



City of Escondido Zoning Administrator

MEETING AGENDA

201 North Broadway
City Hall – Parkview Conference Room
August 1, 2024
2 p.m.

A. Call to Order:

Zoning Administrator: Veronica Morones, City Planner

B. Agenda items:

1. **PL22-0525 – Conditional Use Permit Modification**

REQUEST: A Modification to a previously approved Conditional Use Permit for an existing grade school serving 66 students of grades kindergarten through eighth, and 5 staff, to increase enrollment up to 75 students and allow for the school to serve transitional kindergarten through eighth grade on a 4.81-acre parcel located on North Broadway. The site is zoned Single-Family Residential (R-1) and has a General Plan Land Use designation of Suburban (S).

PROPERTY LOCATION: North of Bahia Lane, east of north Broadway, south of Brava Place, and west of Paradise Street, addressed as 1800 North Broadway (APN: 227-680-47-00).

Applicant: Bill Hofman, Hofman Planning Associates
Planner: Melissa DiMarzo, Assistant Planner II

DECISION OF THE ZONING ADMINISTRATOR:

- Approved, as set to form
- Conditionally approved with the attached modifications
- Denied
- Continued to: ___ Date Certain (_____) ___ Date Unknown
- Referred to Planning Commission

2. **PL22-0526 – Conditional Use Permit Modification**

REQUEST: A Modification to a previously approved Conditional Use Permit for an existing preschool/daycare serving 160 children, and 13 staff, to operate as a school serving grades transitional kindergarten through eighth grade located on a 0.99-acre parcel with existing educational facilities. The site is zoned Residential Estate (RE) and has a General Plan land use designation of Estate II (E2)

Decisions of the Zoning Administrator may be appealed to the Planning Commission pursuant to Zoning Code Section 33-1303



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PROPERTY LOCATION: On the east side of Bear Valley Parkway, south of Alamo Lane, west of Foothill Street, on the north side of Mary Lane, addressed as 3751 Mary Lane (APN: 239-330-85-00).

Applicant: Bill Hofman, Hofman Planning Associates
Planner: Melissa DiMarzo, Assistant Planner II

DECISION OF THE ZONING ADMINISTRATOR:

- Approved, as set to form
- Conditionally approved with the attached modifications
- Denied
- Continued to: ___ Date Certain (_____) ___ Date Unknown
- Referred to Planning Commission

3. PL23-0301 – Conditional Use Permit Modification

REQUEST: A modification to a previously approved Conditional Use Permit for an existing preschool and childcare center to increase the number of children permitted at the facility from 70 to a maximum of 208 children (ages 6 weeks to 12 years old) and 20 staff members, within a 6.94-acre shopping center on East Valley Parkway. Hours of operation would be from 6 a.m. to 6 p.m., Monday through Friday. The facility currently occupies 4,690 square feet of the existing 10,500 square foot commercial building. The request includes an expansion into the adjacent 5,810 square foot vacant suites, and the removal of 15 parking spaces adjacent to the building for the expansion of the fenced outdoor playground on the east and south sides of the building to accommodate the additional children. The existing parking lot circulation for loading and unloading at the front of the building for student drop-off and pick-up would remain the same. The site is zoned General Commercial (C-G) and has a General Plan land use designation of General Commercial (GC), and is located within the boundaries of the East Valley Parkway Area Plan.

PROPERTY LOCATION: On the south side of E. Valley Pkwy., and west side of N. Citrus Ave., addressed as 2355 E. Valley Pkwy, Suites A through H. (APN: 231-092-36-00).

Applicant: Jenni Grawvunder, Children’s Choice Academy
Planner: Jasmin Perunovich, Assistant Planner II

DECISION OF THE ZONING ADMINISTRATOR:

- Approved, as set to form
- Conditionally approved with the attached modifications
- Denied
- Continued to: ___ Date Certain (_____) ___ Date Unknown
- Referred to Planning Commission

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4. PL24-0117 – Minor Conditional Use Permit

REQUEST: A Minor Conditional Use Permit to allow for a General Automotive Repair use within an existing building on an approximately 0.5-acre site. The General Automotive Repair use would allow for vehicle collision repair services, and include the installation of a vehicle paint booth within the existing building. The site is zoned Light-Industrial (M-1) and has a General Plan land use designation of Light Industrial (LI).

PROPERTY LOCATION: On the west side of Metcalf St., between State Highway 78 to the north and West Mission Ave. to the south, addressed as 837 Metcalf St. (APN: 228-220-71-00).

Applicant: Alin Alyadako, Elite Collision SD
Planner: Alex Rangel, Assistant Planner I

DECISION OF THE ZONING ADMINISTRATOR:

- Approved, as set to form
- Conditionally approved with the attached modifications
- Denied
- Continued to: ___ Date Certain (_____) ___ Date Unknown
- Referred to Planning Commission

5. PL24-0100 – Local Register Designation

REQUEST: Designate a single-family residence at 546 E. 6th Ave. as a locally significant historic resource, and place it on the City of Escondido’s Local Register of Historic Places

PROPERTY LOCATION: On the northern side of E. 6th Avenue, between S. Hickory St. and S. Grape St. addressed as 546 E. 6th Ave. (APNs: 233-291-14-00 & 233-291-15-00).

Applicant: Rodney L. George & Denise A. Lincoln
Planner: Alex Rangel, Assistant Planner I

DECISION OF THE ZONING ADMINISTRATOR:

- Approved, as set to form
- Conditionally approved with the attached modifications
- Denied

Decisions of the Zoning Administrator may be appealed to the Planning Commission pursuant to Zoning Code Section 33-1303



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____ Continued to: ____ Date Certain (____) ____ Date Unknown
____ Referred to Planning Commission

C. Adjournment: _____

**Agenda Item Nos.: B.1 and
B.2**

Date: August 1, 2024

ZONING ADMINISTRATOR

TO: Zoning Administrator

FROM: Melissa DiMarzo, Assistant Planner II

SUBJECT: Tabling of Modification to Conditional Use Permit Applications - planning case numbers PL22-0525 (1800 North Broadway CUP modification) and PL22-0526 (3751 Mary Lane CUP modification)

Staff recommends the Zoning Administrator table Agenda Items No. B.1 and B.2 in lieu of making a decision, due to a discrepancy in Project Descriptions on the public notices distributed for the August 1, 2024 Zoning Administrator meeting. Staff anticipates both items will be scheduled for the August 15, 2024 Zoning Administrator meeting as both Project Descriptions have been clarified and corrected by the applicant and staff in anticipation of such. Both items will be re-noticed in accordance with Article 61.

ZONING ADMINISTRATOR

CASE NUMBER: PL23-0301

APPLICANT: Jenni Grawvunder, Children’s Choice Academy

PROJECT LOCATION: 2355 E. Valley Pkwy, Suites A through H. (APN: 231-092-36-00)

REQUEST: A modification to a previously approved Conditional Use Permit for an existing preschool and childcare center to increase the number of children permitted at the facility from 70 to a maximum of 208 children (ages 6 weeks to 12 years old), to increase the number of staff from 10 to 20, and expand the existing outdoor play area.

STAFF RECOMMENDATION: Approval

GENERAL PLAN DESIGNATION: GC (General Commercial)

ZONING: CG (General Commercial), East Valley Parkway Area Plan

BACKGROUND/PROJECT DESCRIPTION:

The project site is located in the General Commercial zone (CG) of the East Valley Parkway Area Plan, which permits day nurseries and child care centers with the approval of a Conditional Use Permit. The previously approved facility is located within a 6.94-acre commercial shopping center built in 1981 with approximately 422 on-site parking spaces. The current facility occupies a 4,690 square foot (Suites F through H) tenant space within an existing 10,500 square foot commercial building and includes an existing 2,500 square foot fenced outdoor play area at the rear of the building. The shopping center is surrounded by multi-family residential uses on the north side of East Valley Parkway, a mobile home park on the south side and commercial uses on the east and west sides.

The applicant, Children’s Choice Academy, is requesting a modification to a previously approved Conditional Use Permit under the original ownership (Planning File Number: 2007-20-CUP) for an existing preschool and childcare center established in 2007 to increase the number of children permitted at the facility from 70 to a maximum capacity of 208 children (ages 6 weeks to 12 years

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old), and increase from 10 to 20 employees (a combination of both full-time and part-time employees).

To accommodate the additional children, the applicant will expand to the adjacent 5,810 square foot vacant suites (Suites A through E) to the east within the existing commercial building and change the occupancy from a retail space to a preschool and childcare center. Site modifications include the removal of 15 parking spaces (approximately 2,430 SF total) along the eastern and southern edge of the building for the expansion of the fenced outdoor play area, resulting in 407 remaining parking spaces for the shopping center. No building-specific exterior modifications are proposed and no existing landscaping or mature trees will be removed as part of the project. The existing parking lot circulation for loading and unloading will be modified to accommodate the additional students dropped-off and picked-up at the front of the building. The current hours of operation are from 6:30 a.m. to 5:30 p.m., Monday through Friday and will be modified to 6 a.m. to 6 p.m., Monday through Friday.

ANALYSIS:

1. General Plan Conformance:

The project site is located within the adopted East Valley Parkway Area Plan. Properties located within the adopted East Valley Parkway Area Plan are designated General Commercial (GC) in the Land Use Element of the General Plan, which accommodates a wide variety of retail and service activities. The proposed Conditional Use Permit Modification would be consistent with the General Plan since the adopted East Valley Parkway Area Plan allows day nurseries and child care centers subject to compliance with Article 16 (Commercial Zones), and Article 57, Section 33-1103 (Nursery, primary and secondary Education), of the Escondido Zoning Code.

2. Zoning Code Conformance:

The project site is in the CG zone (General Commercial) and located within the boundaries of the East Valley Parkway Area Plan, which permits day nurseries and child care centers with the approval of a Conditional Use Permit. While the Area Plan points to a Conditional Use Permit, Article 61, Division 1, Section 33-1202(c)(8) permits for requests involving a modification to an existing Major Conditional Use Permit approved prior to the establishment of a Minor Conditional Use Permit be processed via the Minor Conditional Use permit process. In this instance, the original Major Conditional Use Permit was approved in 2007, prior to the establishment of the Minor Conditional Use Permit and associated process in 2017. Therefore, the requested modification may be processed through the Minor Conditional Use Permit process which allows for Zoning Administrator decision pursuant to Article 61, Sections 33-1202(c) and 33-1319.

Further, day nurseries and childcare centers support the East Valley Parkway Area Plan's Land Use Policy Section 4.4.4, which encourages the establishment of desirable land uses to serve the increasing residential base in east Escondido. Child care is a growing need within the region and state, and the increase in capacity would further support and serve the increasing residential base

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within east Escondido, as the site is generally located at the corner of Citrus Ave. and E. Valley Parkway. Therefore, the proposed request is consistent with Section 4.4.4.

ENVIRONMENTAL STATUS:

California Environmental Quality Act ("CEQA") Guidelines list classes of projects that have been determined not to have a significant effect on the environment and as a result are exempt from further environmental review under CEQA. The project is categorically exempt from further CEQA review pursuant to CEQA Guidelines sections 15303 (New Construction or Conversion of Small Structures) as described further in the Findings of Fact, attached as Exhibit "B" to Resolution No. 2024-11 (Attachment 2) and the CEQA Notice of Exemption (Attachment 3).

REASONS FOR RECOMMENDATION:

Staff recommends approval of the CUP modification for the preschool and childcare center as the uses adhere to the requirements of the East Valley Parkway Area Plan and municipal code.

The Project site currently holds 422 parking spaces, with 15 spaces serving as surplus spaces. There is sufficient parking in the commercial center and adequate on-site circulation for loading and unloading or pick-up and drop-off zones at the front of the building. Parking for the facility requires a total of 40 parking spaces (per Article 39 of the Escondido Zoning Code), one parking space per staff person (20) during the shift with the maximum number of employees, plus one space for each 10 children (20). The applicant provided an updated parking space count for the commercial center and the required parking for all uses in the center, including the preschool and childcare center, does not exceed the 407 parking spaces provided on site.

The total size of the outdoor play area will be approximately 4,930 square feet and will be secured with a six-foot-high security fence and gate conditioned to provide decorative features. The facility meets the minimum outdoor recreation requirement to accommodate the children for both daycare and preschool with a staggered recreation schedule. Conditions of approval will be applied to the project to establish appropriate limitations on the number of children using the outdoor playground at any time.

The facility will continue to not create adverse noise impacts as the outdoor activities will continue to accommodate the same number of students per recreational period as currently permitted. The proposed operational change to the day and child care facility would include no increase to the number of children outside at one time; however, the number of groups outside throughout the day would increase (i.e., increase in number of recreational periods). The current operation meets the City's applicable noise limits at all surrounding property lines. An increase in recreational periods will only result in negligible increases as the recreational periods are spaced throughout the day. Further, there is an existing, six-foot-high block masonry wall covered with mature landscaping, trees and shrubs along the entire length of the south property line, separating the mobile home park and the outdoor playground area. The existing block wall provides a significant buffer between the mobile homes and the childcare center and should help mitigate any noise

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disturbance from the childcare center. Also, the facility is adjacent to Citrus Ave., which per Figure VI-17 of the General Plan's Community Protection chapter, provides for a level of ambient noise buffering at or around 65 dBA and would therefore act as a buffer between the residential uses located to the southeast of the project site.

The project would not have a significant traffic impact on the surrounding streets and intersections. Ingress and egress on and off the site will be accommodated via East Valley Parkway at the north side, and via North Citrus Avenue at the east side, of the commercial center. The pick-up/drop-off area would occur on-site at the front of the building and not on public streets or rights-of-way. Therefore, the impacts along the main corridors would be minimal. The project meets the Transportation Impact Analysis Guidelines Appendix D: Screening Criteria and Threshold Evidence. Staff determined the proposed use qualifies as a "Locally-Serving Public (Day Care) Facility" and is not required to complete a Vehicles Miles Traveled (VMT) CEQA impact analysis. Similar to the previous locally serving retail use, a locally serving public facility would redistribute trips and would not create new trips.

Therefore, staff recommends the Zoning Administrator approve the project as conditioned.

Respectfully submitted,

Jasmin Perunovich

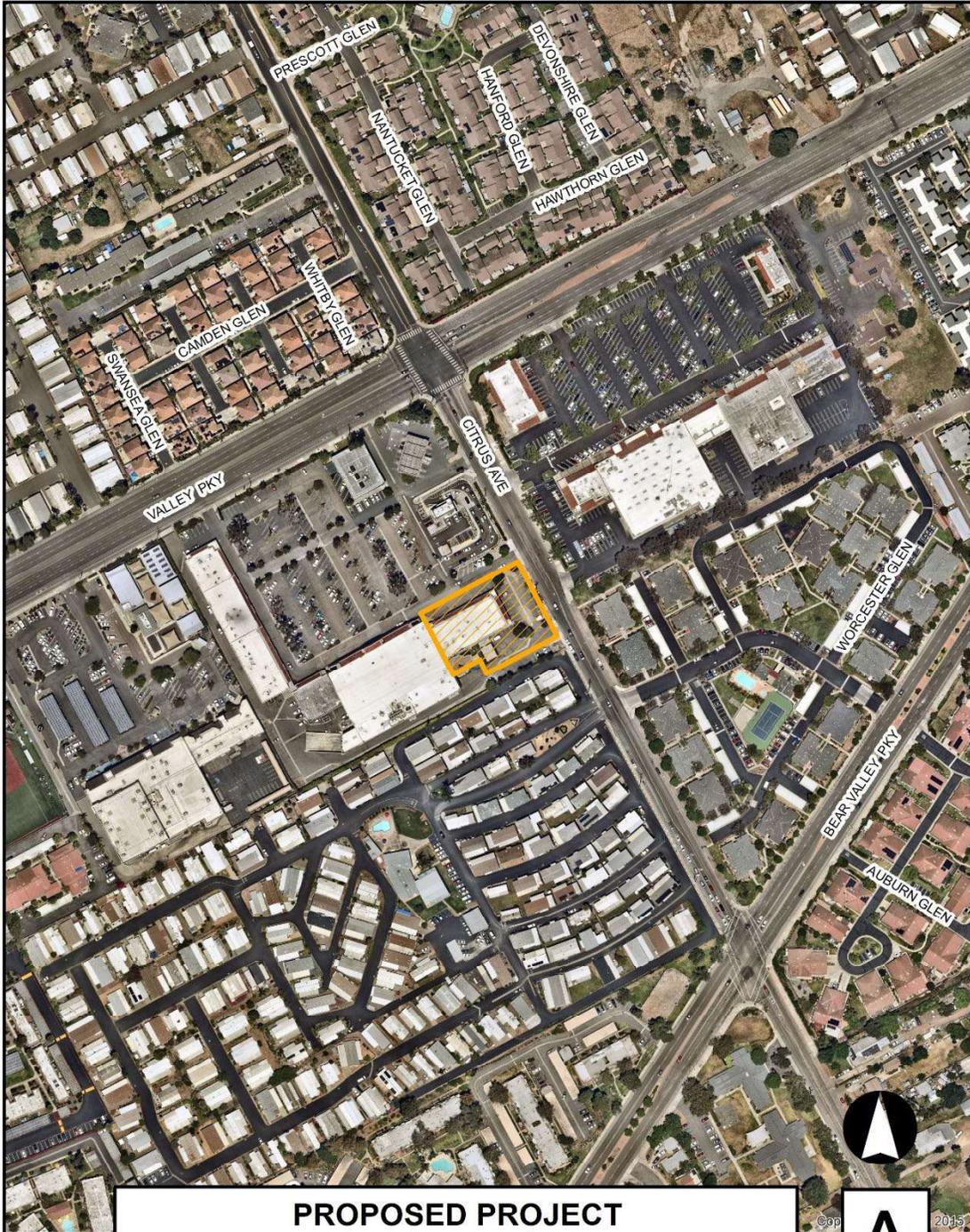
Jasmin Perunovich

Assistant Planner II

ATTACHMENTS:

