conducted records and literature searches, field surveys, monitoring and excavation for historic properties within Old Town San Diego State Park. This work was overseen by the California Department of Parks and Recreation with review by the State Office of Historic Preservation.

-Old Town San Diego Archaeological Excavations—Bazaar Del Mundo LLC, San Diego, CA

Supervised the excavation of historic deposits dating from the 1850-1880 eras of early San Diego history. The project was done under the auspices of the State of California Department of Parks and Recreation. The project focused on materials associated with the historic Casa de Bandini and Casa de Pico. One element of the excavation was educating the public as they toured the park and presenting the findings at professional conferences.

-Downtown Santa Barbara Revitalization Project—City of Santa Barbara Development Department, Santa Barbara, CA

Project Historian for initial baseline archival research, testing and data recovery of historic resources over a three-square-block portion of downtown Santa Barbara. The Project resulted in ongoing interpretation of findings to include outdoor displays, mobile presentations, and community involvement.

Presidio de San Diego Chapel Excavation—San Diego State University, San Diego, CA

Assistant Director and Director of Excavations for excavation and analysis of architectural features and historic/prehistoric artifacts from California's first mission and presidio circa 1769-1835. Played a major role in preparing an architectural rendering and artist's depiction of the Presidio Chapel based on 20 years of archaeological analysis and archival research.

-Historic Archaeological Project—Southern California Gas Company, Santa Barbara County, CA

Principal Archaeologist for test and salvage investigations of historic (adobe) archaeological site CA-SBA-2087H near Gaviota in Santa Barbara County. The Project also involved surveying pipeline routes; monitoring construction activities; planning and coordination with local Native American monitors; analysis and report preparation.

MAJOR PRIVATE SECTOR CEQA/NEPA PROJECTS

-Oak Country Estates—Confidential Client, Ramona, CA

Directed the excavation and analysis of prehistoric artifacts and cultural debris from a Kumeyaay village site. Known as Pa'mu, the site was preserved within the context of a proposed residential development. Remnants of historic corrals, earthen dams, and stage coach trails were also documented and preserved. The resulting technical report was presented with the Association of Environmental Professionals (AEP) 2003 Outstanding Technical Report Award.

-Balcors/Santa Fe Valley Land Company Cultural Resources Study—Santa Fe Land LLC, San Diego, CA

Principal Investigator for a Phase I and II cultural resources survey, testing, and evaluation program of 25 cultural resource sites on a 645-acre property. The development consisted principally of an 18-hole golf course and clubhouse facility. Directed all project archaeological activities including data analysis, report production, and design of preservation measures for National Register eligible cultural resources. Provided coordination with County of San Diego planning personnel, Bureau of Land Management (BLM), U.S. Army Corps of Engineers (USACE), and Native Americans and compliance with CEQA, County of San Diego, and Federal 106 404 Permit requirements.

-Rancho San Vicente—Ryland Homes Corporation, Ramona, CA

Project Manager and Co-Principal Investigator for field survey and test investigations at 24 archaeological sites located within an 850-acre planned development near Ramona in San Diego County. Managed the Project and supervised analysis and report preparation.

PUBLIC AGENCY PROJECTS

-San Diego County Water Authority Emergency Storage Project—San Diego County Water Authority

Principal Investigator and Native American Liaison for the field inventory of the five various alternatives (Hodges, Moosa, Guejito, San Vicente, and Olivenhain) and the associated pump stations and pipelines for this project. The Project included federal (Section 106) and state (CEQA) compliance. The project included a historical evaluation of the San Vicente Dam. The work effort also included field visits and tribal meetings with members of the San Pasqual, Mesa Grande, Viejas, and Barona Indian Reservations.

-As-Needed Services—City of San Diego Capital Improvements Division, San Diego, CA

Principal Investigator and Historian for several projects related to infrastructure improvements and modifications. Performed historical research on the historic bridge and overpass that once linked Sixth Avenue from downtown San Diego to Old Highway 395 in Mission Valley.

-As-Needed Cultural Resources—City of San Diego Water Utilities Department, San Diego, CA

Directed and conducted archaeological and historical surveys for water facilities, pipelines, and other actions within the City of San Diego. Responsibilities included consultation with local Indian bands, record and literature searches, assessment of potential significance of identified properties, and report preparation in accordance with CEQA and NEPA requirements.

PUBLICATIONS

Books

2025 *El Presidio de San Diego: Excavating Southern California's Lost City*. Chapel Hill: History Press.

2023 *Monsters on the Loose: Three Unsolved Murders in Prohibition Era San Diego*. Denver: WildBlue Press.

2023 *A History of Wine and Wineries of San Diego County*. Recuerdos Press. Warner Springs.

2008 [Revised and reprinted in 2014 and 2018]. *Strangers in a Stolen Land: Indians of San Diego County from Prehistory to the New Deal*. Lakeside: Sunbelt Publications.

1997 Carrico, Richard L. and Florence Shipek. *Indian Labor in San Diego County: 1850-1900*. In *Native American Wage Labor: Ethnographic and Ethnohistorical Perspectives*, Alice Littlefield and Martha Knack (ed.). University of Oklahoma Press. Norman.

1992 Trafzer, Clifford and Richard L. Carrico. *American Indians: The County's First Residents*. In *San Diego: An Introduction to the Region*, Philip R. Pryde (ed.) Kendall Hunt Publishing Company. Dubuque.

1991 *San Diego's Spirits: Ghosts and Hauntings in America's Southwest Corner*. Recuerdos Press. San Diego.

1986 *Strangers in a Stolen Land*. Sacramento: Sierra Oaks. Reprinted in 1991.

Selected Published Journal Articles and Review

2024. The Indigenous Population at the San Diego Presidio. Native Wives, Prisoners, Artisans, and Workers at Alta California's First Spanish Settlement. *Boletín*. Journal of the California Mission Foundation

2024. *Habla Español? If You Rodeo You Do. Cowboy Up*. Wolfsinger Publications.

2023. *Phantoms of the Past*. *Boletín*. Journal of the California Mission Foundation.

2021 *Kumeyaay Crime and Punishment in Spanish San Diego 1769-1826*. *Boletín*. Journal of the California Mission Foundation.

2019. *Death and Burial at the Royal Presidio de San Diego*. Pacific Coast Archaeological Society Quarterly, Vol. 55 No. 1.

2018 Kumeyaay Inscriptive Art at Three Spanish Colonial Period Sites in San Diego: Cultural Continuity, Syncretic Behavior, or Resistive Art? *Rock Art Papers* Vol. 19. Ken Hedges and Anne McConnell (eds). San Diego Rock Art Association.

2018 Castigating the Insolent Ones: Native Resistance and the Spanish Military, The Pa'mu Incident. *Journal of San Diego History*.

2011 'Awi Kuseyaay: The Ringing Spirit Rock of San Pasqual Valley. *Journal of California and Great Basin Anthropology*, Vol. 31, No. 1.

2004 The San Dieguito River Valley. Currents: Newsletter of the San Dieguito River Valley Conservancy, Volume 11, No. 1.

2003 Special Section: Indian Leaders of San Diego. *San Diego Union-Tribune*.

1997 Sociopolitical Aspects of the 1775 Revolt at Mission San Diego de Alcalá: An Ethnohistorical Approach. *Journal of San Diego History*, Vol 43, No. 3.

1995 *Exploring the Ellis Ranch*. San Diego: Cleveland National Forest Foundation.

Steve Van Wormer and Richard L. Carrico. 1993. Excavation and Analysis of a Stone Enclosure Complex in San Diego County. *Journal of California and Great Basin Anthropology*, Vol. 15, No. 2.

1993. Review of Historic Trails and Roads of California, A Cultural Resources Planning Study by Kenneth N. Owens. *The Public Historian*, Vol. 15, No. 2.

1990 Spanish Crime and Punishment: The Native American Experience in Colonial San Diego, 1760-1830. *Western Legal History*, Vol. 3, No. 1.

1988 Rock Rooms, Stacks, and Granary Bases: The Architecture of Westwood Valley. *Proceedings of the Society for California Archaeology*, Vol 1.

1987 Erlandson, Jon M., Theodore Cooley, and Richard L. Carrico. A Fluted Projectile Point Fragment from the Southern California Coast: Chronology and Context at CA-SBA-1951. *Journal of California and Great Basin Anthropology*, Vol. 9, No. 1.

1987 Sixty-Five Years of San Diego County Archaeology. San Diego County Archaeological Society Research Papers, No. 1.

1983 Wolf Kalisher: Immigrant, Pioneer, Merchant, and Indian Advocate. *Western States Jewish Historical Society Quarterly*. January.

1983 A Brief Glimpse of Kumeyaay Past: An Interview with Tom Lucas. *Journal of San Diego History*. Spring.

1981 What the Spaniards Saw: An Ethnohistorical View of Some Aspects of Native San Diego in 1769-1778. *Archaeology of San Diego and Southern California*. San Diego: Archaeological Institute of America.

1980 San Diego Indians and the Federal Government: Years of Neglect, 1850-1865. *Journal of San Diego History*. Summer.

1974 The Bancroft Ranch House: A Preliminary Report. San Diego County Archaeological Society, Publication Number 1.

1973. Identification of Two Burials at the San Diego Presidio. *Journal of San Diego History*. Fall.

DRAFT HISTORIC PROPERTY PRESERVATION AGREEMENT

PLANNING CASE NOS. PL26-0058/PL26-0059

EXEMPT FROM FEES pursuant to
Gov't Code §§ 6103, 27383, and 27388.1
(filing requested/executed by municipality)

RECORDING REQUESTED BY AND
WHEN RECORDED RETURN TO:

City Clerk
City of Escondido
201 North Broadway
Escondido, CA 92025-2798

This Space for Recorder's Use Only

APN: 233-262-04-00

HISTORIC PROPERTY PRESERVATION AGREEMENT

This HISTORIC PROPERTY PRESERVATION AGREEMENT ("**Agreement**") is made and entered into as of the last date of signature below, by and between the City of Escondido, a California municipal corporation ("**City**") and Mark Skovorodko and Melissa Grace Skovorodko, Trustees of the Skovorodko Trust, dated March 11, 2026 ("**Owner**"). (The City and Owner may each be referred to herein as a "**Party**" and collectively as the "**Parties**.")

RECITALS

A. The Owner possesses and owns that certain real property located within the City as further described in Exhibit A to this Agreement, attached hereto and incorporated herein by this reference ("**Property**").

B. The City and the Owner desire to enter into this Agreement to carry out the purposes of the Mills Act (California Government Code section 50280 et seq.) ("**Mills Act**") and California Revenue and Taxation Code sections 439 to 439.4.

C. The Property is a "qualified historical property," as that term is defined under the Mills Act ("**Qualified Historical Property**"), in that the Property is privately owned, the Property is not exempt from property taxation, and the Property is listed in the City's Local Register of Historic Places.

D. The Property is a "restricted historical property," as that term is defined in Revenue and Taxation Code section 439.1.

E. The City and the Owner desire to limit the use of the Property and to preserve the Property so as to retain its characteristics as a property of cultural, architectural, and historical significance.

AGREEMENT

NOW, THEREFORE, in consideration of the mutual covenants, promises, terms, and conditions set forth herein, and the substantial public benefits to be derived therefrom, the Parties hereby mutually agree as follows:

1. Recitals. The Recitals set forth above are included herein by reference as part of this Agreement and the Parties agree that said Recitals are essential facts to this Agreement.

2. Applicability of Government Code and Revenue and Taxation Code. This Agreement is made pursuant to the Mills Act and California Revenue and Taxation Code sections 439 to 439.4 and is subject to all of the provisions of these statutes.

3. Preservation/Rehabilitation and Maintenance of Property. During the term of this Agreement, the Property shall be subject to the following conditions, requirements, and restrictions:

a. The Owner agrees to preserve/rehabilitate and maintain the cultural, historical, and architectural characteristics of the Property during the term of this Agreement as set forth in the Schedule of Improvements identified in Exhibit B to this Agreement, attached hereto and incorporated herein by this reference (“**Schedule of Improvements**”).

b. The Owner shall maintain all buildings, structures, yards, and other improvements in a manner that does not detract from the appearance of the immediate neighborhood. Prohibited property conditions include, but are not limited to, all of the following:

(i.) dilapidated, deteriorating, or unrepaired structures, such as fences, roofs, doors, walls, and windows;

(ii.) scrap lumber, junk, trash, or debris;

(iii.) abandoned, discarded, or unused objects or equipment, such as automobiles, automobile parts, furniture, stoves, refrigerators, cans, containers, or similar items;

(iv.) stagnant water or excavations, including swimming pools or spas; and

(v.) any device, decoration, design, structure, or vegetation that a reasonable person would determine to be unsightly by reason of its height, condition, or location.

c. All improvements and work performed on the Property shall meet, at a minimum, the rules and regulations of the Office of Historic Preservation of the California Department of Parks and Recreation, the United States Secretary of the Interior’s Standards for Rehabilitation, the California State Historical Building Code, and the applicable City laws and regulations pertaining to development.

d. If the City institutes a code enforcement action pertaining to the Property, the City may request, and the Owner shall submit within 30 days of such request, documentation of expenditures incurred and work performed by the Owner within the previous 24 months to accomplish items from the Schedule of Improvements. If the Owner performs work on the Property, rather than contracting with a third party, the value of the Owner’s labor shall be calculated at the market rate for such work performed. The Owner shall be in substantial compliance with the

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Historic Property Preservation Agreement

Schedule of Improvements when the expenditures incurred and work performed to accomplish the improvements are equal to or greater than the Owner's annual property tax savings for the previous 24 months, as determined by the City, based upon the County Tax Assessor's valuation of the Property using the process set forth in California Revenue and Taxation Code sections 439 to 439.4.

e. The Owner shall, within 30 days after written notice from the City, furnish the City with any information the City shall require to enable the City to determine (i) the Property's present state, (ii) the Property's continued eligibility as a Qualified Historical Property, and (iii) whether the Owner is in compliance with this Agreement.

_____**OWNER'S INITIALS**

4. Inspections. The Owner agrees to permit periodic examinations and inspections of the interior and exterior of the Property by the City, the County Assessor, the State Department of Parks and Recreation, and the State Board of Equalization, as may be necessary to determine the Owner's compliance with this Agreement. After five years, and every five years thereafter, the City shall inspect the Property, including the interior and exterior of the premises, to determine the Owner's continued compliance with this Agreement.

_____**OWNER'S INITIALS**

5. Term. This Agreement shall be effective and shall commence on January 1 of the year following the successful recordation of this Agreement by the San Diego County Recorder's Office and shall remain in effect for a period of 10 years thereafter.

6. Renewal.

6.1. *Automatic Renewal*. On the 10th anniversary of this Agreement and on each successive anniversary date ("**Renewal Date**"), a period of one year shall automatically be added to the initial term of this Agreement unless a Party gives a notice of nonrenewal as provided in this Agreement.

