



CITY of ESCONDIDO

PLANNING COMMISSION MEETING

July 23, 2024 at 7:00 PM

Mitchell Room: 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

Stan Weiler

VICE CHAIR

David Barber

COMMISSIONERS

Carrie Mecaro

Barry Speer

Jeff Jester

Dustin Steeve

Marc Correll

MINUTES CLERK

Alex Rangel

HOW TO WATCH

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

In Person



201 N. Broadway, Escondido, CA 92025



CITY of ESCONDIDO

PLANNING COMMISSION

TUESDAY, JULY 23, 2024

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, JULY 23, 2024

AGENDA

CALL TO ORDER

FLAG SALUTE

ROLL CALL

APPROVAL OF MINUTES

- [1.](#) July 09, 2024 Meeting Minutes

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.

PUBLIC HEARINGS

Please limit your testimony to three minutes.

CURRENT BUSINESS

- [2.](#) **PL24-0188 - Historic Preservation**

REQUEST: Receive staff's presentation to the Planning Commission entailing an overview of the Historic Preservation process, including the Planning Commission's decision-making role within those processes.

PROPERTY SIZE AND LOCATION: N/A

APPLICANT: Development Services Department

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



CITY of ESCONDIDO

PLANNING COMMISSION

TUESDAY, JULY 23, 2024

STAFF RECOMMENDATION: None.

CITY COUNCIL HEARING REQUIRED: ___ YES X NO

3. PL24-0089 – 225 W. 6th Avenue /Addition to a Local Register Property

REQUEST: Recommend approval of the Design Review for a 276 square-foot addition consisting of habitable space and 163 square-foot covered patio, both located at the rear of an existing residence listed on the City's Local Register and located within the Old Escondido Neighborhood.

PROPERTY SIZE AND LOCATION: The 0.15-acre site is located on the south side of West 6th Avenue, between South Maple St. and South Escondido Blvd., and is addressed at 225 W. 6th Avenue (APN: 233-242-03-00).

APPLICANT: Jeff Adusei

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

STAFF RECOMMENDATION: Approval

CITY COUNCIL HEARING REQUIRED: ___ YES X NO

FUTURE AGENDA ITEMS

4. Tentative Future Agenda Items

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.

PLANNING COMMISSIONERS REPORT

CITY PLANNER'S REPORT

ADJOURNMENT



CITY of ESCONDIDO

PLANNING COMMISSION MINUTES

July 9, 2024 at 7:00 PM
Council Chambers: 201 North Broadway, Escondido, CA 92025

WELCOME TO YOUR COMMISSION MEETING

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

CHAIR

Stan Weiler

VICE CHAIR

David Barber

COMMISSIONERS

Marc Correll

Jeff Jester

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Barry Speer

Dustin Steeve

MINUTES CLERK

Alex Rangel

HOW TO WATCH

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In Person



201 N. Broadway, Escondido, CA 92025



CITY of ESCONDIDO

PLANNING COMMISSION MINUTES

TUESDAY, JULY 9, 2024

MINUTES

CALL TO ORDER: 7:00 p.m.

FLAG SALUTE: Stan Weiler

ROLL CALL:

Commissioners Present: Stan Weiler, Chair; David Barber, Vice-Chair; Jeff Jester, Commissioner; Carrie Mecaro, Commissioner; and Dustin Steeve, Commissioner.

Commissioner Absent: Barry Speer, Commissioner.

City Staff Present: Veronica Morones, City Planner; Dare DeLano, Senior Deputy City Attorney; Owen Tunnell, Interim City Engineer; Ivan Flores, Senior Planner; Greg Mattson, Contract Planner; Pricila Roldan, Associate Planner; Alex Rangel, Minutes Clerk.

1. **APPROVAL OF MINUTES:** June 25, 2024, with corrections.
Motion: Commissioner Weiler; Second: Commissioner Jester.
Motion carried (4-0) to approve the minutes.
Ayes: Weiler, Jester, Mecaro, Steeve.
Abstain: Barber, Correll.

WRITTEN COMMUNICATIONS:

None.

ORAL COMMUNICATIONS:

None.

PUBLIC HEARINGS:

None.

CURRENT BUSINESS:

2. **PL23-0440 – Conway (“Capistrano”) Subdivision Design Review**

REQUEST: A Design Review Permit for the 44 single-family dwellings associated with the Conway Subdivision (now known as “Capistrano”).