1. Project Location, Zoning and General Plan Land Use Maps, Photos
2. Draft Zoning Administrator Resolution No. 2024-11.
 - a. Exhibit "A," "Legal Description"
 - b. Exhibit "B," "Findings of Fact"
 - c. Exhibit "C," "Project Plans"
 - d. Exhibit "D," "Conditions of Approval"
3. CEQA Notice of Exemption

ATTACHMENT 1

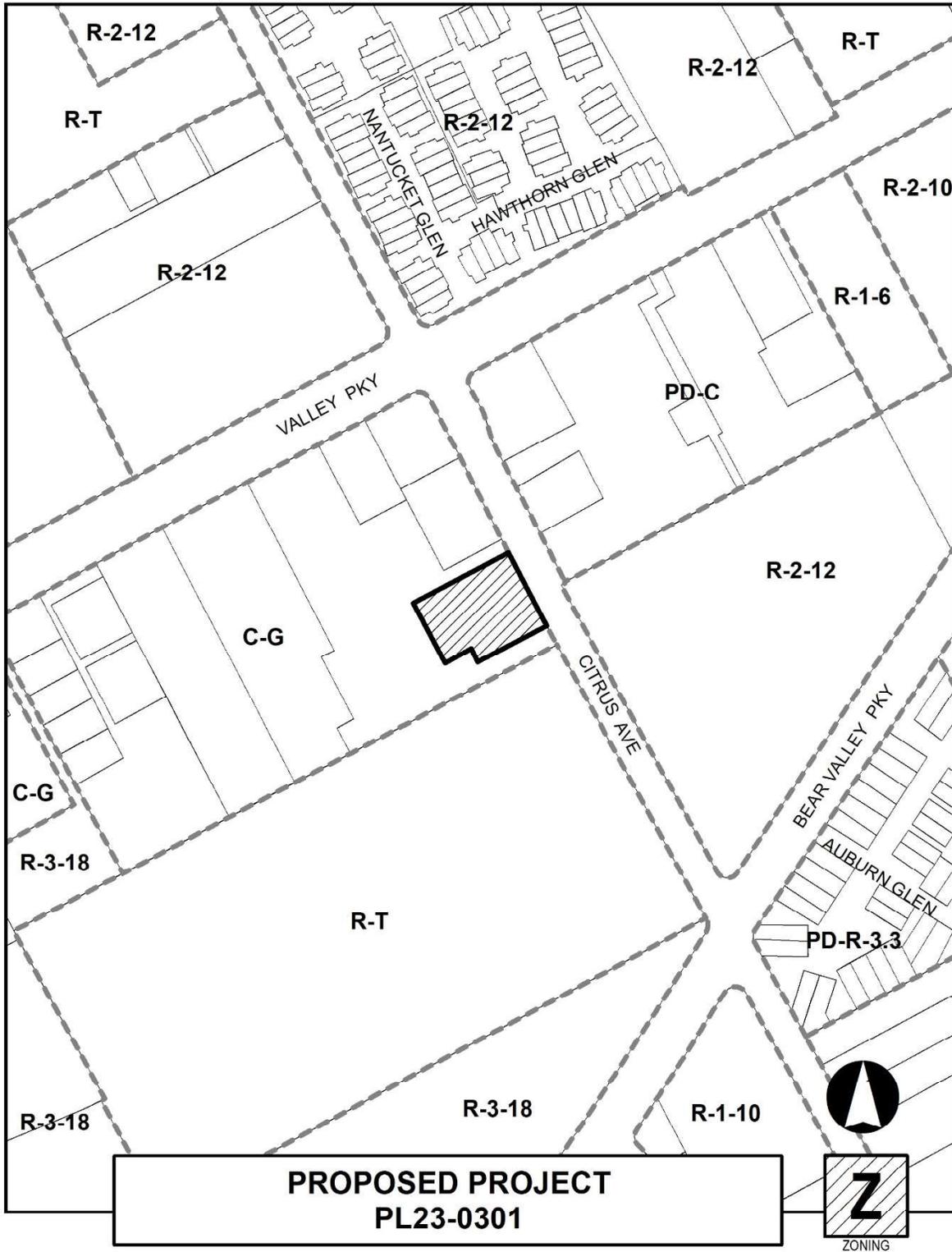


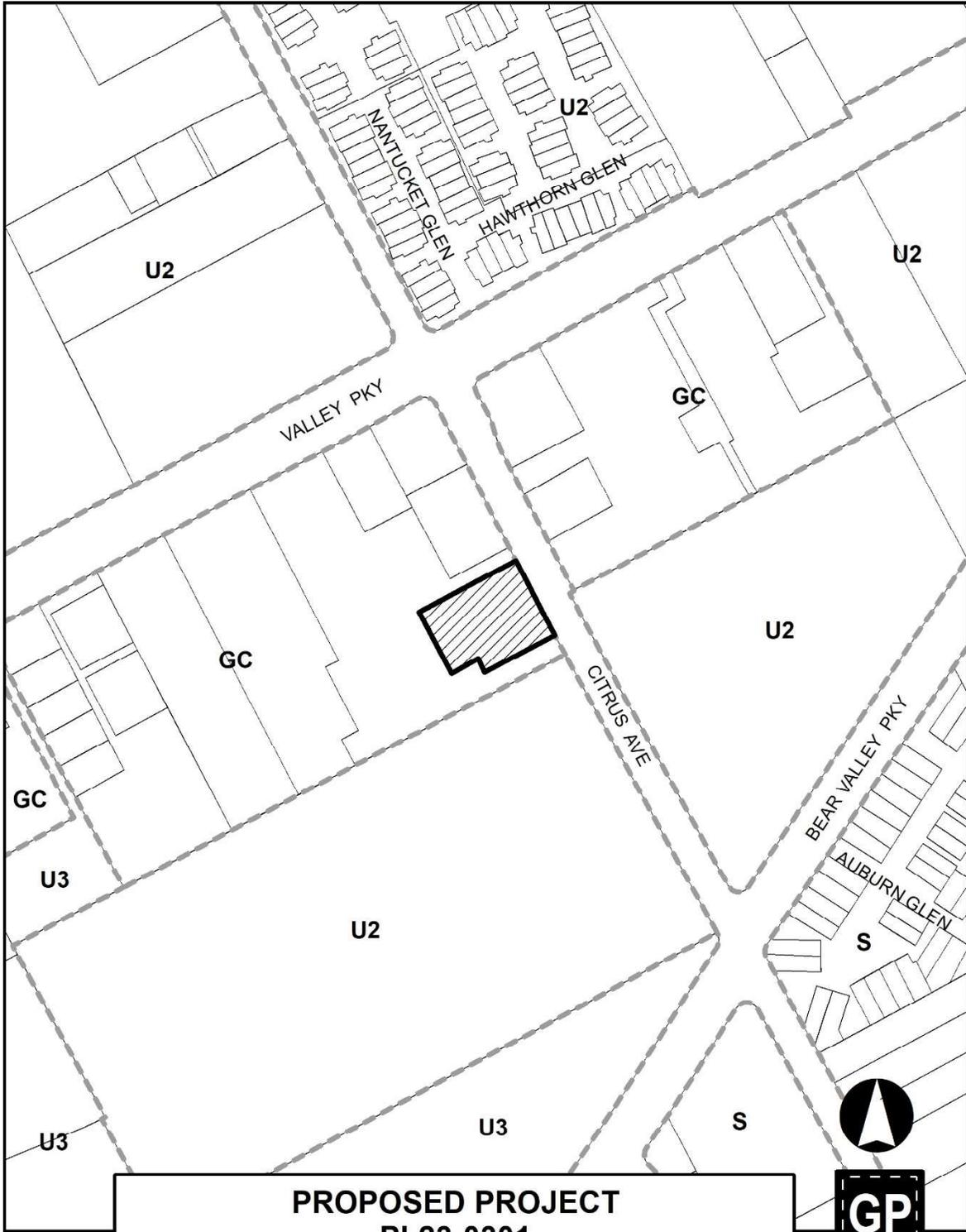
**PROPOSED PROJECT
PL23-0301**



A

AERIAL





**PROPOSED PROJECT
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NORTH ELEVATION (FRONT OF CHILDREN'S CHOICE ACADEMY)



SOUTH ELEVATION (REAR EXISTING PLAYGROUND)



SOUTH ELEVATION (REMOVE 6 PARKING SPACES FOR PLAYGROUND EXPANSION)

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EAST ELEVATION (REMOVE 9 PARKING SPACES FOR PLAYGROUND EXPANSION)



SOUTH ELEVATION (VIEW OF ADJACENT MOBILE HOME PARK AND 6' HIGH BLOCK WALL WITH LANDSCAPING ALONG SOUTH PROPERTY LINE)

ATTACHMENT 2
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Zoning Administrator

Hearing Date: August 1, 2024

Effective Date: August 13, 2024

RESOLUTION NO. 2024-11

A RESOLUTION OF THE ZONING ADMINISTRATOR OF THE CITY OF ESCONDIDO, CALIFORNIA, APPROVING A MODIFICATION TO A PREVIOUSLY APPROVED CONDITIONAL USE PERMIT FOR AN EXISTING PRESCHOOL AND CHILDCARE CENTER IN THE CG ZONE AND IN THE EAST VALLEY PARKWAY AREA PLAN.

APPLICANT: Jenni Grawvunder, Children's Choice Academy

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WHEREAS, the Zoning Administrator of the City of Escondido did, on August 1, 2024 hold a public hearing to consider a request for a modification to a previously approved Conditional Use Permit for an existing preschool and childcare center to expand the existing 4,690 square-foot use by 5,810 square-feet into the existing adjacent vacant suites for a total 10,500 square foot commercial operation. The number of children permitted at the facility will increase from 70 to a maximum of 208 children (ages 6 weeks to 12 years old) and increase the number of staff from 10 to 20, within a 6.94-acre shopping center located on East Valley Parkway. Hours of operation would be from 6 a.m. to 6 p.m., Monday through Friday. The loading and unloading area are located at the front of the building for student pick-up and drop-off. The request also includes the

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removal of 15 parking spaces adjacent to the building for the expansion of the fenced outdoor playground with decorative fencing material subject to a Design Review prior to building permit issuance on the east and south sides of the building to accommodate the additional children. The site is zoned General Commercial (CG) and has a General Plan land use designation of General Commercial (GC), and is located within the boundaries of the East Valley Parkway Area Plan. The project site is addressed as 2355 E. Valley Pkwy, Suites A through H. (APN: 231-092-36-00).

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, evidence was submitted to and considered by the Zoning Administrator at or before the public hearing, including, without limitation, written information, and the staff report dated August 1, 2024, which along with its attachments is incorporated herein by this reference; and

WHEREAS, a notice was published and mailed as required by the Escondido Zoning Code, Article 61, Division 6, and applicable State law; and

WHEREAS, the application was assessed in conformance with the California Environmental Quality Act (CEQA) and a Notice of Exemption was prepared in conformance with CEQA Guidelines sections 15061 and 15062; and

WHEREAS, a staff report was presented discussing the issues in the matter;
and

WHEREAS, Ordinance No. 78-02, enacted pursuant to Section 65974 of the Government Code and pertaining to the dedication of land and fees for school facilities, has been adopted by the City of Escondido.

NOW, THEREFORE, BE IT RESOLVED by the Zoning Administrator of the City of Escondido:

1. That the above recitations are true and correct.
2. That the project is categorically exempt from further CEQA review pursuant to CEQA Guidelines 15303 (New Construction or Conversion of Small Structures). The Zoning Administrator has reviewed and considered the Notice of Exemption prepared for the project and has determined that it is complete and adequate, and there are no significant environmental effects which cannot be mitigated.
3. That, considering the Findings of Fact attached as Exhibit "B" hereto, and applicable law, the Zoning Administrator hereby approves said Conditional Use Permit Modification as depicted on the project plans included as Exhibit "C," and subject to the Conditions of Approval attached as Exhibit "D."
4. That this approval shall automatically become null and void unless the use authorized by this approval has commenced within 24 months of the date of this approval, unless an Extension of Time is granted pursuant to Article 61 of the Escondido Zoning Code.

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

1. NOTICE IS HEREBY GIVEN that the project is subject to certain fees described in the City of Escondido's Development Fee Inventory on file in both the

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Community Development and Engineering Services Departments. The project also is subject to dedications, reservations, and exactions, as specified in the Conditions of Approval.

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 Section 66020.

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PASSED, ADOPTED AND APPROVED by the Zoning Administrator of the
City of Escondido, California, at a regular meeting held on the 1st day of August, 2024.

VERONICA MORONES
Zoning Administrator

BERNADETTE BJORK
Witness

Note: This action may be appealed to Planning Commission
pursuant to Zoning Code Section 33-1303

EXHIBIT "A"

PLANNING CASE NO. PL23-0301

LEGAL DESCRIPTION

Real property in the City of Escondido, County of San Diego, State of California, described as follows:

PARCEL A:

PARCEL 5 OF PARCEL MAP NO. 10972, IN THE CITY OF ESCONDIDO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, FEBRUARY 06, 1981 AS FILE NO. 81-038959 OF OFFICIAL RECORDS.

EXCEPTING THEREFROM ALL RIGHTS TO OILS AND MINERALS OF WHATEVER NATURE LYING IN AND UNDER THE HEREIN DESCRIBED PROPERTY, BUT WITHOUT RIGHT OF ENTRY TO THE SURFACE TO A DEPTH OF 500.00 FEET, AS WAS GRANTED TO BERNARD SPIEGEL FOUNDATION BY DEED RECORDED JANUARY 03, 1967 AS FILE NO. 423 OF OFFICIAL RECORDS.

PARCEL B:

EASEMENTS SET FORTH IN THAT CERTAIN AGREEMENT OF COVENANTS, CONDITIONS AND ESTABLISHMENT OF RESTRICTIONS AND GRANTS OF EASEMENTS RECORDED JULY 23, 1981 AS INSTRUMENT NO. 81-231822 AND AMENDED BY AMENDMENT NO. 1 TO AGREEMENT OF COVENANTS, CONDITIONS AND ESTABLISHMENT OF RESTRICTIONS AND GRANTS OF EASEMENTS RECORDED MARCH 06, 1986 AS INSTRUMENT NO. 86-088236 OF OFFICIAL RECORDS.

PARCEL C:

EASEMENTS SET FORTH IN THAT CERTAIN DECLARATION OF ESTABLISHMENT OF COVENANTS, CONDITIONS AND RESTRICTIONS AND GRANTS OF EASEMENTS RECORDED MAY 12, 1981 AS INSTRUMENT NO. 81-146903 OF OFFICIAL RECORDS.