6.2 *Notice of Nonrenewal*. If, in any year, a Party desires not to renew this Agreement, such Party shall serve a written notice of nonrenewal on the other Party. If the Owner elects to serve a notice of nonrenewal, the notice must be served on the City at least 90 days prior to the Renewal Date, or else a period of one additional year shall automatically be added to the term of this Agreement. Conversely, if the City elects to serve a notice of nonrenewal, the notice must be served on the Owner at least 60 days prior to the Renewal Date, or else a period of one additional year shall automatically be added to the term of this Agreement. The City may issue a notice of nonrenewal if the City determines improvements, maintenance, rehabilitation, renovation, or restoration of the Property is required for the Property's continued eligibility as a Qualified Historical Property. Upon receipt by the Owner of a notice of nonrenewal from the City, the Owner may make a written protest of such nonrenewal. The City may, at any time prior to the Renewal Date, withdraw its notice of nonrenewal.

6.3 *Effect of Notice of Nonrenewal*. If, in any year, either Party serves a notice of nonrenewal as provided in this Agreement, this Agreement shall remain in effect for (i) the balance of the period remaining under the initial term of this Agreement, or (ii) the balance of the period remaining since the last renewal of this Agreement, as the case may be.

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Historic Property Preservation Agreement

7. Cancellation.

7.1 The City may cancel this Agreement if the City determines that the Owner (i) has breached any term, condition, or covenant of this Agreement; (ii) has allowed the Property to deteriorate to the point that the Property no longer meets the standards of a Qualified Historical Property; or (iii) has failed to restore or rehabilitate the Property in the manner required by this Agreement.

_____ **OWNER'S INITIALS**

7.2 *Notice of Cancellation.* This Agreement cannot be cancelled until after the City has given notice and has held a public hearing as required by California Government Code section 50285.

7.3 *Cancellation Fee.* If the City cancels this Agreement pursuant to the terms of this Agreement, the Owner shall pay those cancellation fees set forth in the Mills Act. Upon cancellation, the Owner shall pay a cancellation fee of 12.5% of the then-current fair market value of the Property, which is to be determined by the County Assessor as though the Property were free and clear of any of the restrictions pursuant to this Agreement. The cancellation fee shall be paid to the County Auditor at the time and in the manner that the County Auditor shall prescribe and shall be allocated by the County Auditor to each jurisdiction in the tax rate area in which the Property is located in the same manner as the County Auditor allocates the annual tax increment in that tax area for that fiscal year.

_____ **OWNER'S INITIALS**

8. No Compensation. The Owner shall not receive any payment from the City in consideration for the obligations imposed under this Agreement. The Parties recognize and agree that the consideration for the execution of this Agreement is the substantial public benefits to be derived therefrom and the advantage that will accrue to the Owner as a result of the assessed value of the Property because of the restrictions that this Agreement imposes on the use and preservation of the Property.

9. Enforcement.

9.1 As an alternative to cancellation of the Agreement, the City may, in its sole discretion, specifically enforce or enjoin the Owner's breach of the terms of this Agreement, including but not limited to bringing an action to enforce this Agreement by specific performance or injunction. In the event of such breach, the City shall give written notice to the Owner notifying the Owner of the violation ("**Notice of Violation**"). If such breach is not corrected to the reasonable satisfaction of the City within 30 calendar days after the date of the Notice of Violation, or within such other reasonable time as may be required to cure the violation (provided the acts to cure the violation are commenced within 30 calendar days and thereafter diligently pursued to completion), the City may, without further notice, declare the Owner to be in breach of the terms of this Agreement, and may bring any action necessary to specially enforce the obligations of the Owner under the terms of this Agreement or apply for such other relief as authorized under local, state, or federal law.

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Historic Property Preservation Agreement

9.2 *Remedy if Agreement Not an Enforceable Restriction.* In the event it is finally determined by a court of competent jurisdiction that this Agreement does not constitute an enforceable restriction within the meaning of the applicable provisions of the California Government Code and the California Revenue and Taxation Code, except for an unenforceability arising from the cancellation or nonrenewal of this Agreement, for any tax year during the life of this Agreement, then this Agreement shall be null and void and without further effect, and the Property shall from that time forward be free from any restriction whatsoever under this Agreement without any payment or further act by the Parties.

10. Indemnification. The Owner (including Owner's agents, employees, contractors, and subcontractors, if any) shall hold harmless, defend (with counsel reasonably acceptable to the City), and indemnify the City, its boards, commissions, departments, officials, officers, agents, employees, and volunteers 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, in law or equity, including without limitation the payment of all consequential damages and attorney's fees and other related litigation costs and expenses (collectively, "**Claims**"), and any attorney's, consultant, or expert fees and City staff costs for investigating or responding to any Claims, incurred in connection with or arising in whole or in part from this Agreement, the use or occupancy of the Property by the Owner (including Owner's agents, employees, invitees, contractors, and subcontractors, if any), the condition of the Property, or any construction or other work undertaken on the Property, including without limitation (i) any death or bodily injury to a person; (ii) any injury to, loss, or theft of tangible or intangible property, including economic loss; or (iii) any other loss, damage, or expense sustained by the Owner in connection with any work or obligations performed in connection with this Agreement, except for any liability resulting from the active negligence, sole negligence, or willful misconduct of the City. The duty to defend the City as described in this Paragraph 10 shall apply regardless of whether any Claims are groundless, fraudulent, or false. All obligations under this Paragraph 10 shall survive the termination of this Agreement.

_____**OWNER'S INITIALS**

11. Condemnation, Eminent Domain, Destruction of Property.

11.1 *Condemnation/Eminent Domain.* If condemnation proceedings are filed against the Property, or if the Property is acquired in whole or in part by eminent domain or other acquisition by an entity authorized to exercise the power of eminent domain, and such acquisition is determined by the City to frustrate the purpose of this Agreement, this Agreement shall be cancelled and shall be deemed null and void for all purposes of determining the value of the Property, or part of the Property, that is acquired. However, if any such condemnation proceeding is subsequently abandoned or the acquisition of the Property rescinded, this Agreement shall be reactivated retroactively and shall be in full force and effect without the need for any further act by the Parties.

11.2 *Destruction of Property.* If the Property is destroyed by fire or other natural disaster such that, in the opinion of the City, the historic value of the structure has been lost and a majority of the structure must be replaced, this Agreement shall be cancelled.

11.3 *No Cancellation Fee.* If the Agreement is cancelled for any reason articulated in Paragraphs 11.1 or 11.2 of this Agreement, no cancellation fee as otherwise required by this

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Historic Property Preservation Agreement

Agreement and the Mills Act shall be imposed.

12. Miscellaneous.

12.1 *Governing Law.* This Agreement and all rights and obligations arising out of it shall be construed in accordance with the laws of the State of California. Any litigation arising out of this Agreement shall be conducted only in the state or federal courts of San Diego County, California.

12.2 *Entire Agreement.* This Agreement, together with its attachments or other documents, if any, described or incorporated herein, contains the entire agreement and understanding concerning the subject of this Agreement and supersedes and replaces all prior negotiations, understandings, or proposed agreements, written or oral, except as otherwise provided herein. Each of the Parties hereto acknowledges that no other Party, nor the agents nor the attorneys for any Party, has made any promise, representation or warranty whatsoever, express or implied, not contained herein, to induce the execution of this Agreement and acknowledges that this Agreement has not been executed in reliance upon any promise, representation, or warranty not contained herein.

12.3 *Amendment.* This Agreement may not be amended except in a writing signed by all of the Parties hereto, and then only in the specific instance and for the specific purpose given. Any such amendment shall be recorded with the Office of the County Recorder for the County of San Diego.

12.4 *Independent Investigation.* The Parties acknowledge that they have conducted an independent investigation of the facts concerning the subject matter of this Agreement. The Parties agree that the factual recitals are correct and expressly assume the risk that the true facts concerning the foregoing may differ from those currently understood by them.

12.5 *Advice of Counsel.* The Parties hereby acknowledge that they have executed this Agreement after having the opportunity to consult with, and receive the advice of, their own counsel.

12.6 *Capacity.* Each individual signing this Agreement represents and warrants that he or she has been authorized to do so by proper action of the Party on whose behalf he or she has signed.

12.7 *Headings.* Section headings are for reference purposes only and shall not be used for interpreting the meaning of any provisions of this Agreement.

12.8 *Attorney's Fees.* In any action to enforce the terms of this Agreement, the Parties agree that the prevailing party shall be entitled to its reasonable attorney's fees and all costs, fees, and expenses, including the fees of expert witnesses and consultants, whether or not such costs, fees, and expenses are recoverable or allowed as costs under section 1033.5 of the California Code of Civil Procedure. In addition to the foregoing award of attorney's fees and costs, the prevailing party shall be entitled to its attorney's fees and costs incurred in any post-judgment proceedings to collect or enforce any judgment. This provision is separate and shall survive the merger of this provision into any judgment on this Agreement.

12.9 *Counterparts.* This Agreement may be executed on separate counterparts that, upon completion, may be assembled into and shall be construed as one document.

CAO: 9/17/2021

12.10 *Severability.* This Agreement shall be performed and shall be enforceable to the full extent allowed by applicable law, and the illegality, invalidity, waiver, or unenforceability of any provision of this Agreement shall not affect the legality, validity, applicability, or enforceability of the remaining provisions of this Agreement.

12.11 *Notice.* All notices, demands, approvals, or consents provided for in this Agreement shall be in writing and delivered to the appropriate Party at its address as follows:

If to the City:

City Clerk
City of Escondido
201 N. Broadway
Escondido, CA 92025

If to the Owner:

Mark Skovorodko and Melissa Grace Skovorodko
137 E. 6th Ave.
Escondido, CA 92025

Any notice, delivery, or other communication shall be effective and shall be deemed to be received by the other Party within five business days after the notice has been deposited in the U.S. Mail, duly registered or certified, with postage prepaid, and addressed as set forth above. Any Party may change the address information provided above by giving written notice to the other Party in the manner provided in this Agreement.

12.12 *Covenants Run with Land.* So long as this Agreement remains in effect, the obligations and benefits provided for in this Agreement shall run with the land obligated and benefited, respectively, and shall be binding on all parties having or acquiring any right, title, or interest in the Property or any part thereof. As such, it is the intent of the Parties that this Agreement and the promises, covenants, rights, and obligations set forth herein (i) shall be and are covenants running with the Property, encumbering the Property for the term of this Agreement, binding upon the Owner's successors in title and all subsequent owners and operators of the Property; (ii) are not merely personal covenants of the Owner; and (iii) shall bind the Owner and its respective successors and assigns during the term of this Agreement. Further, the Owner shall ensure that any future transfer of interest in the Property is made subject to the terms of this Agreement, such that any future successor in title or owner or operator of the Property shall be bound by the terms herein.

12.13 *Sale of Property.* The Owner shall ensure that any future transfer of interest in the Property is made subject to the terms of this Agreement, such that any future successor in title or owner or operator of the Property shall be bound by the terms herein. If the Property is sold, the Owner shall provide notice to the City of the sale and provide the City with a signed statement from the new owner indicating that a copy of this Agreement, all exhibits this Agreement, and all amendments to this Agreement, if any, were provided to the new owner.

12.14 *Notice to Office of Historic Preservation.* The Owner or an agent of the Owner shall provide written notice of this Agreement to the Office of Historic Preservation within six months of entering into this Agreement. A copy of this notice shall also be provided to the City.

CAO: 9/17/2021

Historic Property Preservation Agreement

12.15 *Effective Date.* Unless a different date is provided in this Agreement, the effective date of this Agreement shall be the latest date of execution set forth by the names of the signatories below.

IN WITNESS WHEREOF, this Agreement is executed by the Parties or their duly authorized representatives as of the Effective Date:

CITY OF ESCONDIDO

Date: _____ By _____
Sean McGlynn, City Manager

SKOVORODKO TRUST DATED MARCH 11, 2026

Date: _____ By _____
Mark Skovorodko, Trustee

Date: _____ By _____
Melissa Grace Skovorodko, Trustee

(ABOVE SIGNATURES MUST BE NOTARIZED; ACKNOWLEDGMENT PAGES FOLLOW)

APPROVED AS TO FORM:

OFFICE OF THE CITY ATTORNEY
M. Dare DeLano, Interim City Attorney

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document, to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA]

COUNTY OF _____]

On _____, before me, _____, a Notary Public, personally appeared _____, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature: _____ (Seal)

City of Escondido

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document, to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA]

COUNTY OF _____]

On _____, before me, _____, a
Notary Public, personally appeared _____, who
proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed
to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their
authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the
entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the
foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature: _____ (Seal)

Owner

Exhibit A

Legal Description of Property

That certain real property in the County of San Diego, State of California, described as follows:

LOT 12 IN BLOCK 120, IN THE CITY OF ESCONDIDO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 336, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO, JULY 10, 1886.

Commonly Known As: 137 E 6th, Escondido, CA 92025

Exhibit B

Schedule of Improvements

1. Solar System Installation
2. Electrical System Modernization
3. Sewer System Repair and Replacement
4. Plumbing Fittings Repair and Replacement
5. Interior Hardwood Flooring Replacement
6. Exterior Repaint
7. Exterior Hardscape Repair and Replacement
8. Exterior Wood Siding Repair and Replacement
9. Removal and Replacement of Diseased Landscaping

DRAFT NOTICE OF EXEMPTION

PLANNING CASE NOS. PL26-0058/PL26-0059



CITY OF ESCONDIDO
 PLANNING SERVICES
 201 NORTH BROADWAY
 ESCONDIDO, CA 92025-2798
 (760) 839-4671

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
 Development Services Department
 Planning Services
 201 North Broadway
 Escondido, CA 92025

Project Title/Case No: PL26-0058/PL26-0059 - LOCAL REGISTER AND MILLS ACT AGREEMENT FOR 137 E. 6TH AVENUE

Project Location - Specific: On the southern side of E. 6th Avenue, between S. Broadway St. and S. Kalmia St., addressed as 137 E. 6th Ave., Escondido CA 92025 (APN: 233-262-04-00).

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

Description of Project: A request to designate a single-family residence as a locally significant historic resource, and place it on the City of Escondido's Local Register of Historic Resources; and a Historic Property Preservation Agreement between the property owners at 137 E. 6th Ave. and the City of Escondido.

Name of Public Agency Approving Project: City of Escondido

Name of Person or Agency Carrying Out Project:

Richard Carrico, on behalf of the Property Owners

Address: 5500 Campanile Drive, San Diego, CA 92182-6036 Telephone: 760-518-1471

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

Exempt Status: The project is categorically exempt pursuant to CEQA Guidelines section 15331 (Historic Resource Restoration/Rehabilitation).

Reasons why project is exempt: The proposed Project consists of a request to designate the subject property on the City of Escondido's Local Register of Historic Places, and enter into a Historic Property Preservation Agreement, which will ensure the continued preservation, maintenance and repair of the historical resource in a manner consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties.

Furthermore, the proposed Project does not trigger any exceptions to the use of an exemption as detailed in CEQA Guidelines Section 15300.2, in that:

1. *Location.* The proposed Project is not pursuing a Class 3, 4, 5, 6, or 11 exemption, and is not subject to this exception.
2. *Cumulative Impact.* The proposed Project will not result in a cumulative impact from successive projects of the same type in the same place, over time, as the Project is primarily located within previously disturbed site, and is consistent with the General Plan policies which were addressed in the General Plan Final EIR.
3. *Significant Effect.* As detailed in the Planning Commission staff report, dated October 13, 2026, no significant effects will occur as a result of the Project. The proposed Project involves a request to designate the property on the City of Escondido's Local Register of Historic Places, and a request to enter into a Historic Property Preservation Agreement, which will work to prevent significant effects on the historical resource. No unusual circumstances surround the Project which will result in a reasonable possibility of a significant effect on the environment.