PROPERTY SIZE AND LOCATION: The 12.06-acre site is located on west of Conway Drive on both sides of Stanley Avenue and north of Lehner Avenue, addressed as 916, 942, and 943 Stanley Avenue, and 2005 –



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TUESDAY, JULY 9, 2024

2175 Conway Drive (odd numbered addresses only), Escondido, CA 92027 (APNs: 224-141-23-00, 224-141-24-00; 224-141-25-00, 224-142-30-00, 224-142-31-00, 224-142-32-00, & 224-142-33-00)

ENVIRONMENTAL STATUS: Determine that the proposed project is exempt from further environmental review, and direct staff to file a Notice of Determination, based on the previously adopted Mitigated Negative Declaration (SCH#20221000635) for the project.

APPLICANT: Beazer Homes Holdings, LLC

STAFF RECOMMENDATION: Approval.

PUBLIC COMMENT:

Applicant representatives Marco Vertatto and Suzie Charnly provided comment on the project.

COMMISSION DISCUSSION:

The commissioners discussed various aspects of the project, including previous approvals, visual impact on neighboring properties, and landscaping considerations.

City staff indicated two nominal errors within the draft resolution, including a correction to the number of units approved and subject to the Design Review (44 units, not 46) and a correction to the draft resolution number (2024-12, not 2024-25).

COMMISSION ACTION:

Motion to approve Planning Commission Resolution No. 2024-12, as corrected by staff, approving the Design Review permit.

Motion: Vice-Chair Barber. Second: Commissioner Correll.

Motion carried (6-0) to approve the project.

Ayes: Weiler, Barber, Correll, Jester, Mecaro, Steeve.

Nays: None.

3. PL24-0082 – 2023 General Plan Annual Progress Report

REQUEST: The Planning Commission receive and file the 2023 calendar year General Plan Annual Progress Report.

PROPERTY SIZE AND LOCATION: CityWide.

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

APPLICANT: City of Escondido.



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STAFF RECOMMENDATION: Receive and file.

PUBLIC COMMENT:

None.

COMMISSION DISCUSSION:

The Commissioners discussed various items of the report, including current implementation, and various elements of the General Plan.

COMMISSION ACTION:

Receive and file.

FUTURE AGENDA ITEMS:

None.

ORAL COMMUNICATIONS:

None.

PLANNING COMMISSIONERS:

None.

CITY PLANNER'S REPORT:

City Planner Morones provided a Tentative Future Agenda for the upcoming July 23, 2024 Planning Commission meeting.

ADJOURNMENT

Chair Weiler adjourned the meeting at 8:09 p.m.

Veronica Morones, Secretary to the
Escondido Planning Commission

Alex Rangel, Minutes Clerk



STAFF REPORT

DATE: July 23, 2024
PL24-0188 - Historic Preservation

PROJECT NUMBER / NAME: PL24-0188 - Historic Preservation

REQUEST: Receive staff's presentation to the Planning Commission entailing an overview of the Historic Preservation process, including the Planning Commission's decision-making role within those processes.

PROPERTY SIZE AND LOCATION: N/A

APPLICANT: Development Services Department

GENERAL PLAN / ZONING: N/A

PRIMARY REPRESENTATIVE: Alex Rangel, Assistant Planner I

DISCRETIONARY ACTIONS REQUESTED: N/A

PREVIOUS ACTIONS: City Council adopted Ordinance 2024-05 on May 8, 2024, approving revisions to the City's Zoning Code as they relate to historic resources. Approval of the Ordinance assigned certain roles and responsibilities of the Historic Preservation Commission to the Planning Commission in an effort to streamline the historic preservation review process.

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

STAFF RECOMMENDATION: None.

REQUESTED ACTION: None.

CITY COUNCIL HEARING REQUIRED: ☐ YES ☒ NO

REPORT APPROVALS: _____ Christopher W. McKinney, Deputy City Manager and Acting Director of Development Services

☒ Veronica Morones, City Planner



CITY of ESCONDIDO

STAFF REPORT

Item 2.

BACKGROUND

The purpose of this agenda item is to provide the Planning Commission with a greater understanding of Historic Preservation, their role in the process, and resources available to aid them in their role. Staff from the Planning Division will provide a presentation that outlines this process, and will be available to answer historic preservation questions from the Commission.