APN: 231-092-36-00

EXHIBIT “B”
PLANNING CASE NO. PL23-0301
FINDINGS OF FACT

Environmental Determination:

1. Pursuant to the California Environmental Quality Act (Public Resources Code section 21000 et. seq.) (“CEQA”), and its implementing regulations (14 C.C.R. § 15000 et seq.) (“CEQA Guidelines”), the City of Escondido (“City”) is the Lead Agency for the project (“Project”), as the public agency with the principal responsibility for approving the Project.
2. The Project qualifies for an exemption from further environmental review pursuant to CEQA Guidelines sections 15303 (New Construction or Conversion of Small Structures). The proposed Project meets all applicable conditions, as further described below:
 - a. Day nurseries and child care centers are permitted with the approval of a Conditional Use Permit within the CG zone of the East Valley Parkway Area Plan. The project involves a change in occupancy and an expansion in an existing commercial building, not exceeding 5,810 square feet in floor area with minor exterior modifications which include construction of an accessory playground. The project site is located in a developed area of the city where all necessary public services and facilities are available on site and the surrounding area is not environmentally sensitive. The project thus adheres to the criteria of CEQA Guidelines section 15303(c) and (e).
 - b. Furthermore, none of the exceptions listed under CEQA Guidelines section 15300.2 apply to the proposed project. The project will not result in a cumulative impact from successive projects of the same type in the same place, over time, given the proposed project is consistent with the Municipal Code and General Plan policies. There are no unusual circumstances surrounding the proposed project that would result in a reasonable possibility of a significant effect on the environment in that the area of impact is already disturbed and improved with an existing, permitted building and parking lot, and all improvements would be required to comply with local and state laws. The project will not damage scenic resources, including trees, historic buildings, rock outcroppings or similar resources, because the locations of the proposed improvements would be located within an area of the City previously disturbed and developed. The project area is not environmentally sensitive.
3. The Zoning Administrator has independently considered the full administrative record before it, which includes but is not limited to the August 1, 2024 Zoning Administrator 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.

Conditional Use Permit:

1. *A Conditional Use Permit should be granted upon sound principles of land use and in response to services required by the community.*

The proposed use is conditionally permitted within the CG zone of the East Valley Parkway Area Plan, subject to compliance with the requirements of the Escondido Municipal Code. Granting the Conditional Use Permit Modification would provide a service to the community in the form of a daycare program and school within close proximity to residential neighborhoods. The proposed project, as conditioned, would comply with such requirements.

Further, day nurseries and childcare centers support the East Valley Parkway Area Plan's Land Use Policy Section 4.4.4, which encourages the establishment of desirable land uses to serve the increasing residential base in east Escondido. Child care is a growing need within the region and state, and the increase in capacity would further support and serve the increasing residential base within east Escondido, as the site is generally located at the corner of Citrus Ave. and E. Valley Parkway. Therefore, the proposed request is consistent with Section 4.4.4.

2. *A Conditional Use Permit should not be granted if it will cause deterioration of bordering land uses or create special problems for the area in which it is located.*

The Conditional Use Permit Modification is located in an area surrounded by a variety of commercial, retail, support and service uses. The proposed use would be primarily conducted within an existing commercial building, and include an exterior expansion of the playground area. The project site can reasonably accommodate the expansion because there is parking surplus and adequate drop-off and pick-up area provided on site. The outdoor playground area will be secured with a six-foot-high security fence and gate that will include decorative features as part of its design. A waiver granted by Community Care Licensing Division on July 26, 2023 will remain in place which allows a maximum of 14 infants, 42 preschool children and 16 school age children to share the playground on a scheduled basis.

The facility will continue to not create adverse noise impacts as the outdoor activities will continue to accommodate the same number of students per recreational period as currently permitted. The proposed operational change to the day and child care facility would include no increase to the number of children outside at one time; however, the number of groups outside throughout the day would increase (i.e., increase in number of recreational periods). The current operation meets the City's applicable noise limits at all surrounding property lines. An increase in recreational periods will only result in negligible increases as the recreational periods are spaced throughout the day. Further, there is an existing, six-foot-high block masonry wall covered with mature landscaping, trees and shrubs along the length of the south

property line, separating the mobile home park and the outdoor playground area. The existing block wall provides a significant buffer between the mobile homes and the childcare center and should help mitigate any noise disturbance from the childcare center. Also, the facility is adjacent to Citrus Ave., which per Figure VI-17 of the General Plan's Community Protection chapter, provides for a level of ambient noise at or around 65 dBA and would therefore act as a buffer between the residential uses located to the southeast of the project site.

The project would not have a significant traffic impact on the surrounding streets and intersections. Ingress and egress on and off the site will be accommodated via East Valley Parkway at the north side, and via North Citrus Avenue at the east side, of the commercial center. The pick-up/drop-off area would occur on-site at the front of the building and not on public streets or rights-of-way. Therefore, the impacts along the main corridors would be minimal. The project meets the Transportation Impact Analysis Guidelines Appendix D: Screening Criteria and Threshold Evidence. Staff determined the proposed use qualifies as a "Locally-Serving Public (Day Care) Facility" and is not required to complete a Vehicles Miles Traveled (VMT) CEQA impact analysis. Similar to the previous locally serving retail use, a locally serving public facility would redistribute trips and would not create new trips.

3. *A Conditional Use Permit must be considered in relationship to its effect on the community or neighborhood plan for the area in which it is to be located.*

The proposed use is conditionally permitted within the CG zone of the East Valley Parkway Area Plan, subject to compliance with the requirements of the Escondido Municipal Code. The East Valley Parkway Area Plan supports daycare facilities through the review of a Conditional Use Permit process and the operations are regulated by the State of California Department of Social Services. The proposed project would not diminish the quality of life standards of the General Plan because the Project would not materially degrade the level of service on adjacent streets or public facilities, nor create excessive noise, and adequate public services are currently provided on site.

Further, day nurseries and childcare centers support the East Valley Parkway Area Plan's Land Use Policy Section 4.4.4, which encourages the establishment of desirable land uses to serve the increasing residential base in east Escondido. Child care is a growing need within the region and state, and the increase in capacity would further support and serve the increasing residential base within east Escondido, as the site is generally located at the corner of Citrus Ave. and E. Valley Parkway. Therefore, the proposed request is consistent with Section 4.4.4.

The facility will continue to not create adverse noise impacts as the outdoor activities will continue to accommodate the same number of students per recreational period as currently permitted. The proposed operational change to the day and child care facility would include no increase to the number of children outside at one time; however, the number of groups outside throughout the day would increase (i.e., increase in number of recreational periods). The current operation meets the City's applicable noise limits at all surrounding property lines.

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August 1, 2024

PL23-0301

An increase in recreational periods will only result in negligible increases as the recreational periods are spaced throughout the day. Further, there is an existing, six-foot-high block masonry wall covered with mature landscaping, trees and shrubs along the length of the south property line, separating the mobile home park and the outdoor playground area. The existing block wall provides a significant buffer between the mobile homes and the childcare center and should help mitigate any noise disturbance from the childcare center. Also, the facility is adjacent to Citrus Ave., which per Figure VI-17 of the General Plan's Community Protection chapter, provides for a level of ambient noise at or around 65 dBA and would therefore act as a buffer between the residential uses located to the southeast of the project site.

The project would not have a significant traffic impact on the surrounding streets and intersections. Ingress and egress on and off the site will be accommodated via East Valley Parkway at the north side, and via North Citrus Avenue at the east side, of the commercial center. The pick-up/drop-off area would occur on-site at the front of the building and not on public streets or rights-of-way. Therefore, the impacts along the main corridors would be minimal. The project meets the Transportation Impact Analysis Guidelines Appendix D: Screening Criteria and Threshold Evidence. Staff determined the proposed use qualifies as a "Locally-Serving Public (Day Care) Facility" and is not required to complete a Vehicles Miles Traveled (VMT) CEQA impact analysis. Similar to the previous locally serving retail use, a locally serving public facility would redistribute trips and would not create new trips.

EXHIBIT "C"
PLANNING CASE NO. PL23-0301
PROJECT PLANS

GENERAL NOTES

GENERAL CONSTRUCTION NOTES

- The General Contractor is responsible for checking contract documents, field conditions and dimensions for accuracy and confirming that work is buildable as shown before proceeding with construction. If there are any questions regarding these or other coordination questions, the General Contractor is responsible for obtaining a clarification from Playman Interiors before proceeding with work or related work in question.
- The General Contractor shall be responsible for correcting any defects found in existing base building construction which interfaces with new construction. This includes but is not limited to, uneven surfaces and finishes at plaster or gypsum board. The General Contractor shall patch and repair surfaces to match adjacent finished surfaces.
- Prior to construction the General Contractor shall inform Playman Interiors of any conflicts that exist between proposed construction and all mechanical, telephone, electrical, lighting, plumbing and sprinkler equipment (to include all piping, duct work and control) and all required clearances for installation and maintenance of above-mentioned equipment.
- General contractor shall be responsible for providing all work and materials in accordance with all local, state and federal regulatory agencies, applicable building codes and requirements.
- The General Contractor and Subcontractors shall purchase and maintain Certifications of Insurance with respect to workman's compensation, public liability and property damage for the limits as required by law. The General Contractor shall be responsible for initiating, maintaining, and supervising all safety precautions in connection with the work.
- All work not specifically covered in the construction documents shall be furnished and installed in accordance with the building standard work letter or per submittals approved by Playman Interiors.
- Upon substantial of construction costs, the General Contractor shall also submit a schedule of values and a specific construction time schedule for all Subcontractors' and General Contractor's work.
- All work shall be scheduled and performed as to not disturb or cause damage to any tenant in the building. The General Contractor is responsible for any or all overtime costs unless other arrangements have been made with client.
- General Contractor shall provide protection to all existing finishes in the elevator, lobby and public corridors and shall be responsible to repair any damage caused by the General Contractor or Subcontractors.
- General Contractor shall provide protective coverings for carpet, furnishings & existing finishes in areas of demolition & construction and shall be responsible for the repair of any damage caused by the work of the General or Subcontractor.
- All gypsum board partitions shall be taped and sanded smooth with no visible joints.
- Typical [typ.] means identical for all some conditions unless otherwise noted. "Strike" [sm.] means comparable characteristics for the condition noted. Verify dimensions and orientation on plan and with Playman Interiors.
- Dimensions are not adjustable without approval of designer unless otherwise noted (S).
- All heights are dimensioned from top of existing slab unless otherwise noted (A.F.F. = above finished floor).
- General Contractor to turn all columns to their minimum possible dimensions U.O.N.
- Woodworking Subcontractor to provide wire holes and grommets in countertops as specified.
- The tenant space and facilities must be accessible to and functional for the physically disabled.
- Building numbers shall be easily visible & legible from the street or road fronting the property (IFC SEC. 10.20B).
- All revisions to the approved plans, no matter how minor, must be approved by both the city planning department and building inspection and reviewed by Playman Interiors.
- All interior finishes must conform to the requirements of Chapter 8 Section 803.1, 2022 C.B.C. "Interior Finishes".
- The General Contractor shall be responsible for the security of the project and shall be responsible for the discipline of all workers on the project.
- This project shall comply with 2022 California Building Code, 2022 California Mechanical Code, 2022 California Plumbing Code, 2022 California Electrical Code and 2022 California Fire Code, 2022 CALIFORNIA, 2022 CALIFORNIA Energy Code, as adopted and amended by the State of California and the City of Escondido.
- It is understood that plans for the project have, at this time, been approved by compliance with all applicable State & City regulations, and the project as a whole have been approved by the city, with exception of the deferred items listed.

UNDER SEPARATE SUBMITTAL DEFERRED SUBMITTAL

- I/we understand that I/we will not be authorize any inspection if the deferred items proposed prior to a submittal and approval of plans and/or calculations for those deferred items.
- Alterations to fire sprinklers were not considered in this review, are permitted separately and will require a separate submittal.
- Alterations to fire alarms were not considered in this review, are permitted separately and will require a separate submittal.
- Fire tanks, propane, hood extinguishers, generators, and any other special systems requiring a permit under the California fire code were not considered in this review, are permitted separately and will require a separate submittal and are not a part of this scope of work.
- Hazardous materials were not considered in this review, are permitted separately and will require a separate submittal and are not a part of this scope of work.
- No hazardous materials will be stored or used which exceed quantities listed in the CRC 2022.
- Deferred submittal to include all fixed fire protection if new is added or existing is modified.
- Complete plans, specifications, material data and/or calculations for the deferred submittal items shall be submitted in a timely manner but not less than 30 business days prior installation for the city of Escondido review and approval.
- The registered and responsible design professional shall review the deferred submittal documents and submit them to the building official, with annotation indicating the deferred submittal documents have been reviewed and found to be in general conformance to the design of the building.
- The submittal items shall not be installed until their design and submittal documents have been approved by the building official.

SUBSTITUTION NOTES

- The General Contractor shall submit its written request for a proposed substitution and all data substantiating his request. The General Contractor shall include samples with his request.
- It shall be the responsibility of the General Contractor to submit complete information to Playman Interiors so that proper evaluation can be made. The burden of proof of equivalency of the substitution item shall be on the General Contractor. Acceptance of such substitutions is entirely at the discretion of Playman Interiors and the owner. All materials and/or items of manufacturer, which the General Contractor proposes to substitute for those specified, must be reviewed by Playman Interiors before they may be ordered. Substitutions shall be submitted prior to construction.
- No substitution will be reviewed for any materials and/or item of manufacturer called for in the contract documents which is not equal quality and performance and which does not possess equivalent design and/or color characteristics to those of specified material or item.
- If, in the opinion of Playman Interiors or the Owner, the proposed substitution is not equivalent or better in every respect to that so indicated or specified, or was not submitted for review in the manner outlined above, the General Contractor shall furnish the specified materials at no additional cost to the Owner.

TELEPHONE & ELECTRICAL NOTES

- For manufacturer's types, details and specs of panel boxes, risers, circulating, etc., see Electrical Engineering drawings.
- All wall mounted telephone and electrical outlets are to be installed at 48" above finished floor, U.O.N. All outlet heights are given from rough floor to centerline of coverplate, mounted vertically. Pairs of outlets are dimensioned to centerline of outlets.
- All wall mounted telephone and duplex electrical outlets indicated 30" or more above finished floor are to be installed horizontally at the indicated height above floor to centerline of coverplate U.O.N. All four-pole outlets to be installed vertically.
- All outlets shown back-to-back in partitions shall be offset the minimum dimension required (WITHOUT TOUCHING).
- Electrical contractor shall locate all telephone and electric outlets at floor and wall and verify exact location with Playman Interiors before proceeding.
- Electrical contractor shall be responsible for verifying exact field conditions for mechanical, switch and future relationships. Any discrepancies shall be reported to Playman Interiors.
- All telephone work shall be coordinated by the General Contractor with Playman Interiors, tenant's consultant and telephone company.
- Electrical contractor to provide 1" conduit of all back-to-back wall mounted telephone outlets. Electrical contractor to obtain all additional telephone conduit requirements from the tenant's telephone consultant.
- Electrical contractor to install conduit for all process/communications equipment. Conduit shall be routed at least 6" from all A.C. Conduit, 2"-0" from fluorescent fixtures, 6"-0" from elevator shafts and electrical rooms or any device which may cause interference with data transmission or reception.
- Provide boxes, wiring devices, plates, conduit and wiring to "J" boxes and all hold open doors.
- Power for exit lights and emergency lighting must conform to the 2022 C.B.C. Section 1011.5.3
- Provide two separate sources of power for exit signs conforming to code sections as follows 2022 C.B.C. Section 1011.5.3

REFLECTED CEILING PLAN NOTES

- General contractor shall coordinate with all trades involved and/or prepare composite shop drawings for each floor to insure clearances for fixtures, ducts, ceilings, etc. necessary to maintain the specified finished ceiling height above the finished floor slab as noted on the drawing. Clearly conflicts with Playman Interiors.
- Electrical contractor shall furnish and install all fixtures and future lamps (warn white U.O.N.).
- For details of building standard lighting fixtures, switches, panel boxes, junction boxes, dimmer controls, circulating, or conditioning duct work, air supply diffusers, air return grilles, thermostats, smoke detectors, etc., see original building electrical and mechanical drawings and specifications.
- Reflected ceiling plans submitted by Playman Interiors shall be used to determine the location, quantity, extent and type of light fixtures.
- Ceiling grid shall be level within a tolerance of 1/8" per 12'-0" anchor as required.
- All switches shown shall be 44" above finished floor, unless otherwise noted on plan. All heights are given from top of rough floor to centerline of coverplate, mounted vertically. All ganged switches shall be covered with a one-piece plate.
- Exit signs must be internally illuminated green and white, words on the sign shall be in block letters 6" in height with a stroke of not less than 3/4", (I.F.C. Section 12.108 (g) & 2022 C.B.C. Section 10111.5.1).
- Exit signs must be internally illuminated green and white, words on the sign shall be in block letters 6" in height with a stroke of not less than 3/4", (I.F.C. Section 12.108 (g) & 2022 C.B.C. Section 10111.5.1).
- See mechanical engineer's drawings for thermostat locations. Verify locations with Playman Interiors before installation. Mount all thermostats 4'-0" AFF. next to the light switches (U.O.N.).
- General Contractor to notify Playman Interiors where access panels are required to meet code and service mechanical equipment.
- Suspended ceiling shall comply with ASTM C 635 @ ASTM C 636. Suspended ceilings in Seismic Design Categories D, E & F per ASCE 7-16 Section 12.5.6.2.1 shall have the following: A heavy duty T-bar system shall be used. The width of the perimeter supporting closure angle shall be no less than 2 inches. In each orthogonal horizontal direction one end of the ceiling grid shall have a 3/4" clearance from the wall and shall rest upon and be free to slide on a closure angle.
- General installation requirements: install ceiling under the supervision of an experienced superintendent. Consult with and coordinate installation with other trades. Install ceiling level within a tolerance of 1/8" per 12'-0" in any direction. Conform to reviewed submittal.
- Framing for lighting and mechanical fixtures: obtain necessary data from other trades and provide additional owner notes and framing in suspended grids as required to support lighting and mechanical fixtures.
- Hanger wires: space in to maximum 4'-0" centers along main legs and connect to structural above.
- Suspended ceiling framing system shall be designed for lateral forces (GP = 0.20/WF (minimum) = 4 P.S.F.). The grid systems main legs and cross tees shall be able to withstand lateral forces and 100 pounds in compression and tension.
- Lateral bracing: lateral bracing for suspended ceiling must be provided. Where ceiling loads are less than 5 PSF and are not supporting interior partitions, ceiling bracing shall be provided by four #12 gauge wires secured to the main runner within 2' of the cross runner intersection and angled 90 degrees from each other at an angle not exceeding 45 degrees from the plane of the ceiling. These horizontal restraint points shall be placed 12 feet O.C. in both directions with the first point within 4 feet from each wall. Attachment of the restraint wires to the structure above shall be adequate for the load imposed.
- Suspended ceiling acoustic or gypsum board exceeding 144 square feet. Net area shall have compression struts. Struts shall consist of 3-5/8" metal studs attached to underside of roof structure to ceiling grid/ choring channel. Space studs at 12'-0" on center in both directions and 4'-0" from walls.