4. *Scenic Highways*. The proposed Project will not damage scenic resources, including trees, historic buildings, rock outcroppings, or similar resources as the designation and all improvements to the historic building will be in conformance with the City's adopted historical resources ordinances.
5. *Hazardous Waste Sites*. The proposed Project is not located on a site as referenced in Section 65952.5 of the California Government Code.
6. *Historical Resources*. The proposed Project would not cause a substantially adverse change to the significance of a historic resource, as the designation the property on the City of Escondido's Local Register of Historic Places, and all matters of the agreement will be in conformance with the preservation of the historic resource.

Lead Agency Contact Person: Alex Rangel

Telephone: 760-839-4542

Signature: _____

Date: _____

Alex Rangel
Associate Planner

☒ Signed by Lead Agency

Date filed with SCH: _____

☐ Signed by Authorized Applicant Representative

DRAFT PLANNING COMMISSION RESOLUTION NO. 2026-10

PLANNING CASE NO. PL26-0058

Planning Commission

Hearing Date: October 13, 2026

Effective Date: October 23, 2026

PLANNING COMMISSION RESOLUTION NO. 2026-10

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ESCONDIDO, CALIFORNIA, APPROVING A REQUEST TO DESIGNATE A SINGLE-FAMILY RESIDENCE AS A HISTORIC RESOURCE ON THE CITY'S LOCAL REGISTER OF HISTORIC RESOURCES

APPLICANT: Richard Carrico, on behalf of Mark & Melissa Skovorodko

CASE NO: PL26-0058

WHEREAS, Richard Carrico, on behalf of Mark & Melissa Skovorodko ("Applicant"), filed an application, Planning Case No. PL26-0058 ("Application") constituting a request to designate a single-family residence on the City's Local Register of Historic Places ("Project") on a 0.17 gross acre site located at 137 E. 6th Avenue (APN 233-262-04-00), in the Single-Family Residential (R-1-6) Zone; and

WHEREAS, the subject property is 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 Application was submitted to, and processed by, Planning Services 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, the process and requirements for the designation of a historic resource on the City's Local Register of Historic Places are identified within Section 33-794 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, Planning Services studied the Application, performed necessary investigations, prepared a written report, and hereby recommends approval of the Project as detailed in the October 13, 2026 Planning Commission staff report, with its attachments incorporated herein as though fully set forth herein; and

WHEREAS, on October 13, 2026, the Planning Commission held a public meeting as prescribed by law, at which time the Planning Commission received and considered the reports and recommendation of Planning Services 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 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 October 13, 2026, 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 meeting 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. That the Planning Commission, in its independent judgment, has determined that the Project is exempt from environmental review pursuant to California Environmental Quality Act ("CEQA") Guidelines Section 15331, Class 31 "Historic Resources Restoration/Rehabilitation," in that granting of the request ensures maintenance and repair of a historic resource in a manner consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties.
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 "B," relating to the information that has been considered. In accordance with the Findings of Fact and the foregoing, the Planning Commission hereby **approves** designating the subject property and the Historic Designation Application.
4. 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.
5. The Application for the Project is on file in Planning Services of the Development Services Department, and is available for inspection for anyone interested herein, and the Application is incorporated herein by this reference as if they were fully set forth herein. The Project is **hereby approved** as set forth in the staff report and Application, all designated as approved by the Planning Commission, and which shall not be altered without the express authorization of Planning Services. Any deviations from the approved Application shall be reviewed by the City for substantial compliance and may require amendment by the appropriate hearing body.

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 13th day of October, 2026, by the following vote, to wit:

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

BARRY SPEER, Chair
Escondido Planning Commission

ATTEST:

GARRETT SMITH, Secretary of the
Escondido Planning Commission

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

ANGEL ESTRADA, Minutes Clerk
Escondido Planning Commission

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

EXHIBIT "A"

Item 2.

LEGAL DESCRIPTION

PLANNING CASE NO. PL26-0058

All that real property situated in the City of San Marcos, County of San Diego, State of California, described as:

LOT 12 IN BLOCK 120, IN THE CITY OF ESCONDIDO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 336, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO, JULY 10, 1886.

Commonly Known As: 137 E 6th, Escondido, CA 92025

EXHIBIT “B”

FACTORS TO BE CONSIDERED / FINDINGS OF FACT

PLANNING CASE NO. PL26-0058

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 the following exemption which has been determined to not have a significant effect on the environment, and is deemed categorically exempt from the requirement for the preparation of environmental documents. The proposed Project is categorically exempt pursuant to CEQA Guidelines Section 15331 (Historical Resource Restoration/Rehabilitation), in that the proposed Project consists of a request to list the subject property on the City of Escondido’s Local Register of Historic Places, which will ensure the continued preservation, maintenance and repair of the historical resource in a manner consistent with the Secretary of the Interior’s Standards for the Treatment of Historic Properties.
3. Further, the Project also does not trigger any exceptions to categorical exemptions identified in CEQA Guidelines Section 15300.2 in that:
 - a. *Location*. The proposed Project is not pursuing a Class 3, 4, 5, 6, or 11 exemption, and is not subject to this exception.
 - b. *Cumulative Impact*. The proposed Project will not result in a cumulative impact from successive projects of the same type in the same place, over time, as the Project is primarily located within previously disturbed site, and is consistent with the General Plan policies which were addressed in the General Plan Final EIR.
 - c. *Significant Effect*. As detailed in the Planning Commission staff report, dated October 13, 2026, no significant effects will occur as a result of the Project. The proposed Project involves a request to list the subject property on the City of Escondido’s Local Register of Historic Places, which will work to prevent significant effects on the historical resource. No unusual circumstances surround the Project which will result in a reasonable possibility of a significant effect on the environment.
 - d. *Scenic Highways*. The proposed Project will not damage scenic resources, including trees, historic buildings, rock outcroppings, or similar resources as all improvements to the historic building will be in conformance with the City’s adopted historical resources ordinances.
 - e. *Hazardous Waste Sites*. The proposed Project is not located on a site as referenced in Section 65952.5 of the California Government Code.
 - f. *Historical Resources*. The proposed Project would not cause a substantially adverse change to the significance of a historic resource, as the action of listing the subject

property on the City of Escondido's Local Register of Historic Places will ensure the continued preservation of said resource.

4. The Planning Commission has independently considered the full administrative record before it, which includes but is not limited to the October 13, 2026 Staff Report; testimony by staff and the public; and other materials and evidence submitted or provide 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.

LOCAL REGISTER DESIGNATION (PL26-0058)
(Section 33-794 of Article 40 – HISTORICAL RESOURCES of the Escondido Zoning Code)

With respect to Local Register Designation application, the Planning Commission makes the findings that the subject property meets the following criteria required for designation on the City's Local Register of Historic Places:

1. ***Criteria 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.***

The single-family residence, originally constructed in 1915, embodies the "Craftsman" style home, featuring a front-gabled roof clad in asphalt shingles. The exterior is clad with horizontal wood clapboard siding, and original single-paned wood-frame windows. The front façade facing 6th Ave. includes the residence's original front porch, featuring square wooden columns, porch fencing, simple window features, and exposed roof rafters above the porch area of the home. The original construction date of 1915 fits the chronological timeline of the "Craftsman" era of construction, dating between 1905 and 1930.

While the residence has been modified with the 674 square foot addition to the rear of the home (City Case No. PL23-0246), the addition was designed to meet the design criteria of the original home and does not impair or substantially reduce the integrity of the Craftsman style of architecture. The addition provides additional elements typical to Craftsman architecture, including multiple gabled roof planes and additional window treatments to match the existing residence. Thus, the subject property and building meet Criteria 2 of the EZC.

2. ***Criteria 5: Escondido historical resources that are fifty years old or have achieved historical significance within the past fifty years.***

The Applicant has submitted records from the San Diego County Assessor's office, including construction assessment documenting the original construction date of 1915, indicating that the structure is over 101 years old. Thus, the subject property and building meet Criteria 5 of the EZC.

DRAFT PLANNING COMMISSION RESOLUTION NO. 2026-11

PLANNING CASE NO. PL26-0059

Planning Commission

Hearing Date: October 13, 2026

Effective Date: October 23, 2026

PLANNING COMMISSION RESOLUTION NO. 2026-11

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ESCONDIDO, CALIFORNIA, RECOMMENDING THE CITY MANAGER EXECUTE, ON BEHALF OF THE CITY, A HISTORIC PROPERTY PRESERVATION AGREEMENT WITH MARK SKOVORODKO AND MELISSA SKOVORODKO, FOR THE PROPERTY LOCATED AT 137 E. 6TH AVENUE

APPLICANT: Richard Carrico, on behalf of Mark & Melissa Skovorodko

CASE NO: PL26-0059

WHEREAS, The Mills Act is a state law enabling owners of designated historic properties to enter into a historic property preservation construct with their local legislative body and receive a property tax reduction; and

WHEREAS, Richard Carrico, on behalf of Mark & Melissa Skovorodko ("Applicant"), filed a Historic Property Preservation application, Planning Case No. PL26-0059 ("Application") constituting a request to enter into a Historic Property Preservation Agreement ("Agreement") with the City of Escondido ("City") to assist the property owners in Historic Preservation ("Project") on a 0.17 gross acre site located at 137 E. 6th Avenue (APN 233-262-04-00), in the Single-Family Residential (R-1-6) Zone; and

WHEREAS, the subject property is 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 Application was submitted to, and processed by, Planning Services 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, 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, on October 13, 2026, in furtherance of the Project, the Planning Commission adopted Resolution No. 2026-10, approving a request to include the Property on the City of Escondido’s Local Register of Historic Places; and

WHEREAS, the Application and property conform to the requirements listed in Government Code Section 50280, which deems them eligible for a historic property preservation agreement; and

WHEREAS, Planning Services studied the Application, performed necessary investigations, prepared a written report, and hereby recommends approval of the Agreement as depicted in Exhibit “B,” which is attached hereto and made part hereof by this reference as though fully set forth herein; and

WHEREAS, on October 13, 2026, the Planning Commission held a public meeting as prescribed by law, at which time the Planning Commission received and considered the reports and recommendation of Planning Services 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 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 October 13, 2026, 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 meeting; and

WHEREAS, the public meeting 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. That the Planning Commission, in its independent judgment, has determined that the Project is exempt from environmental review pursuant to California Environmental Quality Act ("CEQA") Guidelines Section 15331, Class 31 "Historic Resources Restoration/Rehabilitation," in that granting of the request ensures maintenance and repair of a historic resource in a manner consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties.
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. That concurrently with this Resolution, the Planning Commission is taking a number of actions in furtherance of the Project, as generally described by the October 13, 2026 Planning Commission staff report. This Resolution shall not be effective unless and until said actions are approved by Resolution, and is procedurally effective in the manner provided by state law.

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 Application for the Project is on file in Planning Services of the Development Services Department, and is available for inspection for anyone interested herein, and the Application is incorporated herein by this reference as if they were fully set forth herein. The Agreement is **recommended for approval** as set forth in the staff report and Application, all designated as recommended for approval by the Planning Commission, and which shall not be altered without the express authorization of Planning Services. Any deviations from the approved Application 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 Escondido Municipal Code. The Project is subject to certain fees described in the City of Escondido's Development Fee Inventory on file in both the Development Services and Public Works Departments. 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.gov, 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 13th day of October, 2026, by the following vote, to wit:

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

BARRY SPEER, Chair
Escondido Planning Commission

ATTEST:

GARRETT SMITH, Secretary of the
Escondido Planning Commission

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

ANGEL ESTRADA, Minutes Clerk
Escondido Planning Commission

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

EXHIBIT "A"

Item 2.

LEGAL DESCRIPTION

PLANNING CASE NO. PL26-0058

All that real property situated in the City of San Marcos, County of San Diego, State of California, described as:

LOT 12 IN BLOCK 120, IN THE CITY OF ESCONDIDO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 336, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO, JULY 10, 1886.

Commonly Known As: 137 E 6th, Escondido, CA 92025

DRAFT HISTORIC PROPERTY PRESERVATION AGREEMENT

PLANNING CASE NO. PL26-0059

EXEMPT FROM FEES pursuant to
Gov't Code §§ 6103, 27383, and 27388.1
(filing requested/executed by municipality)

RECORDING REQUESTED BY AND
WHEN RECORDED RETURN TO:

City Clerk
City of Escondido
201 North Broadway
Escondido, CA 92025-2798

This Space for Recorder's Use Only

APN: 233-262-04-00

HISTORIC PROPERTY PRESERVATION AGREEMENT

This HISTORIC PROPERTY PRESERVATION AGREEMENT ("**Agreement**") is made and entered into as of the last date of signature below, by and between the City of Escondido, a California municipal corporation ("**City**") and Mark Skovorodko and Melissa Grace Skovorodko, Trustees of the Skovorodko Trust, dated March 11, 2026 ("**Owner**"). (The City and Owner may each be referred to herein as a "**Party**" and collectively as the "**Parties**.")

RECITALS

A. The Owner possesses and owns that certain real property located within the City as further described in Exhibit A to this Agreement, attached hereto and incorporated herein by this reference ("**Property**").

B. The City and the Owner desire to enter into this Agreement to carry out the purposes of the Mills Act (California Government Code section 50280 et seq.) ("**Mills Act**") and California Revenue and Taxation Code sections 439 to 439.4.

C. The Property is a "qualified historical property," as that term is defined under the Mills Act ("**Qualified Historical Property**"), in that the Property is privately owned, the Property is not exempt from property taxation, and the Property is listed in the City's Local Register of Historic Places.

D. The Property is a "restricted historical property," as that term is defined in Revenue and Taxation Code section 439.1.

E. The City and the Owner desire to limit the use of the Property and to preserve the Property so as to retain its characteristics as a property of cultural, architectural, and historical significance.

AGREEMENT

NOW, THEREFORE, in consideration of the mutual covenants, promises, terms, and conditions set forth herein, and the substantial public benefits to be derived therefrom, the Parties hereby mutually agree as follows:

1. Recitals. The Recitals set forth above are included herein by reference as part of this Agreement and the Parties agree that said Recitals are essential facts to this Agreement.

2. Applicability of Government Code and Revenue and Taxation Code. This Agreement is made pursuant to the Mills Act and California Revenue and Taxation Code sections 439 to 439.4 and is subject to all of the provisions of these statutes.