The conservation of the City of Escondido's archaeological, cultural, and agricultural resources helps foster an appreciation of Escondido's past, and provides an important perspective and economic opportunity for future development within the City. The General Plan's Resource Conservation Element (Chapter VII) identifies historic and cultural resources within the General Plan area. It also identifies the City's goals and policies to preserve important cultural and paleontological resources that contribute to the unique identity and character of Escondido. Article 40 (Historical Resources) of the Escondido Zoning Code identifies the City's procedures for the review and permitting of historic projects.

Earlier in 2024, the City Council adopted substantive amendments to Article 40 in an effort to streamline historic preservation review, including the dissolution of the Historic Preservation Commission. Table 1 identifies those processes assigned to the Planning Commission as a result of the Article 40 changes.

Table 1: Review Processes

Historical Status	Former Review Process	Current Review Process
On the Local Register <u>and</u> within the OEN	Design Review by the Historic Preservation Commission	Design Review by the Planning Commission
On the Local Register <u>but not</u> within the OEN	Design Review by the Historic Preservation Commission	Staff design review approval with an option to elevate to Planning Commission
Identified on the 2001 Historic Resource Inventory <u>and</u> within the OEN	Design Review by the Historic Preservation Commission	Staff design review approval with an option to elevate to the Planning Commission
<u>Not</u> identified on the 2001 survey <u>or</u> on the Local Register <u>but</u> within the OEN	Design Review by the Historic Preservation Commission	Staff design review approval with an option to elevate to the Planning Commission
Historic District Designation	Recommendation by the Historic Preservation Commission to City Council	Recommendation by the Planning Commission to City Council
Request for a non-emergency demolition permit of a significant historic resource	Recommendation by the Historic Preservation Commission to City Council	Recommendation by the Planning Commission to City Council



CITY *of* ESCONDIDO

STAFF REPORT

Item 2.

Historic Preservation Agreement (Mills Act Contract)	Recommendation by the Historic Preservation Commission to City Council	Approval by Planning Commission, with the City Manager as signature authority
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ATTACHMENTS

1. Design Guidelines for Homeowners of Historic Resources

ATTACHMENT 1

Design Guidelines for Homeowners of Historic Resources

Due to the number of pages of Attachment 1, 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>



STAFF REPORT

DATE: July 23, 2024
PL24-0089 – 225 W. 6th Avenue

PROJECT NUMBER / NAME: PL24-0089 – 225 W. 6th Avenue /Addition to a Local Register Property

REQUEST: Recommend approval of the Design Review for a 276 square-foot addition consisting of habitable space and 163 square-foot covered patio, both located at the rear of an existing residence listed on the City's Local Register and located within the Old Escondido Neighborhood.

PROPERTY SIZE AND LOCATION: The 0.15-acre site is located on the south side of West 6th Avenue, between South Maple St. and S. Escondido Blvd., and is addressed at 225 W. 6th Avenue. (APN: 233-242-03-00).

APPLICANT: Jeff Adusei

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

PRIMARY REPRESENTATIVE: Jeff Adusei (owner)

DISCRETIONARY ACTIONS REQUESTED: Design Review (historic)

PREVIOUS ACTIONS: N/A

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

STAFF RECOMMENDATION: Approval

REQUESTED ACTION: Approve Planning Commission Resolution No. 2024-13

CITY COUNCIL HEARING REQUIRED: ☐ YES ☒ NO

REPORT APPROVALS: ☐ Dare DeLano, Senior Deputy City Attorney

☒ Veronica Morones, City Planner



CITY of ESCONDIDO

STAFF REPORT

Item 3.

BACKGROUND

The project site is located at 225 W. 6th Avenue consisting of an existing single-family residence located in the Old Escondido Neighborhood historic district (Attachment 1). The project site sits east of South Escondido Boulevard, west of South Maple Street, and is on the south side of West 6th Avenue. According to the City's Historic Resources Inventory documentation, the existing home was built in or around 1920 and is a typical California bungalow with a low-pitched gabled roof with centered front porch, triangular brackets, open beam ends, narrow clapboard siding, and a slanted lintel design indicative of the Craftsman style. On June 2, 1992, the Historic Preservation Commission approved placement of the property on the City's Local Register as individually significant, deeming it significant under criteria 5 and 7:

Criteria 5: Escondido historical resources that are 50 years old or have achieved historical significance within the past 50 years;

Criteria 7: Escondido historical building that is one of the few remaining examples in the city possessing distinguishing characteristics of an architectural type.