PLUMBING FIXTURES NOTES

- The plumbing fixtures are to comply with the following 2022 California Green Bldg. Std. requirements, (as applicable): water closets...1.28 gal./flush, max., urinals...0.5 gal./flush, max., Showheads...2 gal./minute max., lavatory faucets...0.25 gal./minute max. - self-closing, Kitchen faucets...1.8 gal./minute max.

DOOR & HARDWARE NOTES

- General Contractor shall undercut building standard interior doors as required to clear flooring material by 1/4". All rated doors, if any, shall be ordered in order to clear flooring material by 1/4".
- All doors shall be located 4" from door jamb to adjacent wall U.O.N.
- Egress doors shall be readily operable from the egress side without the use of a key or special knowledge or effort, no deadbolts, no sliding bolts, etc. as required by 2022 CBC Section 1008.1.9.
- Protect all interior openings in fire rated corridor walls and ceilings in accordance with applicable codes - Chapter 803, 804 & 805.
- Hand actuated door opening hardware shall be centered between 33 and 44 inches above the floor. Latching and locking doors that are panic-activated and which are in a path of travel shall be operable with a single effort by low-type hardware, hand-held actuating bars, or other without requiring the ability to grasp the opening hardware.
- The bottom 10" (254 mm) of all doors, except automatic and sliding shall have a smooth, uninterupted surface to allow the door to be opened by a wheelchair without creating a trap or hazardous condition. Where narrow frame doors are used, a 10" (254 mm) high smooth panel shall be installed on the push side.
- Maximum effort to operate doors shall not exceed 5 pounds for exterior and interior doors, applied at right angles to hinged doors and at the center line of sliding or folding doors. Compensating devices or automatic door operators may be utilized. The maximum effort to operate fire doors may be increased up to 15 pounds if allowed by the appropriate administrative authority.

FIRE PROTECTION NOTES

- Building occupant shall secure permits required by the fire department or the fire prevention bureau prior to occupying this building-out.
- The General Contractor shall provide one 2A/10BC rated extinguisher for each 6,000 sq feet or portion thereof on each floor with a travel distance not to exceed 75 feet (CFC Section 903). Extinguishers shall be located along the normal path of travel and in a readily visible and accessible location, with the bottom of the extinguisher at least 4 inches above the floor.
- Locations and classifications of extinguishers shall be in accordance with CFC 906 and California Code of Regulations (CCR), Title 19.
- During construction, at least one extinguisher shall be provided on each floor level of each stairway, in all storage and construction sheds, in locations where flammable or combustible liquids are stored or used, and where other special hazards are present per CFC Section 3315.1.
- In buildings four or more stories in height, standpipes shall be provided during construction when the height reaches 40 feet above the lowest level of the fire department access. A fire department connection shall be no more than 100 feet from available fire department vehicle access routes. CFC 1410, 1413.
- Buildings undergoing construction, alteration or demolition shall conform to CFC Chapter 33. Welding, cutting and other hot work shall be in conformance with CFC Chapter 35.
- Complete plans and specifications for fire alarm systems, fire extinguishing systems, including automatic sprinklers and wet and dry standpipes, alarm systems and other special types of automatic fire-extinguishing systems, basement pipe inlets, and other fire-protection systems and apparatuses thereto shall be submitted to Fire and Life Safety for review and approval prior to installation (CFC Section 901.2).
- Complete plans and specifications for fire alarm systems shall be submitted to the city of Escondido Development Services for review and approval prior to installation. CFC 907.1.1.
- Dust penetrations of fire-rated corridor walls and ceilings shall have fire dampers per 2022 CBC, Section 712.3.3.
- Wall, floor and ceiling finishes and materials shall not exceed the interior finish classifications in CRC Table 803.3 and shall meet the flame propagation performance criteria of the California Code of Regulations, Title 19, Division 1. Decorative materials shall be properly treated by a product of process approved by the State Fire Marshal with appropriate documentation provided to the City of Escondido.
- Key boxes shall be provided for all high-rise buildings, pool enclosures, gates in the path of firefighter travel to structures, secured parking levels, doors going access to alarm panels and/or annunciators, and any other structures or areas where access to an area is restricted.
- Dumpsters and trash containers exceeding 1.5 cubic yards shall not be stored in building or placed within 5 feet of combustible walls, openings or combustible roof eave lines unless protected by an approved sprinkler system or located in a type I or II structure separated by 10 feet from other structures. Containers larger than 1 cubic yard shall be of non- or limited-combustible materials or similarly protected or separated.
- Floor level exit signs shall be provided as required by 2022 CBC, Section 1011.6.
- Exit, exit signs, fire alarm panels, hose cabinets, fire extinguisher locations and standpipe connections shall not be concealed by curtains, mirrors or other decorative material.
- Open flames, fire and burning on premises is prohibited except as specifically permitted by the city of Escondido and CFC 308.
- The egress path shall remain free and clear of all obstructions at all times. No storage is permitted in any egress paths.
- Address identification shall be provided for all new and existing buildings in a location that is plainly visible and legible from the street or road fronting the property. Where access is by way of a private road and the building address cannot be viewed from the public way, an approved sign or means shall be used to identify the structure. Premises identification shall conform to the Escondido Municipal Code and CBC 301.2.
- All valves controlling the water supply for automatic sprinkler systems and water-flow switches on all sprinkler systems shall be electrically monitored where the number of sprinklers is 20 or more. CRC 903.4.
- Automatic fire sprinkler system(s) and all of control valves with the exception of those listed in CRC 903.4 shall be monitored by a UL listed central alarm station.
- Installation of fire alarm systems shall be in accordance with CRC Section 903.3 and 907.6.
- One approved audible device must be connected to every automatic sprinkler system in an approved location on the exterior of the structure. CRC 903.4.2.
- An automatic extinguishing system shall be provided to protect commercial-type food heating equipment that produces grease-laden vapors and shall comply with 2022 CFC, CMC and 2022 NFPA 17A. Review and approval of a hood and duct extinguishing system plan is required prior to installation of use of cooking equipment.

CLEAN UP NOTES

- Upon completion of the job, General Contractor shall clean entire area, including glass, carpet and all other finished surfaces in a manner acceptable to the owner and tenant.
- General Contr. is responsible for disposing of packaging cartons or containers, trash & debris in a safe, acceptable manner.

PROJECT DATA

BUILDING ADDRESS	2355 E VALLEY PARKWAY, SUITES A & C ESCONDIDO, CA 92027
BUILDING OWNER	PARK VALLEY SHOPS LLC (52.17% OWNERSHIP) CAVALIER INVESTMENTS LLC (47.83% OWNERSHIP) 12021 WILSHIRE BLVD., UNIT 182 LOS ANGELES, CA 90025
ASSESSOR'S PARCEL NUMBER	231-092-36-00 FM10972 PAR 5
LEGAL DESCRIPTION	Y-B CONSTRUCTION TYPE SPRINKLERS FIRE ALARMS YEAR BUILT OCCUPANCY EXISTING USE PROPOSED USE NO. OF STORIES ZONING AREA OF NEW WORK
	231-092-36-00 FM10972 PAR 5 Y-B YES YES 1981 PRESHCHOOL/CHILD CARE MERCANTILE & B BUSINESS E EDUCATIONAL GC (GENERAL COMMERCIAL) APPROX. 5,810 SF

SHEET INDEX

TS-1	TITLE SHEET	FS-0	FIRE SERVICE-SITE PLAN
A-2	ENLARGED SITE PLAN/P.O.I.	FS-1	FIRE SERVICE-DETAILS
A-2.2	ACCESSIBILITY STANDARDS		
A-3	EXIT PLAN		
A-4	DEMOLITION PLAN		
A-5	PARTITION PLAN		
A-6	POWER & DATA PLAN		
A-7	REFLECTED CEILING PLAN		
A-8	FINISH PLAN		
A-9	DETAILS/ELEVATION SHEET		
A-10	RESTROOM SHEET		
A-11	EXTERIOR BLDG. ELEVATIONS (FOR REFERENCE ONLY)		

APPLICABLE CODES

- 2022 CALIFORNIA BUILDING CODE
- 2022 CALIFORNIA FIRE CODE
- 2022 CALIFORNIA MECHANICAL CODE
- 2022 CALIFORNIA PLUMBING CODE
- 2022 CALIFORNIA ELECTRICAL CODE
- 2022 CALIFORNIA ENERGY CODE
- 2022 CALIFORNIA GREEN BUILDING STANDARDS CODE
- 2022 CALIFORNIA EXISTING BUILDING CODE
- 2022 CALIFORNIA REFERENCED STANDARDS CODE

SCOPE OF WORK

THIS PROJECT IS A C.U.P. MODIFICATION REQUEST FOR AN EXPANSION OF AN EXISTING PRESHCHOOL/DAYCARE FACILITY

EXISTING 4,690 SF PRESHCHOOL

MAX. CHILDREN CAPACITY = 86

SUITES A-C: NEW 5,810 SF PRESHCHOOL EXPANSION

MAX. CHILDREN & INFANT CAPACITY = 122

TENANT IMPROVEMENT TO INCLUDE WORK INTERIOR DEMOLITION, NEW NON-BEARING PARTITIONS, AND ELECTRICAL (1 NEW OUTLET & NEW LIGHT FIXTURES IN EXISTING SUSPENDED CEILING).

MECHANICAL UNITS ARE EXISTING, HVAC DUCTWORK ONLY.

NO NEW STRUCTURAL WORK

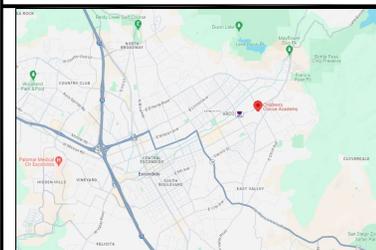
NO EXTERIOR FACADE CHANGES OR ADDITIONAL FLOOR AREA.

FIFTEEN (15) EXISTING PARKING SPOTS WILL BE REMOVED FOR PLAYGROUND EXPANSION. NO SOILS WILL BE DISTURBED. ALL NEW WORK WILL BE APPLIED FOR SMOOTH TRANSITION.

ABBREVIATIONS

ACT	ACOUSTICAL CEILING TILE	EQUIP	EQUIPMENT	DWD	OVERHEAD
ALT	ALTERNATE	HTG	HEATING	PL	PLASTER
ALF	ABOVE FINISHED FLOOR	HCC	HOLLOW CORE	PLY	PLYWOOD
BUDG	BUILDING	INS	INSULATION	R	ROOF
CLC	CENTERLINE	ISC	INTERIOR SURFACE	SC	SOLID CORE
CLM	CLEAR	ME	MERCANTILE	SPC	SPECIFICATION
COL	COLUMN	LAB	LABORATORY	SO	SQUARE
CONC	CONCRETE	LAB	LABORATORY	ST	STANDARD
CONST	CONSTRUCTION	LAB	LABORATORY	TEL	TELEPHONE
CONT	CONTINUOUS	LAB	LABORATORY	TYP	TYPICAL (UNLESS OTHERWISE NOTED)
CPRT	CARPET	MAN	MANHOLE	U.C.N.	UNLESS OTHERWISE NOTED
DEM	DEMOLITION	MISC	MISCELLANEOUS	VER	VERIFY IN FIELD
DET	DETAIL	MON	MONUMENT	W/F	WATER FLOOR
DIR	DIRECTION	MT	NOT IN CONTACT	W/H	WATER HEATER
DM	DIMENSION	NLS	NOT TO SCALE		
DM	DIMENSION	NLS	NOT TO SCALE		
ED	ELECTRICAL	OC	ON CENTER		