3. Preservation/Rehabilitation and Maintenance of Property. During the term of this Agreement, the Property shall be subject to the following conditions, requirements, and restrictions:

a. The Owner agrees to preserve/rehabilitate and maintain the cultural, historical, and architectural characteristics of the Property during the term of this Agreement as set forth in the Schedule of Improvements identified in Exhibit B to this Agreement, attached hereto and incorporated herein by this reference (“**Schedule of Improvements**”).

b. The Owner shall maintain all buildings, structures, yards, and other improvements in a manner that does not detract from the appearance of the immediate neighborhood. Prohibited property conditions include, but are not limited to, all of the following:

(i.) dilapidated, deteriorating, or unrepaired structures, such as fences, roofs, doors, walls, and windows;

(ii.) scrap lumber, junk, trash, or debris;

(iii.) abandoned, discarded, or unused objects or equipment, such as automobiles, automobile parts, furniture, stoves, refrigerators, cans, containers, or similar items;

(iv.) stagnant water or excavations, including swimming pools or spas; and

(v.) any device, decoration, design, structure, or vegetation that a reasonable person would determine to be unsightly by reason of its height, condition, or location.

c. All improvements and work performed on the Property shall meet, at a minimum, the rules and regulations of the Office of Historic Preservation of the California Department of Parks and Recreation, the United States Secretary of the Interior’s Standards for Rehabilitation, the California State Historical Building Code, and the applicable City laws and regulations pertaining to development.

d. If the City institutes a code enforcement action pertaining to the Property, the City may request, and the Owner shall submit within 30 days of such request, documentation of expenditures incurred and work performed by the Owner within the previous 24 months to accomplish items from the Schedule of Improvements. If the Owner performs work on the Property, rather than contracting with a third party, the value of the Owner’s labor shall be calculated at the market rate for such work performed. The Owner shall be in substantial compliance with the

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Schedule of Improvements when the expenditures incurred and work performed to accomplish the improvements are equal to or greater than the Owner's annual property tax savings for the previous 24 months, as determined by the City, based upon the County Tax Assessor's valuation of the Property using the process set forth in California Revenue and Taxation Code sections 439 to 439.4.

e. The Owner shall, within 30 days after written notice from the City, furnish the City with any information the City shall require to enable the City to determine (i) the Property's present state, (ii) the Property's continued eligibility as a Qualified Historical Property, and (iii) whether the Owner is in compliance with this Agreement.

_____**OWNER'S INITIALS**

4. Inspections. The Owner agrees to permit periodic examinations and inspections of the interior and exterior of the Property by the City, the County Assessor, the State Department of Parks and Recreation, and the State Board of Equalization, as may be necessary to determine the Owner's compliance with this Agreement. After five years, and every five years thereafter, the City shall inspect the Property, including the interior and exterior of the premises, to determine the Owner's continued compliance with this Agreement.

_____**OWNER'S INITIALS**

5. Term. This Agreement shall be effective and shall commence on January 1 of the year following the successful recordation of this Agreement by the San Diego County Recorder's Office and shall remain in effect for a period of 10 years thereafter.

6. Renewal.

6.1. *Automatic Renewal*. On the 10th anniversary of this Agreement and on each successive anniversary date ("**Renewal Date**"), a period of one year shall automatically be added to the initial term of this Agreement unless a Party gives a notice of nonrenewal as provided in this Agreement.

6.2. *Notice of Nonrenewal*. If, in any year, a Party desires not to renew this Agreement, such Party shall serve a written notice of nonrenewal on the other Party. If the Owner elects to serve a notice of nonrenewal, the notice must be served on the City at least 90 days prior to the Renewal Date, or else a period of one additional year shall automatically be added to the term of this Agreement. Conversely, if the City elects to serve a notice of nonrenewal, the notice must be served on the Owner at least 60 days prior to the Renewal Date, or else a period of one additional year shall automatically be added to the term of this Agreement. The City may issue a notice of nonrenewal if the City determines improvements, maintenance, rehabilitation, renovation, or restoration of the Property is required for the Property's continued eligibility as a Qualified Historical Property. Upon receipt by the Owner of a notice of nonrenewal from the City, the Owner may make a written protest of such nonrenewal. The City may, at any time prior to the Renewal Date, withdraw its notice of nonrenewal.

6.3. *Effect of Notice of Nonrenewal*. If, in any year, either Party serves a notice of nonrenewal as provided in this Agreement, this Agreement shall remain in effect for (i) the balance of the period remaining under the initial term of this Agreement, or (ii) the balance of the period remaining since the last renewal of this Agreement, as the case may be.

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7. Cancellation.

7.1 The City may cancel this Agreement if the City determines that the Owner (i) has breached any term, condition, or covenant of this Agreement; (ii) has allowed the Property to deteriorate to the point that the Property no longer meets the standards of a Qualified Historical Property; or (iii) has failed to restore or rehabilitate the Property in the manner required by this Agreement.

_____ **OWNER'S INITIALS**

7.2 *Notice of Cancellation.* This Agreement cannot be cancelled until after the City has given notice and has held a public hearing as required by California Government Code section 50285.

7.3 *Cancellation Fee.* If the City cancels this Agreement pursuant to the terms of this Agreement, the Owner shall pay those cancellation fees set forth in the Mills Act. Upon cancellation, the Owner shall pay a cancellation fee of 12.5% of the then-current fair market value of the Property, which is to be determined by the County Assessor as though the Property were free and clear of any of the restrictions pursuant to this Agreement. The cancellation fee shall be paid to the County Auditor at the time and in the manner that the County Auditor shall prescribe and shall be allocated by the County Auditor to each jurisdiction in the tax rate area in which the Property is located in the same manner as the County Auditor allocates the annual tax increment in that tax area for that fiscal year.

_____ **OWNER'S INITIALS**

8. No Compensation. The Owner shall not receive any payment from the City in consideration for the obligations imposed under this Agreement. The Parties recognize and agree that the consideration for the execution of this Agreement is the substantial public benefits to be derived therefrom and the advantage that will accrue to the Owner as a result of the assessed value of the Property because of the restrictions that this Agreement imposes on the use and preservation of the Property.

9. Enforcement.

9.1 As an alternative to cancellation of the Agreement, the City may, in its sole discretion, specifically enforce or enjoin the Owner's breach of the terms of this Agreement, including but not limited to bringing an action to enforce this Agreement by specific performance or injunction. In the event of such breach, the City shall give written notice to the Owner notifying the Owner of the violation ("**Notice of Violation**"). If such breach is not corrected to the reasonable satisfaction of the City within 30 calendar days after the date of the Notice of Violation, or within such other reasonable time as may be required to cure the violation (provided the acts to cure the violation are commenced within 30 calendar days and thereafter diligently pursued to completion), the City may, without further notice, declare the Owner to be in breach of the terms of this Agreement, and may bring any action necessary to specially enforce the obligations of the Owner under the terms of this Agreement or apply for such other relief as authorized under local, state, or federal law.

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9.2 *Remedy if Agreement Not an Enforceable Restriction.* In the event it is finally determined by a court of competent jurisdiction that this Agreement does not constitute an enforceable restriction within the meaning of the applicable provisions of the California Government Code and the California Revenue and Taxation Code, except for an unenforceability arising from the cancellation or nonrenewal of this Agreement, for any tax year during the life of this Agreement, then this Agreement shall be null and void and without further effect, and the Property shall from that time forward be free from any restriction whatsoever under this Agreement without any payment or further act by the Parties.

10. Indemnification. The Owner (including Owner's agents, employees, contractors, and subcontractors, if any) shall hold harmless, defend (with counsel reasonably acceptable to the City), and indemnify the City, its boards, commissions, departments, officials, officers, agents, employees, and volunteers 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, in law or equity, including without limitation the payment of all consequential damages and attorney's fees and other related litigation costs and expenses (collectively, "**Claims**"), and any attorney's, consultant, or expert fees and City staff costs for investigating or responding to any Claims, incurred in connection with or arising in whole or in part from this Agreement, the use or occupancy of the Property by the Owner (including Owner's agents, employees, invitees, contractors, and subcontractors, if any), the condition of the Property, or any construction or other work undertaken on the Property, including without limitation (i) any death or bodily injury to a person; (ii) any injury to, loss, or theft of tangible or intangible property, including economic loss; or (iii) any other loss, damage, or expense sustained by the Owner in connection with any work or obligations performed in connection with this Agreement, except for any liability resulting from the active negligence, sole negligence, or willful misconduct of the City. The duty to defend the City as described in this Paragraph 10 shall apply regardless of whether any Claims are groundless, fraudulent, or false. All obligations under this Paragraph 10 shall survive the termination of this Agreement.

_____**OWNER'S INITIALS**

11. Condemnation, Eminent Domain, Destruction of Property.

11.1 *Condemnation/Eminent Domain.* If condemnation proceedings are filed against the Property, or if the Property is acquired in whole or in part by eminent domain or other acquisition by an entity authorized to exercise the power of eminent domain, and such acquisition is determined by the City to frustrate the purpose of this Agreement, this Agreement shall be cancelled and shall be deemed null and void for all purposes of determining the value of the Property, or part of the Property, that is acquired. However, if any such condemnation proceeding is subsequently abandoned or the acquisition of the Property rescinded, this Agreement shall be reactivated retroactively and shall be in full force and effect without the need for any further act by the Parties.

11.2 *Destruction of Property.* If the Property is destroyed by fire or other natural disaster such that, in the opinion of the City, the historic value of the structure has been lost and a majority of the structure must be replaced, this Agreement shall be cancelled.

11.3 *No Cancellation Fee.* If the Agreement is cancelled for any reason articulated in Paragraphs 11.1 or 11.2 of this Agreement, no cancellation fee as otherwise required by this

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Agreement and the Mills Act shall be imposed.

12. Miscellaneous.

12.1 *Governing Law.* This Agreement and all rights and obligations arising out of it shall be construed in accordance with the laws of the State of California. Any litigation arising out of this Agreement shall be conducted only in the state or federal courts of San Diego County, California.

12.2 *Entire Agreement.* This Agreement, together with its attachments or other documents, if any, described or incorporated herein, contains the entire agreement and understanding concerning the subject of this Agreement and supersedes and replaces all prior negotiations, understandings, or proposed agreements, written or oral, except as otherwise provided herein. Each of the Parties hereto acknowledges that no other Party, nor the agents nor the attorneys for any Party, has made any promise, representation or warranty whatsoever, express or implied, not contained herein, to induce the execution of this Agreement and acknowledges that this Agreement has not been executed in reliance upon any promise, representation, or warranty not contained herein.

12.3 *Amendment.* This Agreement may not be amended except in a writing signed by all of the Parties hereto, and then only in the specific instance and for the specific purpose given. Any such amendment shall be recorded with the Office of the County Recorder for the County of San Diego.

12.4 *Independent Investigation.* The Parties acknowledge that they have conducted an independent investigation of the facts concerning the subject matter of this Agreement. The Parties agree that the factual recitals are correct and expressly assume the risk that the true facts concerning the foregoing may differ from those currently understood by them.

12.5 *Advice of Counsel.* The Parties hereby acknowledge that they have executed this Agreement after having the opportunity to consult with, and receive the advice of, their own counsel.

12.6 *Capacity.* Each individual signing this Agreement represents and warrants that he or she has been authorized to do so by proper action of the Party on whose behalf he or she has signed.

12.7 *Headings.* Section headings are for reference purposes only and shall not be used for interpreting the meaning of any provisions of this Agreement.

12.8 *Attorney's Fees.* In any action to enforce the terms of this Agreement, the Parties agree that the prevailing party shall be entitled to its reasonable attorney's fees and all costs, fees, and expenses, including the fees of expert witnesses and consultants, whether or not such costs, fees, and expenses are recoverable or allowed as costs under section 1033.5 of the California Code of Civil Procedure. In addition to the foregoing award of attorney's fees and costs, the prevailing party shall be entitled to its attorney's fees and costs incurred in any post-judgment proceedings to collect or enforce any judgment. This provision is separate and shall survive the merger of this provision into any judgment on this Agreement.

12.9 *Counterparts.* This Agreement may be executed on separate counterparts that, upon completion, may be assembled into and shall be construed as one document.

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12.10 *Severability.* This Agreement shall be performed and shall be enforceable to the full extent allowed by applicable law, and the illegality, invalidity, waiver, or unenforceability of any provision of this Agreement shall not affect the legality, validity, applicability, or enforceability of the remaining provisions of this Agreement.

12.11 *Notice.* All notices, demands, approvals, or consents provided for in this Agreement shall be in writing and delivered to the appropriate Party at its address as follows:

If to the City:

City Clerk
City of Escondido
201 N. Broadway
Escondido, CA 92025

If to the Owner:

Mark Skovorodko and Melissa Grace Skovorodko
137 E. 6th Ave.
Escondido, CA 92025

Any notice, delivery, or other communication shall be effective and shall be deemed to be received by the other Party within five business days after the notice has been deposited in the U.S. Mail, duly registered or certified, with postage prepaid, and addressed as set forth above. Any Party may change the address information provided above by giving written notice to the other Party in the manner provided in this Agreement.

12.12 *Covenants Run with Land.* So long as this Agreement remains in effect, the obligations and benefits provided for in this Agreement shall run with the land obligated and benefited, respectively, and shall be binding on all parties having or acquiring any right, title, or interest in the Property or any part thereof. As such, it is the intent of the Parties that this Agreement and the promises, covenants, rights, and obligations set forth herein (i) shall be and are covenants running with the Property, encumbering the Property for the term of this Agreement, binding upon the Owner's successors in title and all subsequent owners and operators of the Property; (ii) are not merely personal covenants of the Owner; and (iii) shall bind the Owner and its respective successors and assigns during the term of this Agreement. Further, the Owner shall ensure that any future transfer of interest in the Property is made subject to the terms of this Agreement, such that any future successor in title or owner or operator of the Property shall be bound by the terms herein.

12.13 *Sale of Property.* The Owner shall ensure that any future transfer of interest in the Property is made subject to the terms of this Agreement, such that any future successor in title or owner or operator of the Property shall be bound by the terms herein. If the Property is sold, the Owner shall provide notice to the City of the sale and provide the City with a signed statement from the new owner indicating that a copy of this Agreement, all exhibits this Agreement, and all amendments to this Agreement, if any, were provided to the new owner.

12.14 *Notice to Office of Historic Preservation.* The Owner or an agent of the Owner shall provide written notice of this Agreement to the Office of Historic Preservation within six months of entering into this Agreement. A copy of this notice shall also be provided to the City.

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12.15 *Effective Date.* Unless a different date is provided in this Agreement, the effective date of this Agreement shall be the latest date of execution set forth by the names of the signatories below.

IN WITNESS WHEREOF, this Agreement is executed by the Parties or their duly authorized representatives as of the Effective Date:

CITY OF ESCONDIDO

Date: _____ By _____
Sean McGlynn, City Manager

SKOVORODKO TRUST DATED MARCH 11, 2026

Date: _____ By _____
Mark Skovorodko, Trustee

Date: _____ By _____
Melissa Grace Skovorodko, Trustee

(ABOVE SIGNATURES MUST BE NOTARIZED; ACKNOWLEDGMENT PAGES FOLLOW)

APPROVED AS TO FORM:

OFFICE OF THE CITY ATTORNEY
M. Dare DeLano, Interim City Attorney

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document, to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA]

COUNTY OF _____]

On _____, before me, _____, a Notary Public, personally appeared _____, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature: _____ (Seal)

City of Escondido

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document, to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA]

COUNTY OF _____]

On _____, before me, _____, a
Notary Public, personally appeared _____, who
proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed
to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their
authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the
entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the
foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature: _____ (Seal)

Owner

Exhibit A

Legal Description of Property

That certain real property in the County of San Diego, State of California, described as follows:

LOT 12 IN BLOCK 120, IN THE CITY OF ESCONDIDO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 336, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO, JULY 10, 1886.