SUMMARY OF REQUEST

On March 28, 2024, the applicant submitted a request to add 276 square-feet of habitable space and a 163 square-foot covered patio to the rear of the existing residence. The proposed project would create a new bedroom, closet, as well as a linen and pantry area for the existing primary residence (Attachment 2). To accommodate these changes, the existing rear patio cover and rear wall would be demolished and the rear portion of the home would be extended, maintaining the identified rectangular shape of the home and extending the existing roofline. All colors and materials used for the addition would match the existing primary residence's clapboard siding.

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. Approval of Resolution No. 2024-13 would constitute a recommendation of approval of the Design Review and inform the Director on the ultimate decision for the Certificate of Appropriateness.

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 3). Table 1 below details how the proposed project is consistent with the Design Guidelines section for residential additions.



CITY of ESCONDIDO

STAFF REPORT

Item 3.

Table 1 – 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 additions would be an alteration to the rear of the existing primary residence.	The proposed project will remain consistent as it demolishes and expands the rear of the residence that will not be visible from the public right-of-way.
Architectural Compatibility: strive to incorporate the distinctive architectural characteristics of the original structure such as: <ul style="list-style-type: none"> • window size and shape • exterior materials • roof style, pitch, material • finished floor height • color 	Proposed addition would incorporate new wood siding, paint (body and trim), wood windows (new), wood French door, covered patio with wood deck and new composition shingle roofing and venting.	The proposed roof pitch, windows, paint, and siding will match the existing primary residence. The roof will extend from the existing, maintaining the same pitch. The paint body and trim colors will match the existing home and the siding will be consistent with the existing wood clapboard siding.
House Material Compatibility: should generally match the original material in texture and color.	Proposed exterior materials to match those of the existing siding, roofing, and windows in color and texture.	All colors and materials to match the existing.
Windows: materials should be retained when creating a matching addition.	Proposed windows mirror the existing sizes and materials to maintain the character.	Windows will be wood framed and match the existing windows.
Doors: should attempt to match the size and material of the doors on the original structure	Proposed door additions will not be visible from the street.	The proposed doors will not be visible from the street, and will not impact the character from the street.
Roof Pitch Consistency: important to maintain, whether an exact match or slightly different.	Proposed re-roof and expansion will extend the roof but will not change the pitch.	The project will maintain the same roof pitch.

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



CITY *of* ESCONDIDO

STAFF REPORT

Item 3.

Urban I General Plan designation and R-1-6 zoning. Staff recommends the Planning Commission recommend approval of the Design Review and 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. Architectural Plans
3. *Design Guidelines for Homeowners of Historic Resources*
4. Draft Planning Commission Resolution No. 2024-13 with Exhibits "A," "B," and "C"

ATTACHMENT 1

PL24-0089

LOCATION MAP AND SITE PHOTOS





Primary residence (front of property)



Detached Accessory Dwelling Unit (alley, rear of property)



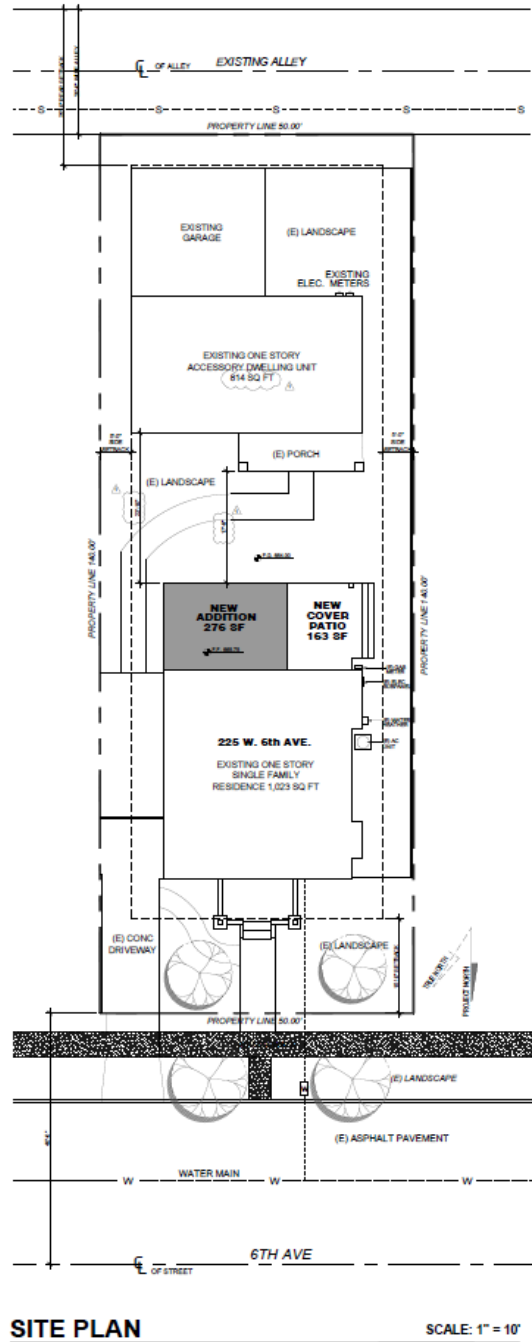
Rear of primary residence and exterior side window