VICINITY MAP



CHILDREN'S CHOICE ACADEMY

2355 E Valley Parkway, Suites A & C
Escondido, California 92027

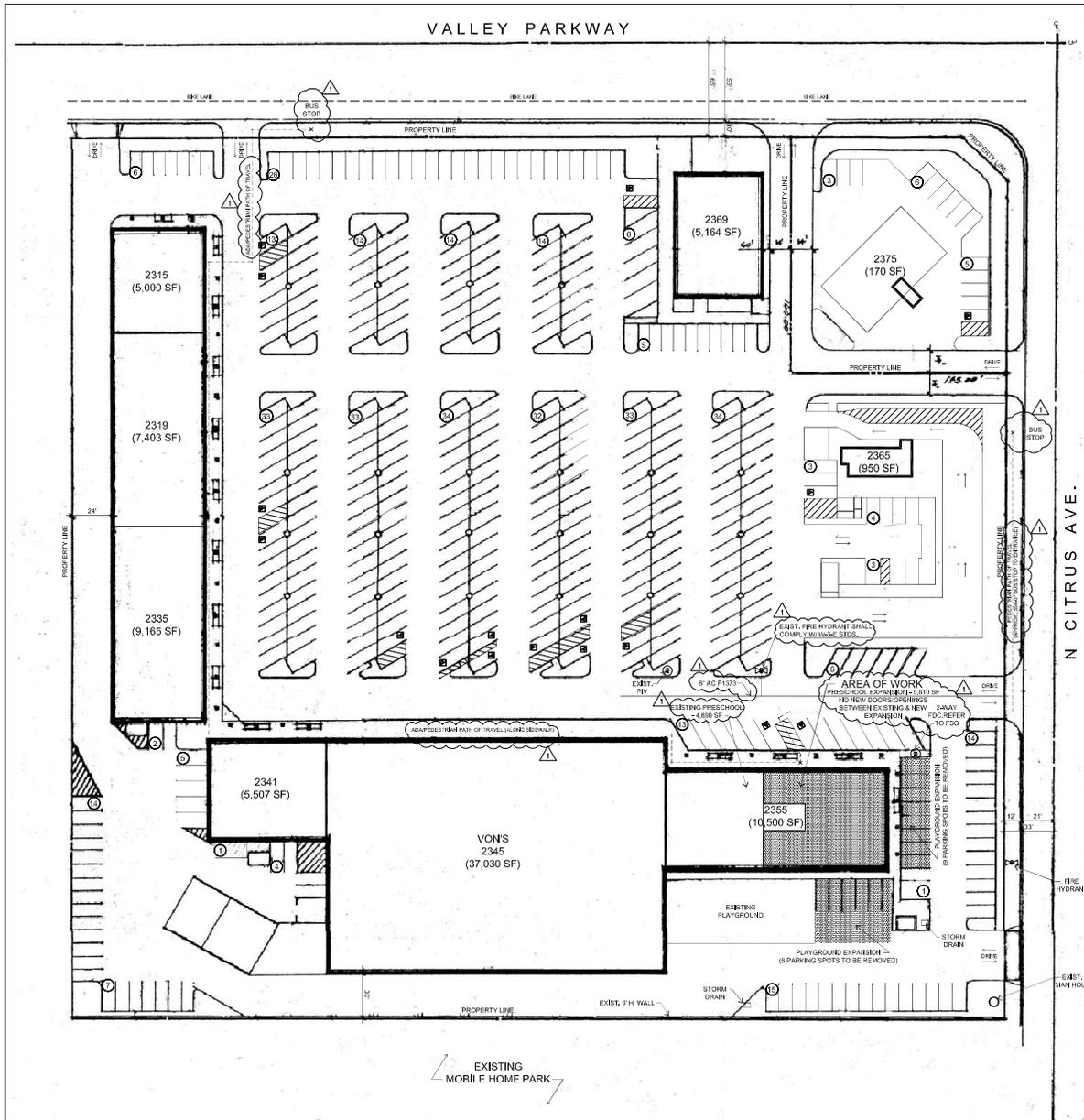
Revised: **05.06.2024**

PLAN CHECK

DATE: 02.06.2024

SHEET

TS-1



STORM WATER POLLUTION NOTES

- Best management practices (BMPs) shall be implemented during all phases of construction in conformance with the City of Escondido's Municipal Code. Additionally, sites over an acre shall abide by the Construction General Permit (CGP). All BMPs shall be installed in accordance with the most recent version of the CASQA handbook. At a minimum perimeter control and construction entrances should be in place prior to a grading permit being activated.
- Plans to Manage Water Detained Onsite in Basins/Traps: Need to be developed, so that these basins can remain operational during a series of back-to-back rains. For sites that are covered under the State Construction Permit (CGP) that plan to discharge water into a nearby storm drain must follow the CGP requirements as well as the City's Municipal Code. Prior to discharging, please provide your Field Inspector with a written plan of how the water will be treated prior to discharge to meet their numeric levels. The Field Inspector must be advised in advance of the day/time a discharge is planned. Additionally, post discharge please provide your Field Inspector your monitoring data and mention any exceedance.
- Inspection, modification and maintenance of the BMPs shall be implemented as necessary. In the event of failure or refusal to properly maintain the BMPs, the City may issue emergency maintenance work to be completed to protect adjacent private and public property. The cost (including an initial mobilization amount) and any fines assessed to the City shall be charged to the owner/contractor of the project.
- Necessary materials to implement the required BMPs shall be available on site to facilitate rapid deployment or to repair any BMP failures.
- City staff shall be alerted by the contractor, permittee or owner, as needed for emergency work during rainstorms.
- Run-off flow onto the site shall be properly managed and planned for to prevent failure of BMPs and/or illegal discharges from the project site into the storm drain.
- Storm drain inlet protection shall be installed at every onsite storm drain inlet to prevent sediment from entering the storm drain system. Where feasible detritus basins shall also be provided at drainage outlets from the graded site.
- Erosion control measures shall be implemented on slopes and any exposed soil using the following BMPs: fiber blankets, bonded fiber matrix, or by installing or maintaining existing vegetation. The contractor shall immediately repair and stabilize any eroded areas. Inactive slopes shall be protected and stabilized. All exposed soil including inactive and active slopes shall be protected prior to a rain event.
- All unpaved graded channels shall implement erosion prevention measures such as, lining and installing velocity check dams at regular intervals.
- Street sweeping vehicles with vacuums and water tanks shall be used to keep paved streets free of loose soil and/or construction debris.
- Contractors shall have water trucks and equipment on-site to minimize airborne dust created from grading and hauling operations or excessive wind conditions. Additional dust control measures shall be implemented as needed.
- Stockpiles shall be covered at the end of each working day and prior to forecast rain. Asphalt shall additionally be placed on a layer of plastic sheet, or equivalent.
- All portable toilets shall have secondary containment and not be located near a storm drain (i.e., catch basin or street).
- Vehicles shall have drip pans underneath them and any leaks or spills shall be promptly repaired and removed.
- All debris shall be placed in dumpsters with lids. The lids shall be closed at the end of each day and are not to be overfilled. Additional trash pick-ups shall be made as necessary.
- Liquid materials shall be stored in closed containers in secondary containment and under cover. Solid materials shall be stored on pallets and be covered prior to forecast rain.
- A materials washout shall be available onsite whenever liquid materials are used. The washout shall fully contain wash materials and the surrounding area shall be kept free of spills.
- Discharge of potable water (such as from powerwashing or filling water trucks) shall be prevented or directed to landscaped.
- Perimeter control is required on all sites.
- All active entrances shall prevent tracking by installing stabilized construction entrances per CASQA guidelines.

PARKING CALCULATION

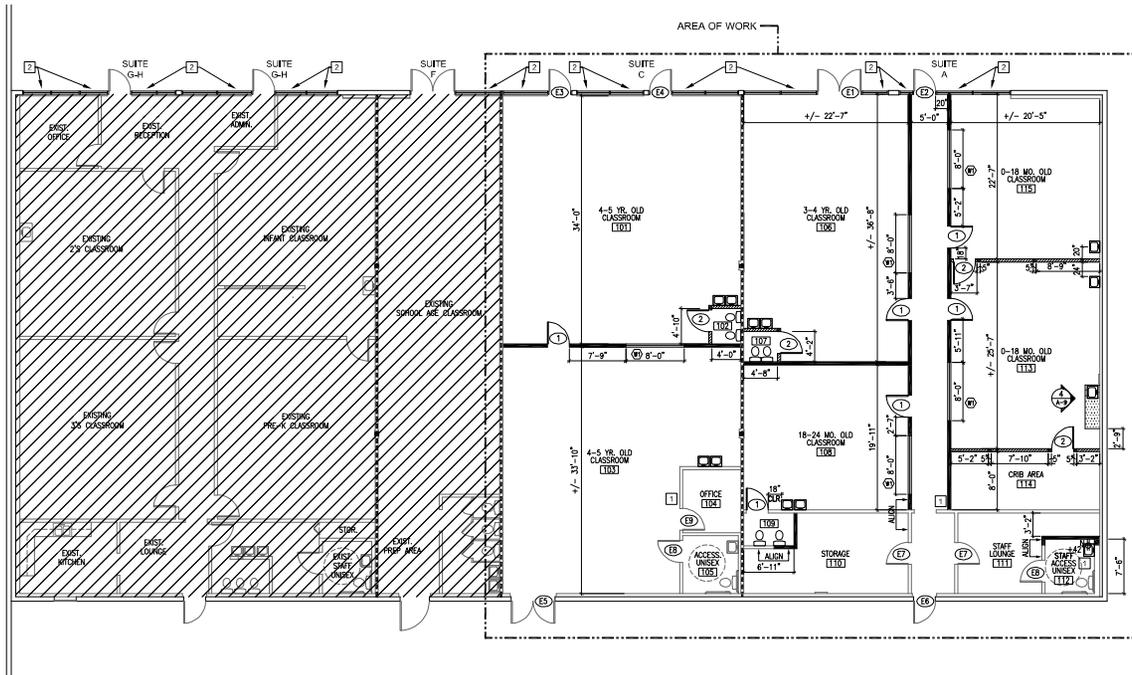
BLDG, 2315 =	5,000
BLDG, 2319 =	7,403
BLDG, 2335 =	9,165
BLDG, 2341 =	5,507
BLDG, 2345 =	37,030
BLDG, 2355 =	10,500
BLDG, 2365 =	950
BLDG, 2369 =	5,164
BLDG, 2375 =	170
80,889 TOTAL SF	
80,889/ 200 =	404.44
404 SPOTS REQUIRED	
407 SPOTS ARE PROPOSED	
(After 15 spots are removed for playground expansion)	
Children's Choice Parking Calculation (per Ari, 39, Sec. 33-765):	
Maximum number of employees =	20
Maximum number of children 208/10 =	20.8
41 SPOTS REQUIRED	
43 SPOTS ARE PROPOSED	
(After 15 spots are removed for playground expansion)	
Drop off/pick up spots (per Sec. 33-11-3) = 6 are proposed	
(as shown on sheet A-2.1)	

PLAYMAN INTERIORS
Interior Design Solutions
4450 Menlo Ave.
San Diego, CA 92115
619.985.7264

CHILDREN'S CHOICE ACADEMY

2355 E Valley Parkway, Suites A & C
Escondido, California 92027

Revised:	PLAN CHECK
	05.06.2024
DRAWN BY:	CHECKED BY:
PROJECT NUMBER:	
SCALE:	1/32"=1'-0"
DATE:	02.06.2024
SHEET:	



PARTITION LEGEND

- EXISTING CONSTRUCTION
- EXISTING FULL HEIGHT DENISING PARTITION
- NEW INTERIOR PARTITION TO CEILING, Refer to Detail 1/A-9
- NEW LOW-HEIGHT PARTITION @ + 3'-3" AFF., Refer to Detail 2/A-9
- NEW CABINETRY

GENERAL NOTES

- Contractor to field verify all existing conditions and report any discrepancies to Playman Interiors.
- Contractor shall verify condition of all existing partitions. If damaged, patch and prep to match adjacent surface.
- All new interior partitions are to receive tape and building standard texture to match existing. All new and existing interior partitions shall be primed and receive a minimum two (2) coats of paint (or as necessary for a uniform finish). Refer to Finish Specifications.
- All exposed gypsum board edges shall have a metal edge trim.
- Provide wood blocking as necessary at all partitions supporting countertops, cabinets, and/or shelves.

PARTITION KEY NOTES

- 1 Outside room 104 & 114: Provide a new code compliant fire extinguisher at this location.
- 2 Exterior windows along the front (North/West) elevation of building are existing to remain.

DOOR SCHEDULE

#	DOOR I.D.	SIZE	TYPE	CLOSER	LOCK TYPE
E1	Existing	PAR 3'-0" x 7'-0"	Storefront Door	Self-Closer	Entry Lockset Crash Bar
E2	Existing	3'-0" x 7'-0"	Storefront Door	Self-Closer	Entry Lockset Keypad Crash Bar
E3	Existing	3'-0" x 7'-0"	Storefront Door	Self-Closer	Entry Lockset Crash Bar
E4	Existing	3'-0" x 7'-0"	Storefront Door	Self-Closer	Entry Lockset Exit Free Crash Bar
E5	Existing	PAR 3'-0" x 7'-0"	Metal Door w/Hollow Metal Frame	Self-Closer	Entry Lockset Exit Free Crash Bar
E6	Existing	3'-0" x 7'-0"	Solid Core Paint Grade Door w/Hollow Metal Frame	Self-Closer	Entry Lockset
E7	Existing	3'-0" x 6'-8"	Metal Door w/Hollow Metal Frame	Self-Closer	Passage Latchset
E8	Existing	3'-0" x 6'-8"	Painted Legacy Door w/Aluminum Frame	Self-Closer	Privacy Lockset
E9	Existing	3'-0" x 7'-0"	Hollow Core Paint Grade Door w/Aluminum Frame	-	Office Lockset
1	New	3'-0" x 6'-8"	MASONITE Textured Hollow Core 6 Panel Door w/Wood Frame & Casings	-	Passage Latchset
2	New	3'-0" x 3'-6"	Low Ht. Solid Core Wood Door w/Pointed Wood Frame	-	Passage Latchset

SPECIFICATIONS

- DOORS: As Noted, Refer to Door Schedule.
 FRAMES: As Noted, Refer to Door Schedule.
 HARDWARE: Schlage, code compliant lever hardware, UON, US260 finish (or equal)
 DOOR STOP: Wall stop to match existing at all door locations. Finish to match door hardware.

WINDOW SCHEDULE

#	WINDOW I.D.	SIZE	TYPE	NOTES
W1	New	6'-0" x 4'-0"	Vinyl framed Tempered glass	Window sill at +3'-3" AFF.

Playman Interiors
 Interior Design Solutions
 4450 Mariposa Ave.
 San Diego, CA 92115
 619.986.7264

CHILDREN'S CHOICE ACADEMY

2355 E Valley Parkway, Suites A & C
 Escondido, California 92027

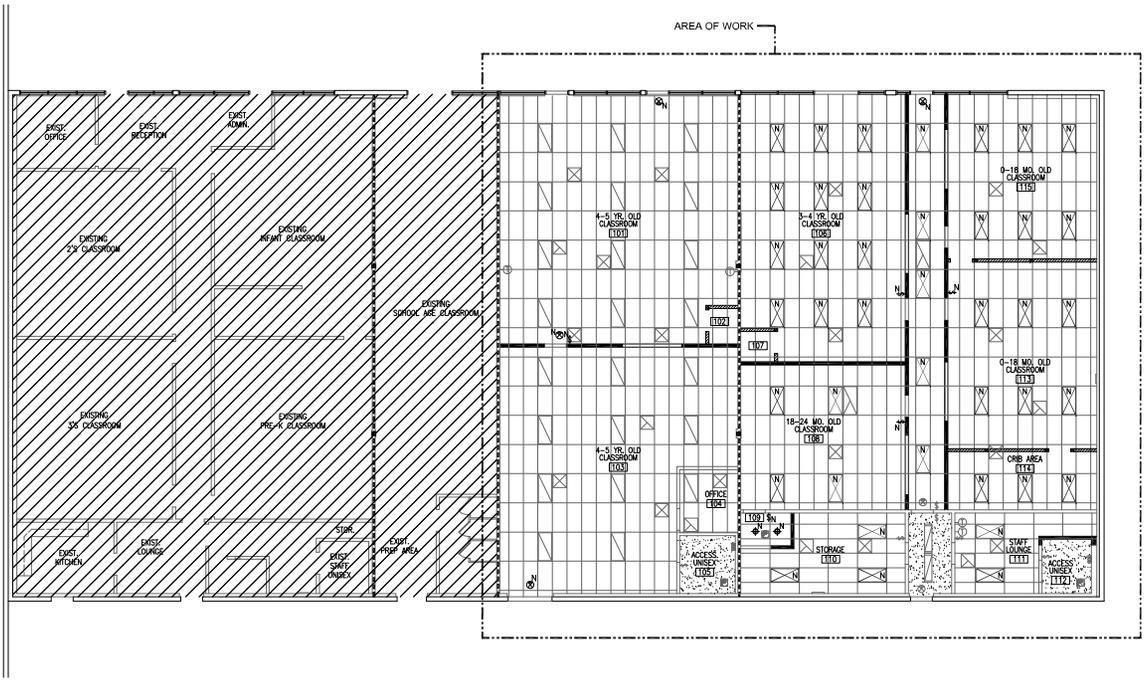
Revised: PLAN CHECK
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 PROJECT NUMBER: *
 SCALE: 1/8"=1'-0"
 DATE: 02.06.2024
 SHEET

PARTITION PLAN

A-5





REFLECTED CEILING LEGEND

- ALL LIGHTING AND HVAC SHOWN IS EXISTING, UON.
- N DENOTES "NEW"
 - R DENOTES "RELOCATED"
 - EXISTING 2' x 4' SUSPENDED CEILING SYSTEM W/ARMSTRONG, DUNE SECOND LOOK TILE @ 9'-0" AFF.
 - EXISTING GYP. BD. CEILING @ 9'-2" AFF. (8'-0" @ RESTROOMS)
 - NEW 2' x 4' RECESSED LED FIXTURE, TBD
 - EXISTING 2' x 4' RECESSED FIXTURE
 - EXISTING 1' x 4' SURFACE MOUNTED FIXTURE
 - NEW LED DOWNLIGHT, TBD
 - EXISTING VANITY SCONCE (RESTROOMS)
 - SUPPLY AIR VENT
 - RETURN AIR VENT
 - STANDARD SWITCH
 - INTERNALLY LIT EXIT SIGN w/BATTERY PACK BACK-UP
 - EXISTING THERMOSTAT

GENERAL NOTES

- Contractor shall notify Playman Interiors of any conflicts between light fixture locations, main runners, ducts, building structure, etc.
- Exit signs shall be readily visible from any direction of approach.
- Exit signs shall be located as necessary to clearly indicate the direction of egress travel. No point shall be more than 100 feet from the nearest visible sign.
- See Mechanical plans for supply & return & thermostat locations.
- Suspended ceiling shall comply with ASTM C 635 @ ASTM C 636. Suspended ceilings in Seismic Design Categories D, E & F per ASCE 7-16 Section 13.5.6 shall have the following:
 - A heavy duty grid system shall be used.
 - The width of the perimeter supporting closure angle shall be no less than 2 inches. In each orthogonal horizontal direction one end of the ceiling grid shall have a 3/4" clearance from the wall and shall rest upon and be free to slide on a closure angle.
 - A horizontal restraint is required over 1,000 square feet.

FIRE SAFETY NOTES

1. Contractor is responsible for fire/life safety on design-build basis. Contractor to field verify and evaluate existing conditions at the space to accommodate new requirements and provide adequate life safety coverage as required for code. Fire/life safety contractor responsible to provide design build plans and obtain their own permit.
2. Sprinklers, speaker/strobe devices/fire alarms are not shown on this plan. Contractor responsible for verification. Inventory of existing fire/safety devices available for relocation.
3. All fire/life safety devices to be building standard. Sprinklers to be centered in tile in both directions U.O.N. Building standard sprinkler heads at suspended ceiling grid and drywall ceiling to match existing.