Commonly Known As: 137 E 6th, Escondido, CA 92025

Exhibit B

Schedule of Improvements

1. Solar System Installation
2. Electrical System Modernization
3. Sewer System Repair and Replacement
4. Plumbing Fittings Repair and Replacement
5. Interior Hardwood Flooring Replacement
6. Exterior Repaint
7. Exterior Hardscape Repair and Replacement
8. Exterior Wood Siding Repair and Replacement
9. Removal and Replacement of Diseased Landscaping

EXHIBIT “C”

FACTORS TO BE CONSIDERED / FINDINGS OF FACT

PLANNING CASE NO. PL26-0059

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 the following exemption which has been determined to not have a significant effect on the environment, and is deemed categorically exempt from the requirement for the preparation of environmental documents. The proposed Project is categorically exempt pursuant to CEQA Guidelines Section 15331 (Historical Resource Restoration/Rehabilitation), in that the proposed Project consists of a request to enter into a Historic Property Preservation Agreement, which will ensure the continued maintenance and repair of the historical resource in a manner consistent with the Secretary of the Interior’s Standards for the Treatment of Historic Properties.

3. Further, the Project also does not trigger any exceptions to categorical exemptions identified in CEQA Guidelines Section 15300.2 in that:
 - a. *Location*. The proposed Project is not pursuing a Class 3, 4, 5, 6, or 11 exemption, and is not subject to this exception.
 - b. *Cumulative Impact*. The proposed Project will not result in a cumulative impact from successive projects of the same type in the same place, over time, as the Project is primarily located within previously disturbed site, and is consistent with the General Plan policies which were addressed in the General Plan Final EIR.
 - c. *Significant Effect*. As detailed in the Planning Commission staff report, dated October 13, 2026, no significant effects will occur as a result of the Project. The proposed Project involves a request to enter into a Historic Property Preservation Agreement, which will work to prevent significant effects on the historical resource. No unusual circumstances surround the Project which will result in a reasonable possibility of a significant effect on the environment.
 - d. *Scenic Highways*. The proposed Project will not damage scenic resources, including trees, historic buildings, rock outcroppings, or similar resources as all improvements to the historic building will be in conformance with the City’s adopted historical resources ordinances.
 - e. *Hazardous Waste Sites*. The proposed Project is not located on a site as referenced in Section 65952.5 of the California Government Code.

- f. *Historical Resources*. The proposed Project would not cause a substantially adverse change to the significance of a historic resource, as all matters of the agreement will be in conformance with the preservation of the historic resource.
4. The Planning Commission has independently considered the full administrative record before it, which includes but is not limited to the October 13, 2026 Staff Report; testimony by staff and the public; and other materials and evidence submitted or provide 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.



STAFF REPORT

DATE: October 13, 2026
PL25-0239 – 649 E. 5th Avenue

PROJECT NUMBER / NAME: PL25-0239 – 649 E. 5th Avenue /Certificate of Appropriateness

REQUEST: Recommend approval of a Certificate of Appropriateness for construction of a 790 square-foot second floor addition an existing detached garage, on a property located on the City's Local Register of Historic Resources (Resource #65), and within the boundaries of the Old Escondido Neighborhood.

PROPERTY SIZE AND LOCATION: The site is made up of two parcels (0.03 acre and 0.23 acre), located on the south side of East 5th Avenue, between South Fig St. and South Grape St., and is addressed at 649 E. 5th Avenue. (APNs: 233-300-07-00 & 233-300-09-00).

APPLICANT: Carla Dedominicis

GENERAL PLAN / ZONING: Urban I/R-1-6

PRIMARY REPRESENTATIVE: Catherine Herbst

DISCRETIONARY ACTIONS REQUESTED: Certificate of Appropriateness

PREVIOUS ACTIONS: N/A

CEQA RECOMMENDATION: Categorical Exemption – CEQA Guidelines Section 15301 (Existing Facilities)

STAFF RECOMMENDATION: Approval

REQUESTED ACTION: Approve Planning Commission Resolution No. 2026-12

CITY COUNCIL HEARING REQUIRED: ☐ YES ☒ NO

REPORT APPROVALS: ☐ Dare DeLano, Senior Deputy City Attorney

☒ Garrett Smith, City Planner



CITY of ESCONDIDO

STAFF REPORT

Item 3.

BACKGROUND

The project site is located at 649 E. 5th Avenue, Escondido, CA, 92025 ("Property") consisting of an existing single-family residence located in the Old Escondido Neighborhood Historic District (Attachment 1 – Aerial, General Plan, and Zoning). The Property sits on the southside of East 5th Ave, west of South Fig Street, and east of South Grape Street.

According to the City's Historic Resources Inventory documentation, the existing home was built around 1923 and is a typical single story Mediterranean Revival that's symmetrical in shape, with a gabled porch roof that is supported by heavy stucco brackets in the center (Attachment 2 – Historic Resources Inventory). The door is multi-paned and is placed between pairs of wide double hung wood sash windows. The house is generally flat roofed and at each corner, near the roofline has 4 red tiles as a form of design. The house sits at the top of a hill in a rural setting. On May 5, 1992, the Historic Preservation Commission approved placement of the Property on the City's Local Register as individually significant, deeming it significant under criteria 2 (distinguishing characteristics of an architectural type), 5 (over 50 years of age) and 7 (few remaining types possessing distinguishing characteristics of an architectural type) (Attachment 3 - Minutes for May 5, 1992 Historic Preservation Commission).

The Property has had two entitlements approved in the past for an addition to the main house in 2005 and the construction of a new two car garage attached to an existing outbuilding in 2009. Previous permit and entitlement history is provided in Table 1 below:

Table 1 – Entitlement and Permit History

Entitlement & Permit History			
Entitlement & Permit type	Description of project	Status	Date
2005-14-PPL	628 square foot addition of a bedroom and bathroom to the existing home. 420 square foot remodel of patio and bathroom existing within the home.	Approved	April 5, 2005
ADM09-0035	An administrative adjustment for a 25% reduction of the required street side-yard and rear-yard to construct a new two (2) car garage attached to an existing non-conforming outbuilding.	Approved	August 25, 2009

SUMMARY OF REQUEST

On August 14, 2024, Carla DeDominic ("Applicant") submitted a request to construct an approximately 790 square-foot (sq. ft.) addition to an existing detached garage, located at the side of the existing residence ("Project"). Based on the floor plans, the proposed addition includes a game room, bathroom, and first floor veranda (Attachment 4 – Plan Set). All colors and materials used for the addition would match the existing garage and primary residence's stucco and flat roof design.



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Item 3.

Pursuant to Article 40, Section 33-790, modifications to historic resources require a Certificate of Appropriateness issued by the Director of Development Services (“Director”). Article 40 further states that projects deemed a “Major Project” under Article 40 Section 33-798(e)(2)(A) require design review by the Planning Commission prior to final determination of the Certificate of Appropriateness by the Director. The proposed project qualifies as a “Major Project” as it involves an addition to a property listed on the local register within a historical overlay district and therefore is subject to Planning Commission design review.

The Planning Commission may make recommendations on the proposed scope of work design as it pertains to the City’s requirements for historic preservation.

ANALYSIS

Pursuant to Article 40, 33-798(h), the proposed project is subject to the *Design Guidelines for Homeowners of Historic Resources* (“Design Guidelines”) (Attachment 5). Table 2 below details how the proposed project is consistent with the Design Guidelines section for residential additions.

Table 2 – Design Guideline Consistency for Historic Structures in a Historic District

Design Guideline	Proposed	Project Consistency
Site Planning: 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.	Proposed addition would be an alteration to the existing detached garage located towards the rear and side of the Property, and would not make changes to the existing primary residence.	Consistent. The proposed Project will remain consistent as it does not impact the visibility of the main residence from the public right-of-way on East 5 th Ave.
Architectural Compatibility: 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	Proposed addition to the detached garage would incorporate stucco plaster, trim colors, double hung windows, glass door, tile cap at parapet walls, with iron handrail for the veranda.	Consistent. The proposed roof pitch, windows, paint, and roof material will match the existing detached garage as well as the primary residence. The roof will have tile caps at parapet walls, maintaining the same pitch, color, and style of the main residence. The paint body and trim colors will match the existing garage and home.
House Material Compatibility: should generally match the original material in texture and color.	Proposed exterior materials to match those of the existing stucco plaster, roofing, and windows in color and texture.	Consistent. All colors and materials to match the existing.



CITY of ESCONDIDO

STAFF REPORT

Item 3.

Windows: materials should be retained when creating a matching addition.	Proposed windows mirror the sizes and materials to maintain the character.	Consistent. Windows will be double hung windows to match the existing windows from the existing detached garage and main home.
Doors: should attempt to match the size and material of the doors on the original structure	Proposed door additions will match the style of the main residence.	Consistent. The proposed doors are divided lite sliding doors which match the same style and keep the same character of the detached garage and main home.
Roof Pitch Consistency: important to maintain, whether an exact match or slightly different.	Proposed roof is flat roof with tile.	Consistent. The Project will maintain the same roof pitch and same roof material as the main home.

ENVIRONMENTAL REVIEW

Pursuant to Section 15301 (Existing Facilities) of the California Environmental Quality Act ("CEQA") Guidelines, the proposed Project consists of a design review for a proposed addition of less than 50 percent of the existing floor area of the structures currently on site and all public services are available to support the proposed addition. The Property is already developed and no sensitive species or vegetation are on site. No significant environmental effects are anticipated through the approval of this Project. Furthermore, the proposed Project does not trigger any of the exceptions to the use of an exemption as detailed in Section 15300.2 The application of this exemption is further discussed in the Notice of Exemption (Attachment 6 - Notice of Exemption).

CONCLUSION AND RECOMMENDATION

The proposed Project is consistent with the Design Guidelines, as well as the age, style and identified historical characteristics of the Local Register property and would not have a detrimental effect on the status of the residence, or the historic district. Further, the proposed additions are consistent with the development standards for the Urban I General Plan land use designation and R-1-6 zoning.

Staff recommends the Planning Commission provide any design recommendations (if applicable) prior to issuance of a Certificate of Appropriateness by the Director per the provisions of Article 40.

ATTACHMENTS

1. Location Map and Site Photos
2. Historic Resources Inventory
3. May 5th, 1992 - Historic Preservation Commission minutes
4. Plans Set



CITY *of* ESCONDIDO

STAFF REPORT

Item 3.

5. *Design Guidelines for Homeowners of Historic Resources*
6. Notice of Exemption
7. Draft Planning Commission Resolution No. 2026-12 with Exhibits "A," "B," and "C"
 - A. Exhibit "A" - Legal Description
 - B. Exhibit "B" - Plan Set
 - C. Exhibit "C" - Findings