ATTACHMENT 2

PL24-0089

PLAN SET

These Architectural Drawings are copyright-protected. If you would like to view these drawings, please contact the project planner, Melissa DiMarzo at 760-839-4531, or via email at Melissa.DiMarzo@escondido.gov.



ATTACHMENT 3

PL24-0089

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 Commission

Hearing Date: JULY 23, 2024

Effective Date: JULY 24, 2024

PLANNING COMMISSION RESOLUTION NO. 2024-13

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

APPLICANT: Jeff Adusei

CASE NO: PL24-0089

WHEREAS, Jeff Adusei ("Applicant"), filed a land use development application, Planning Case No. PL24-0089 ("Application") constituting a request for a Certificate of Appropriateness to allow for a 276 square-foot addition consisting of habitable space and 163 square-foot covered patio, both located at the rear of an existing residence listed as Individually Significant and on the City's Local Register within the Old Escondido Neighborhood ("Project") on a 0.15 gross acre site located at 225 W. 6th Avenue (APN 233-242-03-00), 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 Division of the Development Services Department in accordance with the rules and regulations of the Escondido Zoning Code and the applicable procedures and time limits specified by the Permit Streamlining Act (Government

Code section 65920 et seq.) and the California Environmental Quality Act (Public Resources Code section 21000 et seq.) ("CEQA"); and

WHEREAS, a modification to a single-family residence and new accessory structure are permitted uses within the R-1-6 Zone, subject to the approval of a Certificate of Appropriateness Permit, in accordance with Article 40 of the Escondido Zoning Code; and

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

WHEREAS, the Planning Division studied the 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 July 23, 2024, 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 July 23, 2024, with its attachments as well as City staff's recommendation on the Project, which is incorporated herein as though fully set forth herein; and
- d. Additional information submitted during the architectural design review process; and

WHEREAS, the architectural design review 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 single-family residence 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 the Planning Division 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 Design Review 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 23rd day of July, 2024, by the following vote, to wit:

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

DAVID BARBER, Vice-Chair
Escondido Planning Commission

ATTEST:

VERONICA MORONES, Secretary of the
Escondido Planning Commission

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

ALEX RANGEL, Minutes Clerk
Escondido Planning Commission

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

EXHIBIT A

PLANNING CASE NO. PL24-0089

Legal Description

Lot 12 in Block 123 of City of Escondido, County of San Diego, California according to Map thereof No. 336 filed in the Office of the County Recorder of San Diego County, July 10, 1886. More commonly known as: 225 West 6th Avenue, Escondido, CA 92025

EXHIBIT "B"**PL24-0089****PLAN SET**

These Architectural Drawings are copyright-protected. If you would like to view these drawings, please contact the project planner, Melissa DiMarzo at 760-839-4531, or via email at Melissa.DiMarzo@escondido.gov.