CHILDREN'S CHOICE ACADEMY

Revised: PLAN CHECK
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DATE: 02.06.2024
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2355 E Valley Parkway, Suites A & C
Escondido, California 92027

REFLECTED CEILING PLAN

A-7

118-603 TOILET AND BATHING ROOMS

118-603.1 GENERAL. Toilet and bathing rooms shall comply with section 118-603.

118-603.2 CLEARANCES. Clearances shall comply with section 118-603.2.

118-603.2.1 TURNING SPACE. Turning space complying with section 118-304 shall be provided within the room.

118-603.2.2 OVERLAP. Required clear floor spaces, clearance of fixtures, and turning space shall be permitted to overlap.

118-603.2.3 DOOR SWING. Doors shall not swing into the clear floor space or clearance required for any fixture. Other than the door to the accessible water closet compartment, a door in any position, may encroach into the turning space by 12 inches (305 mm) maximum.

118-603.3 MIRRORS. Mirrors located above lavatories or countertops shall be installed with the bottom edge of the reflecting surface 40 inches (1016 mm) maximum above the finish floor or ground. Mirrors not located above lavatories or countertops shall be installed with the bottom edge of the reflecting surface 35 inches (899 mm) maximum above the finish floor.

118-603.4 COAT HOOKS, SHELVES. Coat hooks shall be located within one of the reach ranges specified in section 118-308. Shelves shall be located 40 inches (1016 mm) minimum and 48 inches (1219 mm) maximum above the finish floor.

118-603.5 ACCESSORIES. Where towel or sanitary napkin dispensers, waste receptacles, or other accessories are provided in toilet facilities, at least on of each type shall be located on an accessible route. All operable parts, including coin slots, shall be 40 inches (1016 mm) maximum above the finish floor.

118-604 WATER CLOSETS AND TOILET COMPARTMENTS

118-604.1 GENERAL. Water closets and toilet compartments shall comply with sections 118-604.2 through 118-604.8.

118-604.2 LOCATION. The water closet shall be positioned with a wall or partition to the rear and to one side. The centerline of the water closet shall be 17 inches (432 mm) minimum to 18 inches (457 mm) maximum from the side wall or partition, except the water closet shall be 17 inches (432 mm) minimum and 18 inches (457 mm) maximum from the side wall or partition in the ambulatory accessible toilet compartment specified in section 118-604.8.2. Water closets shall be arranged for a left-handed or right-handed approach. Clearances shall comply with Figure 118-604.2.

118-604.3 CLEARANCES. Clearances around water closets and in toilet compartments shall comply with section 118-604.3.

118-604.3.1 SIZE. Clearance around a water closet shall be 60 inches (1524 mm) minimum measured perpendicular from the side wall and 56 inches (1422 mm) minimum measured perpendicular from the rear wall. A minimum 60 inches (1524 mm) wide and 48 inches (1219 mm) deep maneuvering space shall be provided in front of the water closet. Clearances shall comply with Figure 118-604.3.1.

118-604.3.2 OVERLAP. The required clearance around the water closet shall be permitted to overlap the water closet, associated grab bars, dispensers, sanitary napkin disposal units, coin slots, shelves, accessible routes, clear floor space and clearances required of other fixtures, and the turning space. No other fixtures or obstructions shall be located within the required water closet clearance. Clearances shall comply with Figure 118-604.3.2.

118-604.4 SEATS. The seat height of a water closet above the finish floor shall be 17 inches (432 mm) minimum and 19 inches (483 mm) maximum measured to the top of the seat. Seats shall not be sprung to return to a lifted position. Seats shall be 2 inches (51 mm) high maximum.

118-604.5 GRAB BARS. Grab bars for water closets shall comply with section 118-609. Grab bars shall be provided on the side wall closest to the water closet and on the rear wall. Where separate grab bars are required on adjacent walls at a common mounting height, an L-shaped grab bar meeting the dimensional requirements of sections 118-604.5.1 and 118-604.5.2 shall be permitted.

118-604.5.1 SIDE WALL. The side wall grab bar shall be 42 inches (1067 mm) long minimum, located 12 inches (305 mm) maximum from the rear wall and extending 54 inches (1372 mm) minimum from the rear wall with the front end positioned 24 inches (610 mm) minimum in front of the water closet. Clearances to comply with Figure 118-604.5.1.

118-604.5.2 REAR WALL. The rear wall grab bar shall be 36 inches (914 mm) long minimum and extend from the centerline of the water closet 12 inches (305 mm) minimum on one side and 24 inches (610 mm) minimum on the other side. Clearances to comply with Figure 118-604.5.2.

118-604.6 FLUSH CONTROLS. Flush controls shall be hand operated or automatic. Hand operated flush controls shall comply with section 118-309 except they shall be located 44 inches (1118 mm) maximum above the floor. Flush controls shall be located on the open side of the water closet except in ambulatory accessible compartments complying with section 118-604.8.2. Operable parts shall be operable with one hand and shall not require light grasping, pinching or twisting of the wrist. The force required to activate operable parts shall be 5 pounds max. per 118-309.4.

118-604.7 DISPENSERS. Toilet paper dispensers shall comply with section 118-309.4 and shall be 7 inches (178 mm) minimum and 9 inches (229 mm) maximum in front of the water closet measured to the centerline of the dispenser. The outlet of the dispenser shall be below the grab bar, 19 inches (483 mm) minimum above the finish floor and shall not be located behind grab bars. Dispensers shall not be of a type that controls delivery or that does not allow continuous paper flow.

118-604.8 TOILET COMPARTMENTS. Wheelchair accessible toilet compartments shall meet the requirements of sections 118-604.8.1 and 118-604.8.3. Compartments containing more than one plumbing fixture shall comply with section 118-603. Ambulatory accessible compartments shall comply with sections 118-604.8.2 and 118-604.8.3. Clearances shall comply with Figure 118-604.8.

118-604.8.1 WHEELCHAIR ACCESSIBLE COMPARTMENTS. Wheelchair accessible compartments shall be 60 inches (1524 mm) wide minimum measured perpendicular to the side wall, and 56 inches (1422 mm) deep minimum for full hung toilet closets measured perpendicular to the rear wall.

118-604.8.1.1 MANEUVERING SPACE WITH IN-SWINGING DOOR. In a wheelchair accessible compartment with an in-swinging door, a minimum 60 inches (1524 mm) wide by 36 inches (914 mm) deep maneuvering space shall be provided in front of the clearance required in section 118-604.8.1.1. See Figures 118-604.8.1.1.2 (b) and 118-604.8.1.1.2 (c).

118-604.8.1.2 MANEUVERING SPACE WITH SIDE OPENING DOOR. In a wheelchair accessible compartment with a side-opening door, either in-swinging or out-swinging, a minimum 60 inches (1524 mm) wide and 60 inches (1524 mm) deep maneuvering space shall be provided in front of the water closet. See Figure 118-604.8.1.1.2 (a).

118-604.8.1.3 MANEUVERING SPACE WITH END-OPENING DOOR. In a wheelchair accessible compartment with an end-opening door (toeing the water closet), either in-swinging or out-swinging, a minimum 60 inches (1524 mm) wide and 48 inches (1219 mm) deep maneuvering space shall be provided in front of the water closet. See Figure 118-604.8.1.1.3.

118-604.8.2 DOORS. Toilet compartment doors, including door hardware, shall comply with section 118-404 except that if the approach is from the push side of the compartment door, clearance between the door side of the compartment and any obstruction shall be 48 inches (1219 mm) minimum measured perpendicular to the compartment door in its closed position. Doors shall be located in the turning space, door opening shall be 4 inches (102 mm) minimum above the front partition. The door shall be self-closing. A door pull complying with section 118-404.2.7 shall be placed on both sides of the door near the latch. Doors shall not swing into the clear floor space or clearance required for any fixture. Doors may swing into that portion of the maneuvering space which does not overlap the clearance required at a water closet.

118-604.8.3 APPROACH. Compartments shall be arranged for left-handed or right-handed approach to the water closet.

118-604.8.3.1 TIE CLEARANCE. At least one side partition shall provide a tie clearance of 9 inches (229 mm) minimum above the finish floor and 9 inches (152 mm) deep minimum beyond the compartment-side face of the partition, exclusive of partition support members. Partition components of tie clearances shall be smooth without sharp edges or abrasive surfaces.

118-604.8.3.2 GRAB BARS. Grab bars shall comply with section 118-609. A side-wall grab bar complying with section 118-604.8.3.1 shall be provided and shall be located on the wall closest to the water closet. In addition, a rear-wall grab bar complying with section 118-604.5.2 shall be provided. Where separate grab bars are required on adjacent walls at a common mounting height, an L-shaped grab bar meeting the dimensional requirements of sections 118-604.5.1 and 118-604.5.2 shall be permitted.

118-604.8.3.3 MANDATORY ACCESSIBLE FACILITIES. Ambulatory accessible compartments shall comply with section 118-604.8.2. Clearances shall comply with Figure 118-604.8.2 and 118-604.8.3.1 of 35 inches (899 mm) minimum and 37 inches (940 mm) maximum.

118-604.8.3.4 DOORS. Toilet compartment doors, including door hardware, shall comply with section 118-404, except that if the approach is to the latch side of a compartment door, clearance between the door side of the compartment and any obstruction shall be 44 inches (1118 mm) minimum. The door shall be self-closing. A door pull complying with section 118-404.2.7 shall be placed on both sides of the door near the latch. Toilet compartment doors shall not swing into the minimum required compartment area.

4 RESTROOM NOTES

118-604.8.2.3 GRAB BARS. Grab bars shall comply with section 118-609. A side-wall grab bar complying with section 118-604.8.3.1 shall be provided on both sides of the compartment.

118-604.8.3 COAT HOOKS AND SHELVES. Coat hooks shall be located within one of the reach ranges specified in section 118-308. Shelves shall be located 40 inches (1016 mm) minimum and 48 inches (1219 mm) maximum above the finish floor.

118-604.9 LOCATION. The water closet shall be located with a wall or partition to the rear and to one side. The centerline of the water closet shall be 12 inches (305 mm) minimum and 18 inches (457 mm) maximum from the side wall or partition, except that the water closet shall be 17 inches (432 mm) minimum and 19 inches (483 mm) maximum from the side wall or partition in the ambulatory accessible toilet compartment specified in section 118-604.8.2. Compartments shall be arranged for left-handed or right-handed approach to the water closet.

118-604.9.2 CLEARANCE. Clearance around a water closet shall comply with section 118-604.3.

118-604.9.3 HEIGHT. The height of water closets for children shall be 11 inches (279 mm) minimum and 17 inches (432 mm) maximum measured to the top of the seat. Seats shall not be sprung to return to a lifted position.

118-604.9.4 GRAB BARS. Grab bars for water closets shall comply with section 118-604.5.

118-604.9.5 FLUSH CONTROLS. Flush controls shall be hand operated or automatic. Hand operated flush controls shall comply with sections 118-309.2 and 118-309.4 and shall be installed 36 inches (914 mm) maximum above the finish floor. Flush controls shall be located on the open side of the water closet except in ambulatory accessible compartments complying with section 118-604.8.2.

118-604.9.6 DISPENSERS. Toilet paper dispensers shall comply with section 118-309.4 and shall be 7 inches (178 mm) minimum and 9 inches (229 mm) maximum in front of the water closet measured to the centerline of the dispenser. The outlet of the dispenser shall be 14 inches (356 mm) minimum and 19 inches (483 mm) maximum above the finish floor. There shall be a clearance of 1 1/2 inches (38 mm) minimum below the grab bar. Dispensers shall not be of a type that controls delivery or that does not allow continuous paper flow.

118-604.9.7 TOILET COMPARTMENTS. Toilet compartments shall comply with section 118-604.8.

118-605 URINALS

118-605.1 GENERAL. Urinals shall comply with section 118-605.

118-605.2 HEIGHT AND DEPTH. Urinals shall be the stall-type or wall-hung type with the rim 17 inches (432 mm) maximum above the finish floor or ground. Urinals shall be 13 1/2 inches (343 mm) deep minimum measured from the outer face of the urinal rim to the back of the fixture. Clearances shall comply with Figure 118-605.2.

118-605.3 CLEAR FLOOR SPACE. A clear floor or ground space complying with section 118-305 positioned for forward approach shall be provided.

118-605.4 FLUSH CONTROLS. Flush controls shall be hand operated or automatic. Hand operated flush controls shall comply with section 118-309 except that the flush control shall be mounted at a maximum height of 44 inches (1118 mm) above the finish floor.

118-606 LAVATORIES AND SINKS

118-6-6.1 GENERAL. Lavatories and sinks shall comply with section 118-606.

118-606.3 CLEAR FLOOR SPACE. A clear floor space complying with section 118-305, positioned for a forward approach, and knee and toe clearance complying with section 118-306 shall be provided.

118-606.3 HEIGHT. Lavatories and sinks shall be installed with the front of the higher of the rim or counter surface 34 inches (864 mm) maximum above the finish floor or ground.

118-606.4 FAUCETS. Controls for faucets shall comply with section 118-309. Hand-operated metering faucets shall remain open for 10 seconds minimum. Operable parts shall be operable with one hand and not require light grasping, pinching or twisting of the wrist. The force required to activate operable parts shall be 5 pounds max. per 118-309.4.

118-606.5 DISPOSED PRESS. SURFACES. Water supply and drain pipes under lavatories and sinks shall be insulated or otherwise configured to protect against contact. There shall be no sharp or abrasive surfaces under lavatories and sinks.

118-606.6 ADJACENT SIDE WALL OR PARTITION. Lavatories, when located adjacent to a side wall or partition, shall be a minimum of 18 inches (457 mm) to the centerline of the fixture.

118-606.7 SINK DEPTH. Sinks shall be 6 1/2 inches (165 mm) deep minimum.

118-609 GRAB BARS

118-609.1 GENERAL. Grab bars in toilet facilities and bathing facilities shall comply with Section 118-609.

118-609.2 CIRCULAR CROSS SECTION. Grab bars shall have a cross section complying with Section 118-609.2.1 or 118-609.2.2.

118-609.2.1 CIRCULAR CROSS SECTION. Grab bars with circular cross sections shall have an outside diameter of 1 1/4 inches (32 mm) minimum and 2" (51 mm) maximum.

118-609.2.2 NON-CIRCULAR CROSS SECTION. Grab bars with non-circular cross sections shall have a cross-section dimension of 2 inches (51 mm) maximum and a perimeter dimension of 4 inches (102 mm) minimum and 4.8 inches (122 mm) maximum.

118-609.3 SPACING. The space between the wall and the grab bar shall be 1 1/2 inches (38 mm). The space between the grab bar and projecting objects below and of the ends shall be 1 1/2 inches (38 mm) minimum. The space between the grab bar and projecting objects above shall be 12 inches (305 mm) minimum.

118-609.4 POSITION OF GRAB BARS. Grab bars shall be installed in a horizontal position, 33 inches (830 mm) minimum and 36 inches (914 mm) maximum above the finish floor measured to the top of the gripping surface, except that at water closets for children's use complying with Section 118-604.9, grab bars shall be installed in a horizontal position 18 inches (457 mm) minimum and 27 inches (686 mm) maximum above the finish floor measured to the top of the gripping surface. The height of the lower grab bar on the back wall of a bathtub shall comply with Section 118-607.4.1.1 or 118-607.4.2.1.

118-609.5 SURFACE HAZARDS. Grab bars and any wall or other surfaces adjacent to grab bars shall be free of sharp or abrasive elements and shall have rounded edges.

118-609.6 FITNESS. Grab bars shall not rotate within their fittings.

118-609.7 INSTALLATION. Grab bars shall be installed in any manner that provides a gripping surface at the specified location and that does not obstruct the required clear floor space.

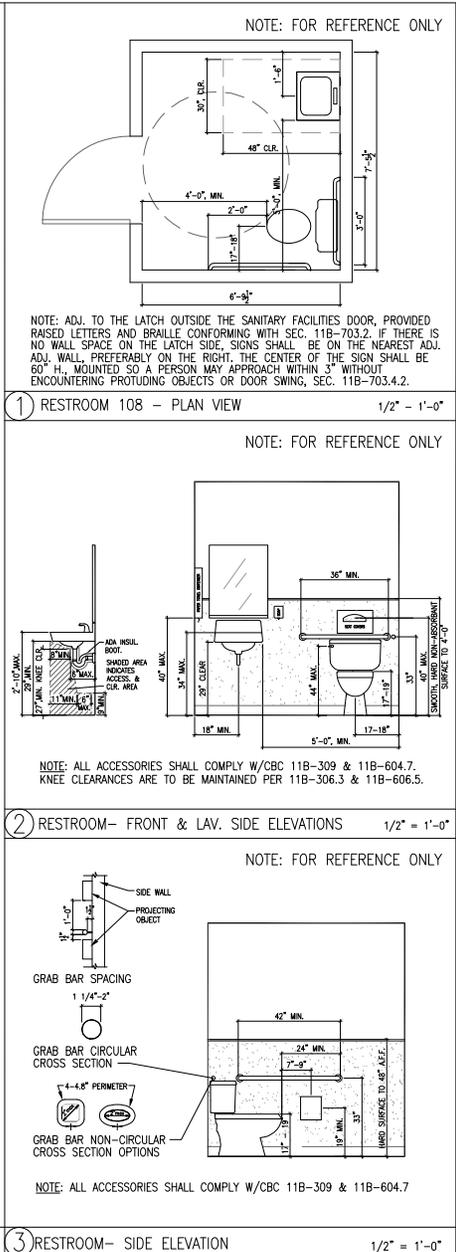
118-609.8 STRUCTURAL STRENGTH. Allowable stresses shall not be exceeded for materials used when a vertical or horizontal force of 250 pounds (112 N) is applied at any point on the grab bar, fastener, mounting device, or supporting structure.