ATTACHMENT 1

PL25-0239

LOCATION MAPS

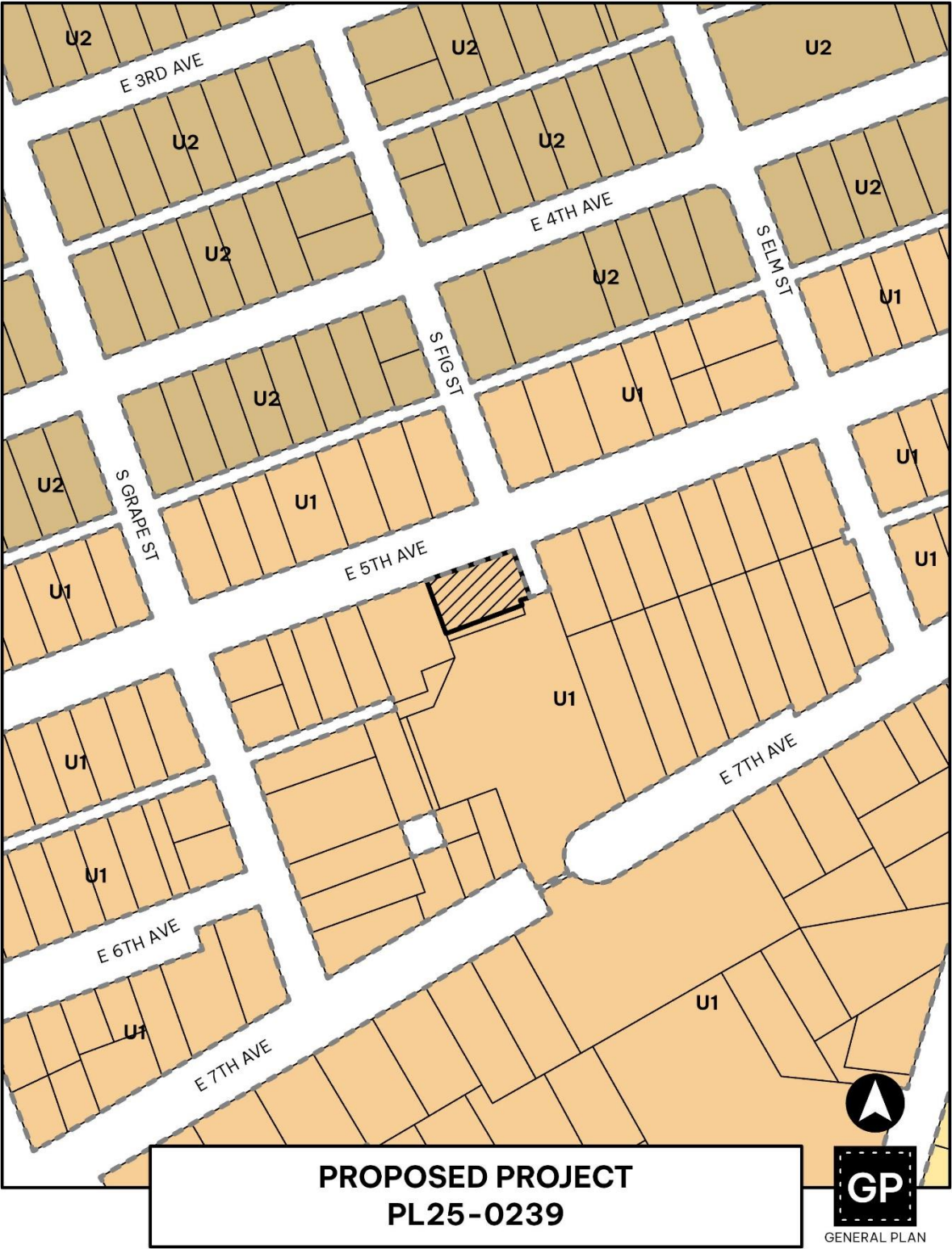


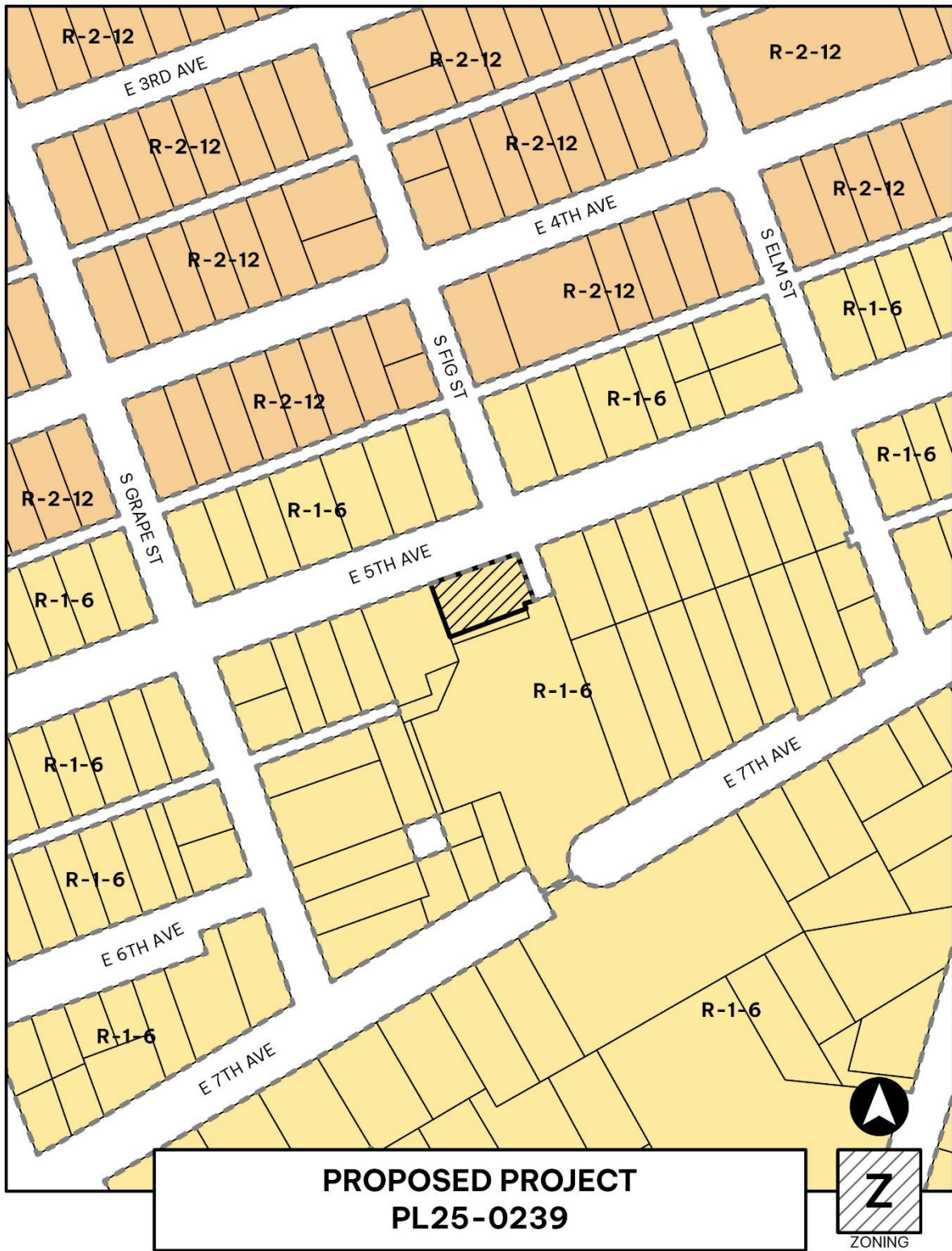
**PROPOSED PROJECT
PL25-0239**



A

AERIAL





ATTACHMENT 2

Item 3.

PL25-0239

Historic Resources Inventory

City of Escondido
HISTORIC RESOURCES INVENTORY

Item 3.

IDENTIFICATION AND LOCATION

1. Historic Name
2. Common or Current Name
3. Number & Street 649 E. Fifth Avenue

Ser.No.
Nat'l. Reg. Status
Local Designation
Local Ranking individ.signif.

Cross-Corridor

City: Escondido Vicinity Only

Zip 92025 County: San Diego

4. UTM zone A E4934.30 B N36644.70

C Zone 11 D

5. Quad map No. Parcel No. 233-300-07

Other

DESCRIPTION

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

The flat roof with unbroken parapet tops this single story Spanish style house. Symmetrical in shape, the stucco house features a gabled porch roof supported by heavy stucco brackets in the center. A solid stucco rail below curves up at the ends. The door is multi-paned (18 lights) and is placed between two pairs of wide double hung wood sash windows. A wing at the back of the west side is also flat roofed. A wing to the east side is flatroofed with a shed style porch supported by stucco brackets. At each corner, near the roofline, 4 red tiles form a design. This house sits at the top of a hill in a rural setting.

The architectural style is: Mediterranean Revival

The condition is: excellent

The related features are: Large trees in back, stucco garage.

The surroundings are: scattered buildings, residential

The boundaries are:



8. Planning Agency
City of Escondido

9. Owner and Address
Edwin S. Myers
same

10. Type of Ownership private

11. Present Use residence

12. Zoning

13. Threats none known

HISTORICAL INFORMATION

Item 3.

14. Construction Date(s) c1910 Original location unknown Date moved
15. Alterations & date stucco windows
16. Architect unknown Builder unknown
17. Historic attributes (with number from list)

SIGNIFICANCE AND EVALUATION

18. Context for Evaluation: Theme architecture Area
Period Property Type Context formally developed?
19. Briefly discuss the property's importance within the context. Use historical and architectural analysis as appropriate. Compare with similar properties.

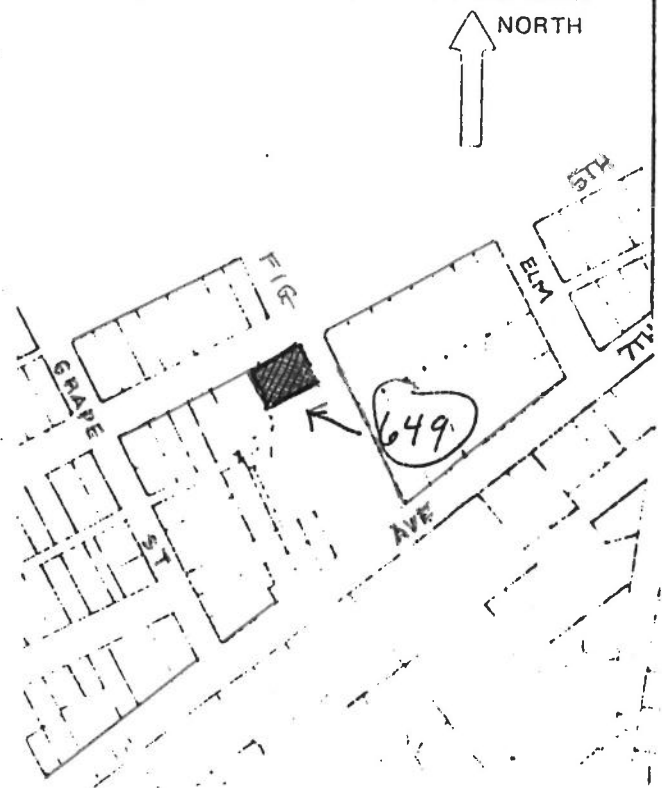
This house is the oldest on this hill which features a later Craftsman and several Mediterranean Revival houses. There were several chicken ranches in the area in the early years.

20. Sources
21. Applicable National Register criteria
22. Other Recognition:
State Landmark Number
23. Evaluator
Date of Evaluation 1990
24. Survey type
25. Survey name
26. Year Form Prepared 1983
By(Name) Donald A. Cotton Associates
Organization Revised by Aegis 1990
Address 111 Spring Street
City & Zip Claremont, CA 91711
Phone (714) 621 1207

649-E. 5th

Item 3.

Locational sketch map (draw and label site and surrounding streets, roads, and prominent landmarks):



**NOMINATION REPORT FOR THE CITY OF ESCONDIDO
LOCAL REGISTER OF HISTORIC PLACES**

Address of Resource: 649 East Fifth Avenue

Existing Use: Residential

Zoning: R-1-6

General Plan Designation: Urban 1

Tier Designation: Central/Tier 1

Construction Date: c1924

Meets Ordinance Criteria 2, 5, and 7 for Local Register Listing.

Justification for Register Listing:

The flat roof with unbroken parapet tops this single story Mediterranean Revival style house. Symmetrical in shape, the stucco house features a gabled porch roof supported by heavy stucco brackets in the center. A solid stucco rail below curves up at the ends. The door is multi-paned and is placed between two pairs of wide double-hung wood-sash windows. A wing at the back of the west side is also flat roofed. A wing to the east side is flatroofed with a shed style porch supported by stucco brackets. At each corner, near the roofline, four red tiles form a design.

Staff Recommendation:

Staff recommends this resource be placed on the Local Register.

Commission Action:

On May 5, 1992, the Commission voted unanimously to approve placing this resource on the Local Register.

ATTACHMENT 3

Item 3.

PL25-0239

Historic Preservation Commission minutes

CITY OF ESCONDIDO
MINUTES OF THE REGULAR MEETING
OF THE HISTORIC PRESERVATION COMMISSION

May 5, 1992

The regular meeting of the Escondido Historic Preservation Commission was called to order at 3:30 p.m. May 5, 1992, by Chairman Mercurio in the City Council Chambers, 201 North Broadway, Escondido, California.

Members present: Commissioner Althouse, Vice-Chairman Evans, Chairman Mercurio, Commissioner Rohlfing, Commissioner Kramer, Commissioner Brickman, Commissioner Jungman.

Commissioners absent: Commissioner Bergman, Commissioner McQuead.

Staff present: Jay Petrek, Senior Planner; Peggy Gentry, Associate Planner; Ty Paulson, Minutes Clerk.

MINUTES:

Moved by Vice-chairman Evans, seconded by Commissioner Brickman, to approve the minutes of the April 7, 1992 meeting. Motion carried unanimously.

ORAL COMMUNICATIONS:

None.

AGENDA ITEMS:

1. Review of nominations to the Local Register of Historic Places.

Peggy Gentry, Associate Planner, presented the following properties, recommending that each be considered for the Local Register:

1. 1754 E Lincoln Avenue
2. 897 Luna Vista
3. 1203 S. Maple Street
4. 1435 S. Maple Street
5. 449 S. Spruce Street
6. 907 S. Spruce Street
7. 101 S. Tulip Street
8. 312 S. Tulip Street
9. 409 S. Tulip Street
10. 637 S. Upas Street

Peggy Gentry, Associate Planner, noted that staff had received a letter from the property owner of 897 Luna Vista requesting that consideration be deferred until the next meeting.

ACTION:

Moved by Commissioner Brickman, seconded by Vice-chairman Evans, to approve staff recommendations to the Local Register with the exception that the Commission defer consideration of the property located at 897 Luna Vista until the next meeting. Motion carried unanimously.

Peggy Gentry, Associate Planner, presented the following properties, recommending that each be considered for the Local Register:

11. 350 S. Vine Street
12. 318 Waverly Place (218 Sherman Place)
13. 328 Waverly Place
14. 148 E. Fifth Avenue
15. 243 E. Fifth Avenue
16. 309 E. Fifth Avenue
17. 408 E. Fifth Avenue
18. 418 E. Fifth Avenue
19. 421 E. Fifth Avenue
20. 424 E. Fifth Avenue

Peggy Gentry, Associate Planner, noted that staff had received letters from the No.s 11-13 and 17-19 requesting that their property not be placed on the Local Register.

Discussions ensued regarding the historical significance of properties 11-13 and 17-19.

Lucy Berk, 328 Waverly Place, requested that her property located at 328 Waverly Place not be placed on the Local Register.

ACTION:

Moved by Vice-chairman Evans, seconded by Commissioner Kramer, to approve staff recommendations to the Local Register with the exception of the properties located at 350 S. Vine, 318 Waverly Place (218 Sherman Place), 328 Waverly Place, 408 E. Fifth Avenue, 418 E. Fifth Avenue, and 421 E. Fifth Avenue. Motion carried unanimously.

Peggy Gentry, Associate Planner, presented the following properties, recommending that each be considered for the Local Register:

21. 425 E. Fifth Avenue
22. 438 E. Fifth Avenue
23. 551 E. Fifth Avenue
24. 565 E. Fifth Avenue
25. 612 E. Fifth Avenue
26. 630 E. Fifth Avenue
27. 703 E. Fifth Avenue
28. 361 W. Fifth Avenue
29. 129 E. Sixth Avenue
30. 147 E. Sixth Avenue

Peggy Gentry, Associate Planner, noted that staff had received a letter from the property owner of 425 E. Fifth Avenue requesting not to be placed on the Local Register as well as letters from 612 E. Fifth Avenue and 703 E. Fifth Avenue requesting to be placed on the Local Register.

ACTION:

Moved by Vice-chairman Evans, seconded by Commissioner Kramer, to approve staff recommendations to the Local Register with the exception of the property located at 425 E. Fifth Avenue. Motion carried unanimously.

Peggy Gentry, Associate Planner, presented the following properties, recommending that each be considered for the Local Register:

31. 153 E. Sixth Avenue
32. 204 E. Sixth Avenue
33. 230 E. Sixth Avenue
34. 237 E. Sixth Avenue
35. 547 E. Sixth Avenue
36. 743 W. Fifth Avenue

John Gorbet, 547 E. Sixth Avenue, requested that consideration be deferred until the next meeting for the property located at 547 E. Sixth Avenue.

ACTION:

Moved by Commissioner Jungman, seconded by Commissioner Kramer, to approve staff recommendations to the Local Register with the exception that the Commission defer consideration of the property located at 547 E. Sixth Avenue until the next meeting. Motion carried unanimously.

Jay Petrek, Senior Planner, presented the following properties, recommending that each be considered for the Local Register:

- 37. 648 Maple Street
- 38. 340 Waverly Place
- 39. 421 E. Fourth Avenue
- 40. 443 W. Fourth Avenue
- 41. 535 E. Fifth Avenue

ACTION:

Moved by Vice-chairman Evans, seconded by Commissioner Brickman, to approve staff recommendations to the Local Register. Motion carried unanimously.

Jay Petrek, Senior Planner, presented the following properties, recommending that each be considered for the Local Register:

- 42. 1048 Metcalf Glen
- 43. 926 Montview Drive
- 44. 1940 Oak Hill Drive

Discussions ensued regarding the proposed subdivision for the property located at 1048 Montview Glen.

ACTION:

Moved by Commissioner Brickman, seconded by Vice-chairman Evans, to approve staff recommendations to the Local Register. Motion carried unanimously.

Peggy Gentry, Associate Planner, presented the following properties, recommending that each be considered for the Local Register:

- 45. 1128 Montview Drive (1927 Bernardo Avenue)
- 46. 1410 Sheridan Avenue
- 47. 409 W. Fourth Avenue
- 48. 981 W. Fourth Avenue
- 49. 143 E. Fifth Avenue
- 50. 217 E. Fifth Avenue
- 51. 643 E. Fifth Avenue
- 52. 160 E. Sixth Avenue
- 53. 429 E. Sixth Avenue
- 54. 534 E. Sixth Avenue
- 55. 327 W. Fifth Avenue
- 56. 228 E. Sixth Avenue
- 57. 522 E. Sixth Avenue
- 58. 527 E. Fourth Avenue
- 59. 128 E. Fifth Avenue
- 60. 111-115 W. Fifth Avenue

Lucy Berk, 328 Waverly Place, expressed her concern with the surrounding development destroying the atmosphere of the house located at 1128 Montview Drive. She also stated that the property located at 143 E. Fifth Avenue had significant architectural features as well as being owned by the Dunn family which started the Times Advocate.