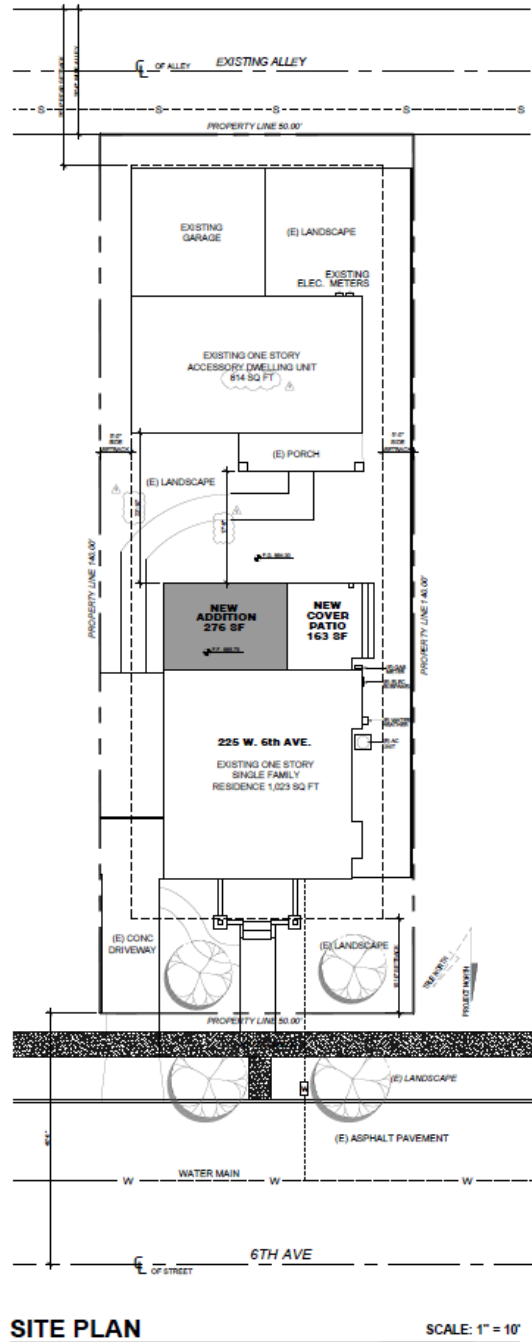


Exhibit “C”

PLANNING CASE NO. PL24-0089

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.

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.

2. The Planning Commission has independently considered the full administrative record before it, which includes but is not limited to the July 23, 2024 Staff Report; testimony by staff and the public; and other materials and evidence submitted or provided to it. The administrative record demonstrates that each of the above requirements have been satisfied. No substantial evidence has been submitted that would support a finding that any of the above-described exemption requirements has not been satisfied. The Project will not have a significant effect on the environment, and all of the requirements of CEQA have been met.

Certificate of Appropriateness Findings (Article 40, Section 33-798):

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

The Project as proposed is consistent with city council Ordinance 91-57, which adopted standards for historical resources and properties within the City’s Old Escondido Neighborhood. The colors and materials proposed adhere to the policies outlined in the subject document.

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

The proposed Project maintains the historic and architectural elements of the property and incorporates the same materials and colors as the primary residence.

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

The proposed addition to the property does not adversely impact the significance or Local Register status of the subject property, nor does it conflict with the character of the Old Escondido Neighborhood district in that the proposed design conforms and is consistent with the *City's Design Guidelines for Homeowners of Historic Resources* as described in the July 23, 2024 staff report.

(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 materials and colors to be utilized for the Project are consistent with the time period in which the original structures were built as well as the neighboring properties in that the design of the proposed addition would utilize clapboard siding to match the existing residence. The addition is designed at the rear of the residence which reduces impacts to the existing structure and surrounding properties.

(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 Project as proposed is compatible with all existing structures on the property in scale, materials and colors in that the design places the area of addition at the rear of the property and utilizes material to match the existing residence. Additionally, the proposed addition is not visible from the public right-of-way of the street or adjacent alleyway.

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

The Project as proposed conforms to 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 July 23, 2024.



CITY of ESCONDIDO

STAFF REPORT

Agenda Item No. 4

July 23, 2024

Tentative Future Agenda Items

DATE: July 23, 2024

TO: Planning Commissioners

FROM: Veronica Morones, City Planner

SUBJECT: Tentative Future Agenda Items

The items listed below are anticipated to be brought to the Planning Commission for consideration, discussion, and/or recommendation to the City Council over the next several months. Because there are factors out of City staff's control, this list is subject to change. The intent is to provide visibility regarding projects that the Commission should expect to see in the near future. (Items are listed in no particular order.)

Additionally, these items shall not be considered to be agenda items for this meeting so no discussion is permitted other than clarification of what the item is.

Private Development Projects:

- South Centre City Specific Plan Amendment for drive-through use
- Commercial Development at Mission and Centre City Parkway

Policy Work:

- Annual Zoning Code Clean Up
- Planning Commission Bylaw Clean Up

Informational Presentations:

- California Environmental Quality Act
- North County Mall Permit History