118-703.2.6 TOILET AND BATHING FACILITIES GEOMETRIC SYMBOLS. Doorways leading to toilet rooms and bathing rooms shall be identified by a geometric symbol complying with Section 118-703.2.6. The symbol shall be mounted at 58 inches (1473 mm) minimum and 60 inches (1524 mm) maximum above the finish floor or ground surface measured from the centerline of the symbol. Where a door is provided the symbol shall be mounted within 1 inch (25 mm) of the vertical centerline of the door.

118-703.2.6.1 MEN'S TOILET AND BATHING FACILITIES. Men's toilet and bathing facilities shall be identified by an equilateral triangle, 1/4 inch (6.4 mm) thick with edges 12 inches (305 mm) long and a vertex pointing upward. The triangle symbol shall contrast with the door, either light on a dark background or dark on a light background.

118-703.2.6.2 WOMEN'S TOILET AND BATHING FACILITIES. Women's toilet and bathing facilities shall be identified by a circle, 1/4 inch (6.4 mm) thick with edges 12 inches (305 mm) diameter. The circle symbol shall contrast with the door, either light on a dark background or dark on a light background.

118-703.2.6.3 UNisex TOILET AND BATHING FACILITIES. Unisex toilet and bathing facilities shall be identified by a circle, 1/4 inch (6.4 mm) thick and 12 inches (305 mm) in diameter with a 1/4 inch (6.4 mm) thick triangle with a vertex pointing upward and a side length of 12 inches (305 mm) diameter. The triangle symbol shall contrast with the circle symbol, either light on a dark background or dark on a light background. The circle symbol shall contrast with the door, either light on a dark background or dark on a light background.

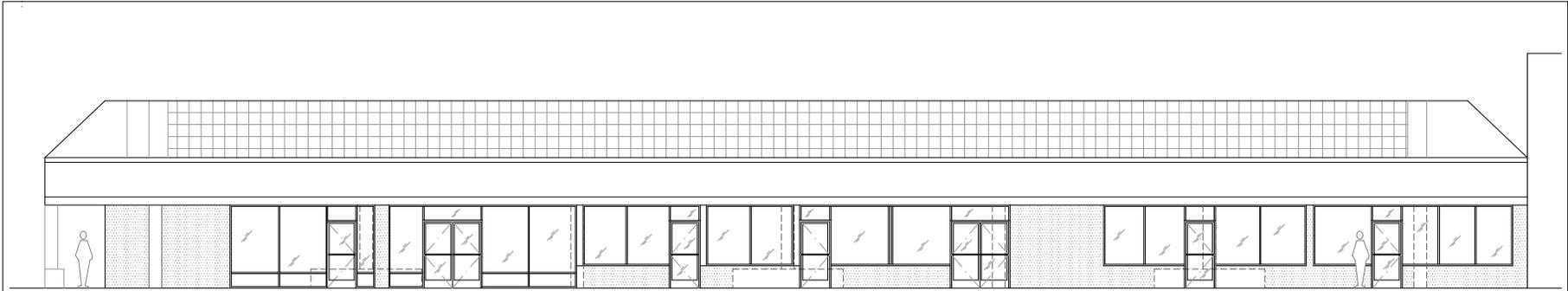


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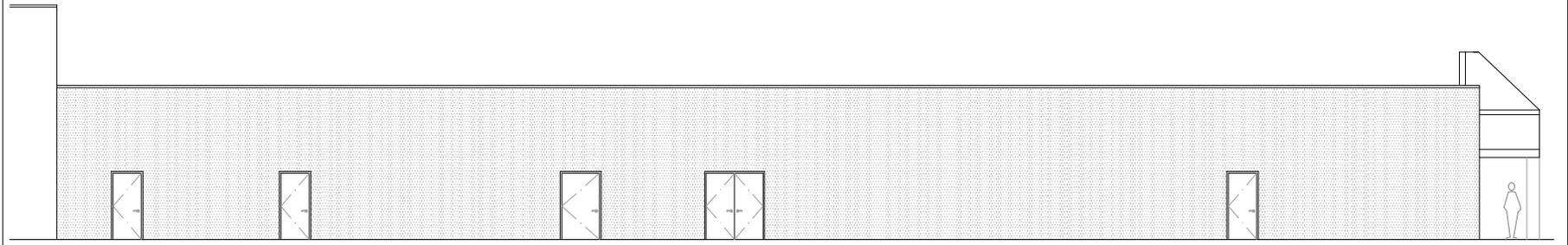
RESTROOM SHEET

A-10



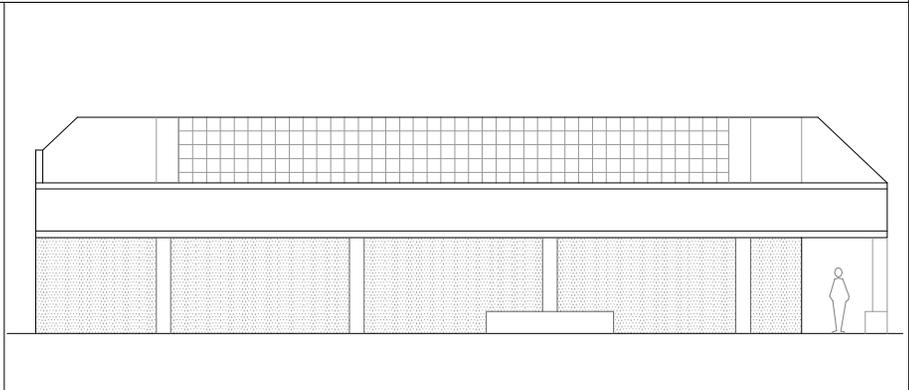
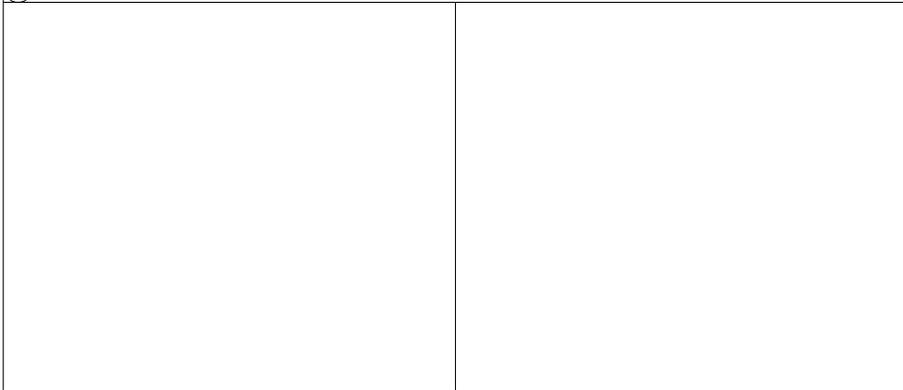
① EXTERIOR FRONT BUILDING ELEVATION – NORTH/WEST

3/16"=1'-0"



② EXTERIOR BACK BUILDING ELEVATION – SOUTH/EAST

3/16"=1'-0"



③ EXTERIOR SIDE BUILDING ELEVATION – NORTH/EAST

3/16"=1'-0"

⑤

④

CHILDREN'S CHOICE ACADEMY

2355 E Valley Parkway, Suites A & C
 Escondido, California 92027

Revised: PLAN CHECK
 05.06.2024

DRAWN BY: _____ CHECKED BY: _____

PROJECT NUMBER: _____

SCALE: AS NOTED

DATE: 02.06.2024

SHEET

EXTERIOR ELEVATIONS SHEET

A-11

CHILDREN'S CHOICE ACADEMY FIRE SERVICE

PROJECT DATA	APPLICABLE CODES
BUILDING ADDRESS: 2355 E VALLEY PARKWAY, SUITES A & C, ESCONDIDO, CA 92027	<ul style="list-style-type: none"> 2022 CALIFORNIA BUILDING CODE 2022 CALIFORNIA FIRE CODE 2022 CALIFORNIA MECHANICAL CODE 2022 CALIFORNIA PLUMBING CODE 2022 CALIFORNIA ELECTRICAL CODE 2022 CALIFORNIA ENERGY CODE 2022 CALIFORNIA GREEN BUILDING STANDARDS CODE 2022 CALIFORNIA EXISTING BUILDING CODE 2022 CALIFORNIA REFERENCED STANDARDS CODE
BUILDING OWNER: PARK VALLEY SHOPS, LLC (52.17% OWNERSHIP) PARK VALLEY INVESTMENTS, LLC (47.83% OWNERSHIP) 1201 MILBARE BLVD., UNIT 102 LOS ANGELES, CA 90025	SCOPE OF WORK INSTALLATION OF A NEW 4" LATERAL WITH 4" FIRE SERVICE LINE AND BACKFLOW W/2-WAY FDC
ASSESSOR'S PARCEL NUMBER: 231-092-36-00 LEGAL DESCRIPTION: PM19072 PAR 5 CONSTRUCTION YEAR: N/A SPECIAL USES: YES YEAR BUILT: 1981 OCCUPANCY: E. PREVIOUS/CHILDREN EMERGING USE: M. MERCANTILE & BUSINESS INDUSTRY: E. EDUCATIONAL NO. OF STORES: 2 ZONING: CC (GENERAL COMMERCIAL) AREA OF NEW WORK: APPROX. 5,810 SF	

UNDERGROUND PIPING GENERAL NOTES

- Installation shall conform to N.F.P.A. 24 (2019 EDITION) and City of Escondido regulations.
- Minimum depth of bury for underground piping to be 2'-6" in pedestrian areas. All piping under traffic areas to have a minimum bury of 5'-4" measured from top of pipe.
- All underground piping, fittings, valves & equipment to be UL listed or FM approved. Piping from 5'-4" outside the building foot print to be Ames in-building riser.
- Excavation to proper depth for installation and backfill with native soil, compaction to 90% M.P.J.M. unless noted otherwise.
- Underground system to be flushed and hydrostatically tested at 200 psi or 50 psi higher than the maximum system pressure for 2 hours per N.F.P.A. 24 (10.10.2.2.1) before connection to sprinkler system, by installing contractor.
- Contractors material & test certification to be delivered upon inspection by installing contractor.
- Dimensions are approximate. Field verify all dimensions, and coordinate all installation with other trades and utilities.
- Trust blocking shall be required at all changes of direction, restraining pipe adapters listed as a restraining adapter can be utilized in lieu of trust blocks.
- Pipe shall be installed with sand surrounding the pipe zone, see trench details.
- All ferrous pipe and fittings below grade to be wrapped and coated, per N.F.P.A. 24, 10.1.6
- All fittings on PVC to be M.J. fittings with ductile iron gland, gasket, washers and nuts or equal. Fittings attached to valves and transitions between PVC & Ferrous piping are to be flange with mechanical joint adapters.
- Underground piping to be C800 DR14 PVC. Exposed piping to be Ductile Iron 52 pipe.
- All penetrations through slabs for in building feeding fire sprinkler risers shall require 2" annular clearance around the pipe. By installing contractor.
- Chain and lock and a tamper switch to be provided on backflow devices by installing contractor at the time of installation.
- Piping must be 1'-0" min. below the footing per NFPA 24(A), 10(A), 1.2)
- All required traffic control to be provided by installing contractor as well as any traffic control plans.
- Point of connection and wet tap shown for reference only.
- Fire sprinkler point of connection shall be 6"-12" max above slab.
- All onsite water and sewer facilities shown on this drawing are private and shall be designed to meet requirements of the California uniform plumbing code and shall be reviewed as part of the building permit plan check.

SYMONS FIRE PROTECTION FIRE FLOW TEST DATA											
RETURN COMPLETED FORM TO: BUILDING AND ENGINEERING DIVISION											
NOTE: THIS FORM MUST BE SIGNED BY THE REGISTERED PROFESSIONAL (I.E. RCE OR C-16 CONTRACTOR) HAVING RESPONSIBILITY FOR THE TEST											
LOCATIONS OF HYDRANTS: N.Citrus Ave / 2355 E. Valley Pkwy. Site G	2355 E. Valley Pkwy. Site G										
PROJECT: Children's Choice Academy (23-1418)	ADDRESS: 2355 E. Valley Pkwy. Site G										
DEVELOPER: John Zavados	INSPECTOR: Eric C. Amadoris	FIRM: Utilities Dept Water Division									
PHONED CONTRACTOR: Symons Fire Protection, Inc.	LIC NO / TYPE: CTS-682025										
PAK: 619-388-6805	PHONE: 619-388-0364										
TEST NO.	LOCATION	DATE	TIME	DAY	Q	Q ₁₀₀	Q ₂₀₀	Q ₃₀₀	Q ₄₀₀		
1	Test Hydrant on N.Citrus Ave. Flow Hydrant on 2355 E. Valley Pkwy. Site G	1.16.24	9:01	Tues	8	2.50	95	68	80	1,380	3,291

The formula used to calculate the discharge is:

$$Q = 29.83 C_d K^{1/2} P^{1/2}$$

where:

- Q = is the coefficient of discharge
- K = the diameter of the outlet in inches
- P = the static pressure in psi

If flow tubes (straight lengths) are being utilized a "K" of 0.91 is suggested unless the coefficient of discharge is known.

Outlet square and projecting and sharp 90 degree

Color marker yellow

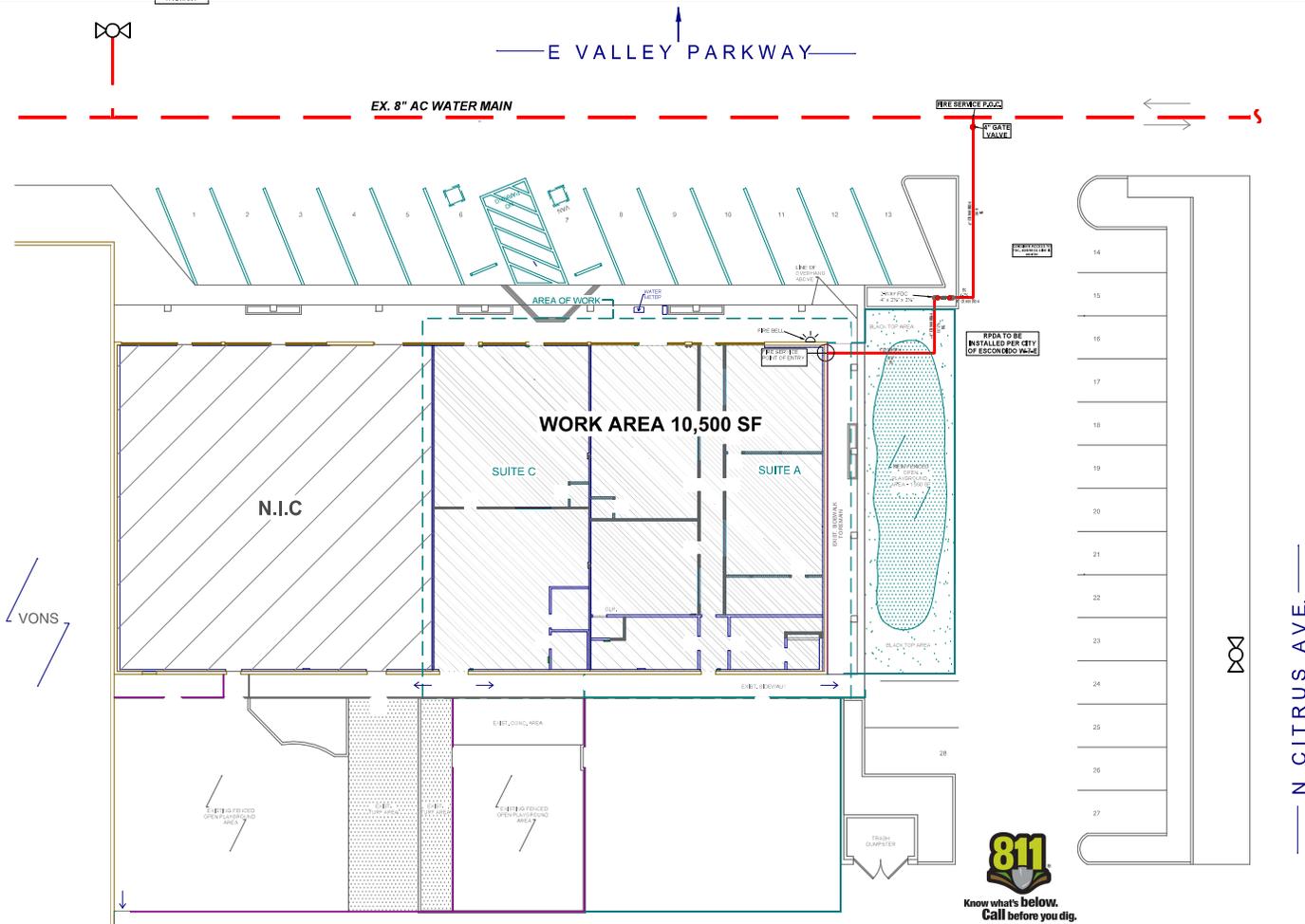
Q₁₀₀ = flow available at desired residual pressure