ACTION:

Moved by Vice-chairman Evans, seconded by Commissioner Jungman, to approve staff recommendations to the Local Register with the exception of 981 W. Fourth Avenue, 643 E. Fifth Avenue, and 327 W. Fifth Avenue. Motion carried unanimously.

Peggy Gentry, Associate Planner, presented the following properties, recommending that each be considered for the Local Register:

61. 331-339 W. Fourth Avenue
62. 1047-1049 E. Third Avenue
63. 633 E. Fourth Avenue
64. 639 E. Fourth Avenue
65. 136 E. Fifth Avenue
66. 152 E. Fifth Avenue
67. 607 E. Fifth Avenue
68. 609 E. Fifth Avenue
69. 619 E. Fifth Avenue
70. 649 E. Fifth Avenue
71. 136 E. Sixth Avenue
72. 905 S. Tulip Street

Peggy Gentry, Associate Planner, noted that the property located at 1049 E. Third Avenue was not being considered for the Local Register. She also indicated that the owners of the property located at 607 E. Fifth Avenue and 136 E. Sixth Avenue were in support of being placed on the Local Register.

Richard Runkle, 905 S. Tulip Street, requested that the Commission defer consideration of his property until the next meeting.

Lucy Berk, 328 Waverly Place, stated that the church located at 331-329 W. Fourth Avenue was the only remaining church that was donated by the Land and Town Company.

ACTION:

Moved by Commissioner Jungman, seconded by Vice-chairman Evans, to approve staff recommendations to the Local Register with the exception that consideration be deferred until the next meeting for the property located at 905 S. Tulip Street. Motion carried unanimously.

Jay Petrek, Senior Planner, presented the following properties, recommending that each be considered for the Local Register:

- 73. 2115/2121 E. Lincoln Avenue
- 74. 830 S. Maple Street
- 75. 1590 Redwood Street
- 76. 2033 E. Washington Avenue
- 77. 443 E. Fourth Avenue
- 78. 208 E. Fifth Avenue
- 79. 439 E. Fifth Avenue
- 80. 462 E. Fifth Avenue
- 81. 309 E. Fifth Avenue

Jay Petrek, Senior Planner, noted that the property owner located at 439 E. Fifth Avenue had requested not to be placed on the Local Register as well as the property owner located at 462 E. Fifth Avenue requesting that consideration be deferred until the next meeting.

Vice-chairman Evans expressed his view that the property located at 439 E. Fifth Avenue should be placed on the Local Register and suggested meeting with the property owner.

Peggy Gentry, Associate Planner, stated that staff had met with the property owner who expressed his desire not to be placed on the Local Register.

Commissioner Brickman stated that the property located at 439 E. Fifth Avenue was deteriorating.

ACTION:

Moved by Commissioner Jungman, seconded by Vice-chairman Evans, to approve staff recommendations to the Local Register with the exception that consideration be deferred until the next meeting for the properties located at 439 and 462 E. Fifth Avenue. Motion carried unanimously.

Peggy Gentry, Associate Planner, presented the following properties, recommending that each be considered for the Local Register:

- 89. 969 W. Third Avenue
- 90. 320 E. Fifth Avenue

91. 455 E. Fifth Avenue

ACTION:

Moved by Commissioner Kramer, seconded by Commissioner Brickman, to approve staff recommendations to the Local Register. Motion carried unanimously.

Guy Audit, 327 W. Fifth Avenue, requested that the Commission amend their action on his property located at 327 W. Fifth Avenue to not be placed on the Local Register.

ACTION:

Moved by Vice-chairman Evans, seconded by Commissioner Jungman, to amend their previous action to not recommend 327 W. Fifth Avenue to the Local Register. Motion carried unanimously.

2. Review of Proposed Local Register Plaque.

Vice-chairman Evans presented a draft of the proposed historical plaque and noted that the City had approved the use of the City seal to be incorporated into the plaque.

Discussions ensued regarding the proposed cost for the plaque.

Commissioner Jungman suggested adding the date of the structure to the plaque.

Jay Petrek, Senior Planner, stated that staff would research other jurisdictions to see the types of plaques they utilized.

ACTION:

Moved by Commissioner Jungman, seconded by Chairman Mercurio, to support the plaque program as well as the design submitted by Vice-chairman Evans. Motion carried unanimously.

3. Discussion of AB2881 relating to historical resources.

Peggy Gentry, Associate Planner, noted that this item was brought to staff's attention by Lucy Berk and indicated that the bill established a California Register and set criteria for placing structures on the California Register as well as creating an officer for reviewing current landmarks and points of historical interest for nomination to the California Register. She stated that funding had not yet been determined. Ms.

Gentry referenced Governor Wilson's Executive Order and noted that staff recommended sending a complementary letter to Governor Wilson showing support of Executive Order W2692 as well as supporting AB2881.

Discussions ensued regarding the benefits of AB2881.

ACTION:

Moved by Vice-chairman Evans, seconded by Chairman Mercurio, to forward a letter of endorsement to Assemblyman Frazee and Governor Wilson. Motion carried unanimously.

SUBCOMMITTEE UPDATES:

Incentive Subcommittee -

Peggy Gentry, Associate Planner, noted that the Commission's packet contained the balance of the historic preservation incentives which was anticipated to be before City Council in June. She noted that the Incentive Program was consistent with the previous program that was reviewed by Council in January. Ms. Gentry referenced the staff report and outlined the proposed incentives. She stated that staff needed to conduct further review regarding parking spaces for Commercial and Professionally zoned areas and recommended deferring this portion of the Incentive Program to a later date.

Chairman Mercurio noted that the public would need to be educated regarding the Mills Act.

Peggy Gentry, Associate Planner, noted that staff would be sending a list of the Historic Preservation Incentives to all registered properties.

ACTION:

Moved by Chairman Mercurio, seconded by Vice-chairman Evans, to approve staff recommendations of the Historic Preservation incentives. Motion carried unanimously.

Public Relations -

Vice-chairman Evans noted that he had attended the Historic Fair at San Pasqual High School and encouraged the Commission to attend next year's function. He stated that he was in the process of meeting with two individuals who had participated in the Historic Fair who could possibly provide the technical expertise for the Historic Preservation video.

Register Subcommittee -

The next Register Subcommittee meeting was scheduled for May 27, 1992, at 5:00 p.m.

Environmental Review Subcommittee - No discussion.

Historic District -

Commissioner Althouse noted that there would be an Executive meeting on May 7, 1992. On May 21, 1992, the Old Escondido Neighborhood Group (OENG) would be holding a meeting in the Turrentine Room. He also indicated that the OENG was proposing a type of signage for quarterly meetings which would utilize the Old Escondido Neighborhood's existing signs.

Commissioner Brickman stated that there could be problems by utilizing the existing signs. Vice-chairman Evans concurred.

Peggy Gentry, Associate Planner, stated staff would check on the current signs provisions for the OENG.

Historic Society -

Commissioner Althouse noted that he was proposing to build steps for the rail car located in Grape Day Park in order to facilitate an emergency exit. He requested information from staff on the process he would need to follow.

Peggy Gentry, Associate Planner, stated that she would provide Commissioner Althouse with the direction needed to pursue his project.

Commissioner Althouse noted that the Old Escondido Neighborhood sign located on Fifth Avenue was broken.

Mainstreet - No discussion.

Design Review Board -

Discussions ensued regarding the differences between design guidelines and standards as related to historical structures.

Vice-chairman Evans expressed his concern with individuals living in the Historic District needing to be better informed of the design guidelines for the Historic District.

Sign Ordinance Task Force -

Chairman Mercurio stated that the draft for the Sign Ordinance had been completed.

ATTENDANCE AT DOWNTOWN REVITALIZATION COMMITTEE:

The DRC is continuing with their work on the Downtown Specific Plan and is anticipated to finish in June.

NOMINATIONS FOR REHAD-RIGHT AWARD PROGRAM:

None.

WRITTEN COMMUNICATION:

1. Correspondence from Rockhoff Road dated April 27, 1992
2. Correspondence from Keith A. Green dated April 24, 1992
3. Correspondence from Joel Foley dated April 24, 1992
4. Correspondence from Raelynn Savage dated April 28, 1992
5. Customer Service Newsletter "At Your Service", April 1992
6. "Preservation Brings History to Life" March 1992
7. Alliance Review, Winter 1992

ORAL COMMUNICATION:

Vice-chairman Evans noted a grammatical correction with the Brown Act provision as referenced at the bottom of the agenda.

Chairman Mercurio noted that Richard Sola would be resigning due to moving to the State of Washington.

Peggy Gentry, Associate Planner, noted that the City of Escondido's Design Guidelines for Home owners of historic resources, the Old Escondido Neighborhood, Historic District Overlay, and the ordinance pertaining to historic structures had been nominated to the American Planning Association Focused Issue Planning Award for this year.

Chairman Mercurio adjourned the meeting at 5:49 p.m. until the next regularly scheduled meeting on June 2, 1992.

* * *

ATTACHMENT 4

PL25-0239

PLAN SET

Item 3.



Image above is currently what the site looks like. Street view from E 5th Ave.

ATTACHMENT 4

PL25-0239

PLAN SET

Item 3.



Image above is currently what the site looks like. Corner view from S Fig St. and E 5th Ave.

ATTACHMENT 4

PL25-0239

PLAN SET

Item 3.



Image above shows the design that the applicant is proposing. Corner view from S Fig St. and E 5th Ave.

ATTACHMENT 4

PL25-0239

PLAN SET

Item 3.



Image above is currently what the site looks like. Front property view from S Fig St.

ATTACHMENT 4

PL25-0239

PLAN SET

Item 3.



Image above shows the design that the applicant is proposing. Front property view from S Fig St.

ATTACHMENT 4

PL25-0239

PLAN SET

Item 3.

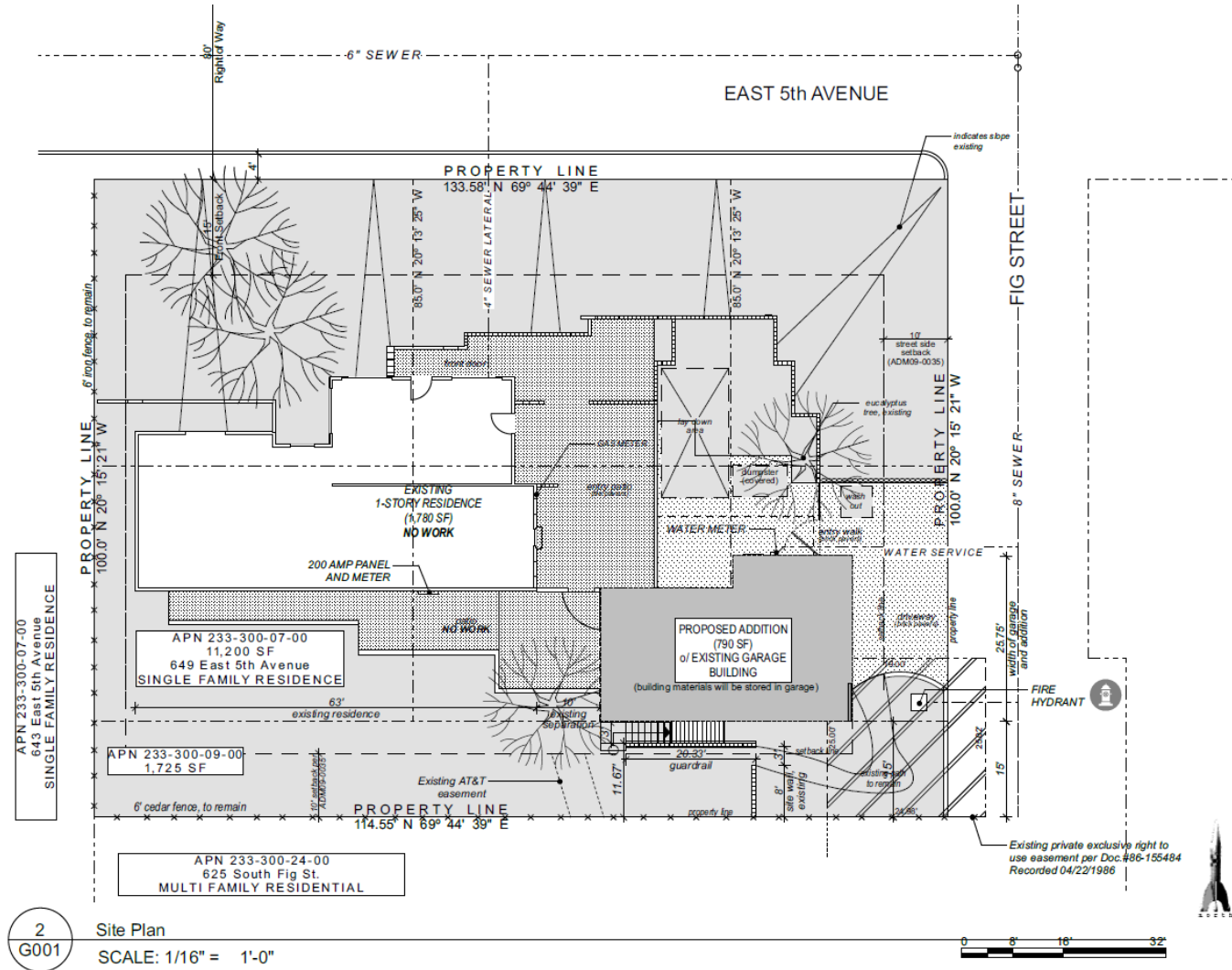


Image above shows the proposed Site Plan for the project.

ATTACHMENT 5

Item 3.

PL25-0239

Design Guidelines for Homeowners of Historic Resources

Due to the number of pages of Attachment 3, the following link has been provided to review the documents electronically on the City's web site:

<https://www.escondido.gov/DocumentCenter/View/2014/Design-Guidelines-for-Homeowners-of-Historic-Resources-PDF>

PLANNING CASE NO. PL25-0239

NOTICE OF EXEMPTION



CITY OF ESCONDIDO
PLANNING DIVISION
201 NORTH BROADWAY
ESCONDIDO, CA 92025-2798
760-839-4671

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: Certificate of Appropriateness / PL25-0239

Project Location - Specific: On the south side of East 5th Avenue, between South Fig St. and South Grape St., and is addressed at 649 E. 5th Avenue. (APNs: 233-300-07-00 & 233-300-09-00).

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

Description of Project: Approval of a Certificate of Appropriateness for an addition of a second floor (790 square-foot) to an existing detached garage, is located on a site with a Urban I (U1) General Plan Land Use Designation, and with a zoning of Single Family Residential (R-1-6).

Name of Public Agency Approving Project: City of Escondido

Name of Person or Agency Carrying Out Project:

Name: Carla Dedominicis

Address: 649 East 5th Ave, Escondido, CA 92025

Telephone: 760-703-5871

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

Exempt Status: The project is categorically exempt pursuant to California Environmental Quality Act (CEQA) Guidelines section 15301 (Existing Facilities).

Reasons why project is exempt: The Project consists of design review for a proposed addition of less than 50 percent of the existing floor area of the structures currently on site and all public services are available to support the proposed addition. The property is already developed and no sensitive species or vegetation are on site. No significant environmental effects are anticipated through the approval of this Project.

Furthermore, none of the exceptions listed under CEQA Guidelines section 15300.2, in that:

- Location. The project does not include Class 3, 4, 5, 6, or 11 exemptions. This exception is not triggered as the exemption is a Class 1 exemption.
- Cumulative Impact. The Project consists of an addition to an existing detached garage of 790 square feet, and which would not intensify land use or introduce new environmental effects. Furthermore, the project will remain within the developed site and will not create an impact. This exception does not apply.
- Significant Effect. There are no unusual circumstances surrounding the project that would result in a reasonable possibility of a significant effect on the environment, as the area of impact is already disturbed and improved as an existing single-family home.
- Scenic Highways. The project is not located within an identified scenic area or corridor. This exception does not apply.
- Hazardous Waste Sites. The project site is not located on a site as referenced in Section 65962.5 of the Government Code.

- Historical Resources. This project does not cause a substantial adverse change in the significance of the historical resource in that the Project was reviewed for conformance with the City's adopted Design Guidelines for Homeowners of Historic Resources.

Item 3.

Lead Agency Contact Person: Jesus Huerta

Area Code/Telephone/Extension: 760-839-4516.

Signature: _____

Jesus Huerta
Associate Planner

Date: 10/13/2026

☒ Signed by Lead Agency

Date received for filing at OPR:

☐ Signed by Applicant

Planning Commission

Hearing Date: OCTOBER 13, 2026

Effective Date: OCTOBER 23, 2026

PLANNING COMMISSION RESOLUTION NO. 2026-12

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ESCONDIDO, CALIFORNIA, RECOMMENDING APPROVAL TO THE DIRECTOR OF DEVELOPMENT SERVICES OF CERTIFICATE OF APPROPRIATENESS FOR AN ADDITION TO A PROPERTY LISTED AS INDIVIDUALLY SIGNIFICANT ON THE LOCAL REGISTER OF HISTORIC RESOURCES, AND WITHIN THE OLD ESCONDIDO NEIGHBORHOOD

APPLICANT: Carla Dedominicis

CASE NO: PL25-0239

WHEREAS, Carla Dedominicis ("Applicant"), filed a land use development application, Planning Case No. PL25-0239 ("Application") constituting a request for a Certificate of Appropriateness for an addition of a second floor (790 square-foot) to an existing detached garage, located at the side of the existing residence, listed as Individually Significant and on the City's Local Register within the Old Escondido Neighborhood ("Project") on two parcels (0.03 acre and 0.23 acre), addressed as 649 E. 5th Avenue (APNs: 233-300-07-00 & 233-300-09-00) in the R-1-6 Zone; and

WHEREAS, the subject property is 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 Application was submitted to, and processed by, the Planning Services 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, a modification to an existing accessory structure is permitted for properties within the Old Escondido Neighborhood, subject to the approval of a Certificate of Appropriateness Permit, in accordance with Article 40 (Historic Resources) of the Escondido Zoning Code; and

WHEREAS, the Property is identified on the City's Local Register of Historic Resources as Resource #65, and therefore requires design review by the Planning Commission in accordance with Article 40; 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, Planning Services studied the Application, performed necessary investigations, prepared a written report, and hereby recommends the Planning Commission conduct design review, consider the scale, materials, colors, historical appropriateness and compatibility with the neighborhood and recommend approval to the Director of Development Services of the Project as depicted on the architectural 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, no public notice of the application is required pursuant to and in accordance with City and State public noticing requirements; and

WHEREAS, on October 13, 2026, the Planning Commission held a public meeting as prescribed by law, at which time the Planning Commission received and considered the reports and recommendation of the Planning Division. 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 October 13, 2026, 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 Certificate of Appropriateness review process; and

WHEREAS, the Certificate of Appropriateness 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 judgment, has determined the Project to be exempt from environmental review pursuant to CEQA Guidelines section 15301 (Existing Facilities) as the Project involves design review of a proposed addition to an existing detached accessory structure that does not exceed 50 percent of the existing floor area of all structures on site.
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 plans for the Project are on file in with Planning Services of the Development Services Department and are available for inspection by anyone interested herein, and the plans are incorporated herein by this reference as if they were fully set forth herein. The Certificate of Appropriateness is recommended for approval as set forth in the staff report and Project plans, all designated **as recommended for approval** by the Director of Development Services, and which shall not be altered without the express authorization by the Planning Division. Any deviations from the approved architectural design plans shall be reviewed by the City for substantial compliance and may require amendment by the appropriate hearing body.

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 13th day of October, 2026 by the following vote, to wit:

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

BERRY SPEER, Chair
Escondido Planning Commission

ATTEST:

GARRETT SMITTH, Secretary of the
Escondido Planning Commission

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

ANGEL ESTRADA, Minutes Clerk
Escondido Planning Commission

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

EXHIBIT "A"**PLANNING CASE NO. PL25-0239****Legal Description**

For APN/Parcel ID(s): [233-300-07-00](#) and [233-300-09-00](#)

PARCEL 1:

THE NORTHERLY 85 FEET OF LOTS 14 AND 15 IN BLOCK "H" OF ESCONDIDO, IN THE CITY OF ESCONDIDO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO [MAP THEREOF NO. 336](#), FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAID SAN DIEGO COUNTY, JULY 10, 1886.

ALSO THE WESTERLY 15 FEET OF FIG STREET LYING EASTERLY OF AND ADJOINING THE NORTHERLY 75 FEET OF LOT 14, AS VACATED AND CLOSED TO PUBLIC USE ON MAY 3, 1927 BY ORDINANCE NO. 258 OF THE BOARD OF TRUSTEES OF THE CITY OF ESCONDIDO, A CERTIFIED COPY OF WHICH SAID ORDINANCE WAS RECORDED JULY 26, 1927 IN [BOOK 1355, PAGE 184](#) OF DEEDS.

ALSO THE EASTERLY 19.00 FEET OF THE WESTERLY 34.00 FEET OF THAT PORTION OF FIG STREET AS SHOWN ON TOWN OF ESCONDIDO, IN THE CITY OF ESCONDIDO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO [MAP THEREOF NO. 336](#), FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, JULY 10, 1886, LYING SOUTHERLY OF THE SOUTHERLY RIGHT OF WAY LINE OF FIFTH AVENUE AS SHOWN ON SAID [MAP NO. 336 AND](#) LYING NORTHERLY OF THE MOST NORTHERLY LINE OF ESCONDIDO TRACT NO. 405, ACCORDING TO [MAP THEREOF NO. 9787](#), FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAID SAN DIEGO COUNTY ON SEPTEMBER 9, 1980.

PARCEL 2:

THE SOUTHERLY 10.00 FEET OF THE NORTHERLY 85.00 FEET OF THAT PORTION OF THE WESTERLY 15.00 FEET OF FIG STREET LYING EASTERLY OF AND ADJOINING THE EASTERLY LINE OF LOT 14 IN BLOCK "H" OF ESCONDIDO, IN THE CITY OF ESCONDIDO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO [MAP THEREOF NO. 336](#), FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAID SAN DIEGO COUNTY, JULY 10, 1886.

SAID PORTION OF FIG STREET HAVING BEEN VACATED AND CLOSED TO PUBLIC USE ON JUNE 11, 1895, BY ORDINANCE NO. 75 OF THE BOARD OF TRUSTEES OF THE CITY OF ESCONDIDO, A COPY OF SAID ORDINANCE HAVING BEEN FILED IN THE OFFICE OF THE REGISTRAR OF LAND TITLES OF SAID SAN DIEGO COUNTY ON AUGUST 27, 1943 AS [DOCUMENT NO. 17751 OF OFFICIAL RECORDS](#).

PARCEL 3:

LOT 2 CITY RESERVOIR SITE, IN THE CITY OF ESCONDIDO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO [MAP THEREOF NO. 4456](#), FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, FEBRUARY 1, 1960.

PLANNING CASE NO. PL25-0239

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 is categorically exempt pursuant to CEQA Guidelines section 15301 (Existing Facilities) because the Project consists of design review for a proposed addition of less than 50 percent of the existing floor area of the structures currently on site and all public services are available to support the proposed addition. The property is already developed and no sensitive species or vegetation are on site. No significant environmental effects are anticipated through the approval of this Project.

Furthermore, none of the exceptions listed under CEQA Guidelines section 15300.2, in that:

- Location. The project does not include Class 3, 4, 5, 6, or 11 exemptions. This exception is not triggered as the exemption is a Class 1 exemption.
 - Cumulative Impact. The Project consists of an addition to an existing detached garage of 790 square feet, and which would not intensify land use or introduce new environmental effects. Furthermore, the project will remain within the developed site and will not create an impact. This exception does not apply.
 - Significant Effect. There are no unusual circumstances surrounding the project that would result in a reasonable possibility of a significant effect on the environment, as the area of impact is already disturbed and improved as an existing single-family home.
 - Scenic Highways. The project is not located within an identified scenic area or corridor. This exception does not apply.
 - Hazardous Waste Sites. The project site is not located on a site as referenced in Section 65962.5 of the Government Code.
 - Historical Resources. This project does not cause a substantial adverse change in the significance of the historical resource as it was reviewed against the City’s adopted Design Guidelines for Homeowners of Historic Resources.
3. The Planning Commission has independently considered the full administrative record before it, which includes but is not limited to the October 13, 2026 Staff Report; testimony by staff

PLANNING CASE NO. PL25-0239

FACTORS TO BE CONSIDERED / FINDINGS OF FACT

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.

Certificate of Appropriateness Findings (Section 33-798 - Article 40 of the Escondido Zoning Code):

The Planning Commission has reviewed the record, including applicable CEQA Findings, and recommends that the Director of Development Services make the following findings in approving the Certificate of Appropriateness:

(A) *The proposed alteration or improvement is consistent with the design guidelines for historic resources.*

The proposed addition adheres to the City of Escondido's Design Guidelines for Homeowners of Historic Resources as detailed in the Planning Commission staff report, dated October 13, 2026. The addition is limited to the non-historic garage (built in 2008) which is an addition to the original (1926) outbuilding, leaving the original 1926 residence untouched. The addition respects the architectural character of the historic home, is consistent with the development patterns of the surrounding neighborhood.

(B) *The action proposed is consistent with the purposes of historical preservation as set forth in this article and with the general plan.*

The project protects the integrity of the 1926 residence. The detached addition is categorized as an adaptive use of a non-historic accessory structure. That said, the game room will be distinguishable from, yet designed to work in tandem with the historic home. The integrity and designation of the home will remain intact.

(C) *The action proposed retains the historical and/or architectural value and significance of the landmark, historical building, or historical district.*

All new construction is confined to a second story addition to the existing garage, a non-contributing structure and the 1926 outbuilding. As the project is detached, no historic fabric, character-defining features, or architectural elements of the original home will be removed, altered, or destroyed. Addition to the detached garage will match in architecture and style to the original home.

PLANNING CASE NO. PL25-0239

FACTORS TO BE CONSIDERED / FINDINGS OF FACT

(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 a historical district.*

The addition will match the stucco finish, exterior color, tile cap at the parapet walls, and trim colors of the existing residence. Windows and doors are larger in scale, appropriate to the gathering spaces within, with northeast-facing windows opening views toward Daley Ranch and Mount Palomar and sliding doors providing access to the veranda.

The covered veranda sits one step below the interior floor elevation, enclosed with a painted iron handrail matching the ironwork of the garden wall gates and niches below. The column-free double cantilever, supported by three steel beams, preserves unobstructed circulation from Fig Street to the home's front entry.

(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.*

The addition is sited above the existing garage and outbuilding to minimize excavation and preserve the site's mature landscaping. The design, its features, materials and massing are sensitive to the residence, the mature trees, vegetation and the existing garden walls.

(F) *If located within a historical district, the proposed project conforms to the design guidelines established for the district.*

New construction is limited to a detached second floor addition and no historic material is disturbed, and the addition is designed to be consistent with the design guidelines for the Old Escondido Neighborhood district and maintains the character original to the existing home as described in the staff report dated October 13, 2026. The addition with its north-facing veranda shaded by the building mass and the existing eucalyptus makes it a compatible addition that respects the character of the historic property.



STAFF REPORT

DATE: October 13, 2026

Objective Design Standards

PROJECT NUMBER / NAME: Objective Design Standards (ODS)

REQUEST: Receive staff's presentation to the Planning Commission concerning Objective Design Standards

PROPERTY SIZE AND LOCATION: N/A – City-wide

APPLICANT:
City of Escondido Development Services Department

GENERAL PLAN / ZONING: N/A

PRIMARY REPRESENTATIVE:
Esteban Danna, Principal Planner

DISCRETIONARY ACTIONS REQUESTED: None

PREVIOUS ACTIONS: None

CEQA RECOMMENDATION: Not a "Project" under CEQA, pursuant to CEQA Guidelines Section 15378(b)(5)

STAFF RECOMMENDATION: None

REQUESTED ACTION: Receive and File

CITY COUNCIL HEARING REQUIRED: ___ YES X NO

REPORT APPROVALS: ___ Kevin Snyder, Director of Development Services

X Garrett Smith, City Planner



CITY of ESCONDIDO

STAFF REPORT

Item 4.

What Are Objective Design Standards?

Objective Design Standards (or ODS) are design and development standards that can be measured or verified. ODS provide clear standards to assist applicants in preparing land use and development proposals. These also provide for consistency by the municipality in how land use and development proposals are considered.

Currently the City of Escondido has various design requirements that are incorporated within planning documents, the zoning code, and other similar design guidelines. This results in possible inconsistency between these documents as well as the potential for differences in interpretation by a designer creating such plans or a reviewer assessing them on the City's behalf.

Why Are ODS Being Currently Discussed?

With various projects seeking processing under certain State housing laws, the creation of ODS now is even more important and will better ensure design clarity is provided as well as allowing for streamlined reviews.

The Development Services Department/Planning Services has contracted with a consulting firm, which is providing assistance through analysis of our existing planning documents, zoning code, and other design criteria and crafting new ODS. These standards concern various aspects of a development code and could include, but is not limited to, the following:

- building placement, entrances and connections to sidewalks
- building form, facades, windows and street-facing ground floors
- Screening of trash areas, utilities, equipment and walls and fences
- Transitions between new buildings and neighboring homes

Planning Services provides this presentation as a preliminary introduction to the ODS topic. In the months ahead, City staff anticipate engaging with the design and development community, as well as other stakeholders, to solicit feedback on the ODS topic and standards being created. Planning Services anticipates returning for public hearings before the Planning Commission and City Council, during late 2026 through early 2027, with the proposed ODS materials (i.e. a design manual) for review and adoption.



CITY of ESCONDIDO

STAFF REPORT

Agenda Item No. 5

October 13, 2026

Tentative Future Agenda Items

DATE: October 9, 2026

TO: Planning Commissioners

FROM: Garrett Smith, 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:

- Residential Condominium Project

Policy Work:

- El Caballo Park Master Plan and Environmental Review
- Urban Forestry Workshop
- Miscellaneous Housing Element Implementation Ordinances
- Sign Code Amendments
- Escondido 2040

Future Meetings:

- PC Meeting Cancellations - weeks of Thanksgiving and Christmas