Q₂₀₀ = flow during test

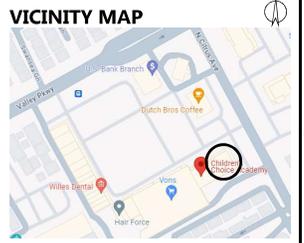
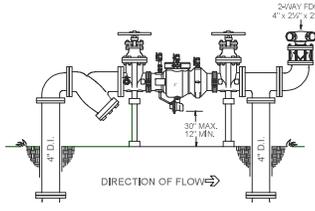
Q₃₀₀ = pressure drop to desired residual pressure

Q₄₀₀ = pressure drop during test

TESTING & CALCULATION DONE AND CERTIFIED: *Eric Amadoris* DATE: 1.16.24 SEAL



FIRE SERVICE SITE PLAN 1" = 10'



PROJECT: CHILDREN'S CHOICE ACADEMY RETRO	
CONTRACT WITH: 2355 EAST VALLEY PARKWAY, ESCONDIDO, CA 92027	
DRAWN BY: CHILDREN'S CHOICE ARCHITECTS, INC., ESCONDIDO, CA 92026	
DRAWING TITLE: SITE PLAN	
DATE:	4/10/2024
SCALE:	AS NOTED
DRAWN BY:	LAUREN F
JOB NO.:	23-1418
SHEET NO.:	FS0

ES-A-4005S

Engineering Specification

Job Name: _____
 Job Location: _____
 Engineer: _____
 Approver: _____

Contractor's P.O. No.: _____
 Representative: _____

LEAD FREE

Series 4005S

Reduced Pressure Zone Assembly

2 1/2" - 10"



Series 4005S provides protection of the potable water supply to residential and commercial buildings from backflow and siphonage. The device can be used where backflow is the result of a pressure differential or a liquid level differential. The device is available in 2 1/2", 3", 4", 6", 8", and 10" nominal pipe sizes. The device is available in 100 Series and 300 Series. The device is available in 100 Series and 300 Series. The device is available in 100 Series and 300 Series.

Series 4005S includes a float sensor to detect excessive water level changes from the water source. The sensor is installed on the upstream side of the device and is not affected by backflow. The sensor provides a signal that triggers reduction to locally controlled valves for correction. This provides for long life and low maintenance.

NOTICE

Installation instruction M8 is required to activate the float sensor. Without the commissioning, the float sensor is a passive component. Backflow is controlled by the RPZ device. For more information, contact the manufacturer at 800-368-3633. For code requirements, contact the local authority having jurisdiction at 800-368-3633.

Features

- Stainless steel construction provides long-term corrosion resistance and minimum weight.
- Gas-tight seal lock is half the weight of competitive designs.
- Reducing and non-reducing models available.
- Short lead and standard dimensions make retrofitting easy.
- Clean check assembly provides consistent flow in low pressure drops.
- No special tools required for servicing.
- Compact construction allows for smaller enclosures.
- Stainless steel float valve features a long-lasting spring design.
- Adjustable setting valve and lower maintenance costs.
- Float sensor feature includes a remote sensor option.
- Is compatible with BMS and cellular network communication.

AMES
A WATTS Brand

Specification

A Reduced Pressure Zone assembly shall be installed at each connection to prevent backflow and siphonage. The device shall be installed in accordance with the manufacturer's instructions. The device shall be installed in accordance with the manufacturer's instructions. The device shall be installed in accordance with the manufacturer's instructions.

Standards

AWWA C511-02
 AWWA C511-02
 AWWA C511-02

Approvals

PS - Sensor on the relief valve for backflow detection.
 NDE - Non-destructive testing method used for valves.
 DEY - US, Canada and FM Approved outside stem and yoke reduced pressure zone assembly.

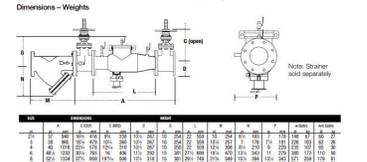
Model/Option

PS - Sensor on the relief valve for backflow detection.
 NDE - Non-destructive testing method used for valves.
 DEY - US, Canada and FM Approved outside stem and yoke reduced pressure zone assembly.

Materials

All internal metal parts 300 Series stainless steel.
 Main valve body 100 Series stainless steel.
 Check assembly, Noryl.
 Flange dimensions in accordance with AWWA Class D.

Dimensions - Weights

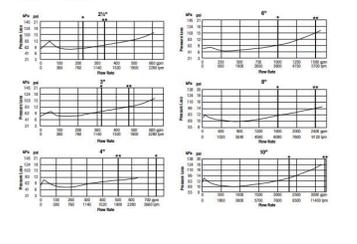


Notes:
 1. Flange dimensions in accordance with AWWA Class D.
 2. Flange dimensions in accordance with AWWA Class D.
 3. Flange dimensions in accordance with AWWA Class D.

Capacity

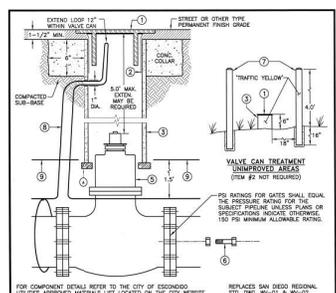
Series 4005S performance is established by an independent testing laboratory (TRB, LLC), verified flow characteristics. Download the characteristics (including sheet) at:

www.ames.com



AMES
A WATTS Brand

ES-A-4005S 3/22



FOR COMPONENT DETAILS REFER TO THE CITY OF ESCONDIDO UTILITIES APPROVED MATERIALS LIST LOCATED ON THE CITY WEBSITE.

REPLACES SAN DIEGO REGIONAL STD. DWG. W-01 & W-02

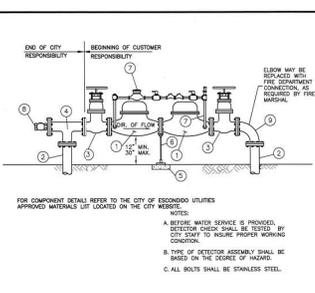
LEGEND ON PLANS

APPROVED: _____
 CITY ENGINEER

CITY OF ESCONDIDO
 UTILITY DEPARTMENT

SCALE: NOT TO SCALE

STANDARD DRAWING NO. W-4-E



FOR COMPONENT DETAILS REFER TO THE CITY OF ESCONDIDO UTILITIES APPROVED MATERIALS LIST LOCATED ON THE CITY WEBSITE.

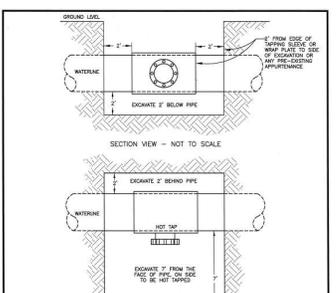
LEGEND ON PLANS

APPROVED: _____
 CITY ENGINEER

CITY OF ESCONDIDO
 UTILITY DEPARTMENT

SCALE: NOT TO SCALE

STANDARD DRAWING NO. W-7-E



LEGEND ON PLANS

APPROVED: _____
 CITY ENGINEER

CITY OF ESCONDIDO
 UTILITY DEPARTMENT

SCALE: NOT TO SCALE

STANDARD DRAWING NO. W-12-E

AUTHORITY HAVING JURISDICTION

DATE: _____ BY: _____

REVISIONS

NO. DESCRIPTION

PROJECT: CHILDREN'S CHOICE ACADEMY RETRO
 CONTRACT WITH: CHILDREN'S CHOICE ACADEMY, INC., LAUREN, CA 92044
 DRAWING TITLE: SITE PLAN

DATE: 4/10/2024
 SCALE: AS NOTED
 DRAWN BY: LAUREN F
 JOB NO.: 23-1418
 SHEET NO.: FS0

EXHIBIT "D"

PLANNING CASE NO. PL23-0301

CONDITIONS OF APPROVAL

This Project is conditionally approved as set forth on the application received by the City of Escondido on August 25, 2023, and the Project drawings consisting of Site Plans, Floor Plans, Sections and Architectural Elevations, all designated as approved on **August 1, 2024**, and shall not be altered without express authorization by the Development Services Department.

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

A. General:

- 1. Acceptance of Permit.** If the Applicant fails to file a timely and valid appeal of this Permit within the applicable appeal period, such inaction by the Applicant shall be deemed to constitute all of the following on behalf of the Applicant:
 - a.** Acceptance of the Permit by the Applicant; and
 - b.** Agreement by the Applicant to be bound by, to comply with, and to do all things required of or by the Applicant pursuant to all of the terms, provisions, and conditions of this Project Permit or other approval and the provisions of the Escondido Municipal Code or Zoning Code applicable to such Permit.
- 2. Permit Expiration.** The Permit shall automatically expire after two years from the date of this approval, or the expiration date of any extension granted in accordance with the Escondido Municipal Code and Zoning Code.

The Permit shall be deemed expired if a building permit has not been obtained or work has been discontinued in the reliance of that building permit. If no building permits are required, the City may require a noticed hearing to be scheduled before the authorized agency to determine if there has been demonstrated a good faith intent to proceed, pursuant to and in accordance with the provision of this Permit.

- 3. Certification.** The Director of Development Services, or his/her designee, is authorized and directed to make, or require the Applicant to make, all corrections and modifications to the Project drawings and any other relevant document comprising the Project in its entirety, as necessary to make them internally consistent and in conformity with the final action on the Project. This includes amending the Project drawings as necessary to

incorporate revisions made by the decision-making body and/or reflecting any modifications identified in these conditions of approval. A final Approved Plan set, shall be submitted to the Planning Division for certification electronically. Said plans must be certified by the Planning Division prior to submittal of any post-entitlement permit, including grading, public improvement, landscape, or building plans for the Project.

4. Conformance to Approved Plans.

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

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

6. Certificate of Occupancy.

- a. No change in the character of occupancy or change to a different group of occupancies as described by the Building Code shall be made without first obtaining a Certificate of Occupancy from the Building Official, as required, and any such change in occupancy must comply with all other applicable local and state laws.
- b. Prior to final occupancy, a Planning Final Inspection shall be completed to ensure that the property is in full compliance with the Permit terms and conditions. The findings of the inspection shall be documented on a form and content satisfactory to the Director of Development Services.

7. Availability of Permit Conditions.

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

b. The Applicant shall make a copy of the terms and conditions of this Permit readily available to any member of the public or City staff upon request. Said terms and conditions shall be printed on any construction plans that are submitted to the Building Division for plan check processing.

8. Right to Entry. The holder of this Permit shall make the premises available for inspection by City staff during construction or operating hours and allow the investigations of property necessary to ensure that minimum codes, regulations, local ordinances and safety requirements are properly followed. The Applicant shall provide such business records, licenses, and other materials necessary upon request to provide evidence of compliance with the conditions of approval, as well as federal, state, or laws.

9. Compliance with Federal, State, and Local Laws. Nothing in this Permit shall relieve the Applicant from complying with conditions, performance standards, and regulations generally imposed upon activities similar in nature to the activity authorized by this permit. (Permits from other agencies may be required as specified in the Permit's Details of Request.) This Permit does not relieve the Applicant of the obligation to comply with all applicable statutes, regulations, and procedures in effect at the time that any engineering permits or building permits are issued unless specifically waived herein.

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

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

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

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

12. Clerk Recording.

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

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

14. Application Accuracy. The information contained in the application and all attached materials are assumed to be correct, true, and complete. The City of Escondido is relying on the accuracy of this information and Project-related representations in order to process this application. Any permits issued by the City may be rescinded if it is determined that the information and materials submitted are not true and correct. The Applicant may be liable for any costs associated with rescission of such permits.

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

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

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

16. Indemnification, Hold Harmless, Duty to Defend.

- a. The Applicant shall indemnify, hold harmless, and defend (with counsel reasonably acceptable to the City) the City, its Councilmembers, Planning Commissioners, boards, commissions, departments, officials, officers, agents, employees, and volunteers (collectively, "Indemnified Parties") from and against any and all claims, demands, actions, causes of action, proceedings (including but not limited to legal and administrative proceedings of any kind), suits, fines, penalties, judgments, orders, levies, costs, expenses, liabilities, losses, damages, or injuries, at law or in equity, including without limitation the payment of all consequential damages and attorney's fees and other related litigation costs and expenses (collectively, "Claims"), of every nature caused by, arising out of, or in connection with (i) any business, work, conduct, act, omission, or negligence of the Applicant or the owner of the Property (including the Applicant's or the owner of the Property's contractors, subcontractors, licensees, sublessees, invitees, agents, consultants, employees, or volunteers), or such activity of any other person that is permitted by the Applicant or owner of the Property, occurring in, on, about, or adjacent to the Property; (ii) any use of the Property, or any accident, injury, death, or damage to any person or property occurring in, on, or about the Property; or (iii) any default in the performance of any obligation of the Applicant or the owner of the Property to be performed pursuant to any condition of approval for the Project or agreement related to the Project, or any such claim, action, or proceeding brought thereon. Provided, however, that the Applicant shall have no obligation to indemnify, hold harmless, or defend the City as to any Claims that arise from the sole negligence or willful misconduct of the City. In the event any such Claims are brought against the City, the Applicant, upon receiving notice from the City, shall defend the same at its sole expense by counsel reasonably acceptable to the City and shall indemnify the City for any and all administrative and litigation costs incurred by the City itself, the costs for staff time expended, and reasonable attorney's fees (including the full reimbursement of any such fees incurred by the City's outside counsel, who may be selected by the City at its sole and absolute discretion and who may defend the City against any Claims in the manner the City deems to be in the best interests of the City).
- b. The Applicant further and separately agrees to and shall indemnify, hold harmless, and defend the City (including all Indemnified Parties) from and against any and

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

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

B. Construction, Maintenance, and Operation Obligations:

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

As a condition of receiving the land use approvals specified herein, Applicant shall maintain the property subject to the approvals in compliance with all applicable city codes governing the condition or appearance of property. In addition to compliance with such basic standards, the property subject to these approvals shall also be maintained free of

trash, plant debris, weeds, and concrete (other than existing foundations and permanent structures). Any signs placed on the property advertising such property for sale or rent shall be in accordance with applicable laws, and be kept clean, in like-new condition, and free from fading and graffiti at all times. This condition shall be applicable from the date the land use is approved. The failure to comply with this condition shall subject the approvals specified herein to revocation for failure to comply.

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

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

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

- 8. Anti-Graffiti.** The Applicant shall remove all graffiti from buildings and wall surfaces within 48 hours of defacement, including all areas of the job site for when the Project is under construction.
- 9. Anti-Litter.** The site and surrounding area shall be maintained free of litter, refuse, and debris. Cleaning shall include keeping all publicly used areas free of litter, trash, and garbage.
- 10. Roof, Wall, and Ground Level Equipment.** All mechanical equipment shall be screened and concealed from view in accordance with Section 33-1085 of the Escondido Zoning Code.
- 11. Trash Enclosures.** All appropriate trash enclosures or other approved trash systems shall be approved by the Planning and Engineering Division. The property owner or management company shall be responsible for ensuring that enclosures are easily assessable for garbage and recyclables collection; and that the area is managed in a clean, safe, and efficient manner. Trash enclosure covers shall be closed when not in use. Trash enclosures shall be regularly emptied. There shall be the prompt removal of visible signs of overflow of garbage, smells emanating from enclosure, graffiti, pests, and vermin.
- 12. Staging Construction Areas.** All staging areas shall be conducted on the subject property, subject to approval of the Engineering Department. Off-site staging areas, if any, shall be approved through the issuance of an off-site staging area permit/agreement.
- 13. Disturbance Coordinator.** The Applicant shall designate and provide a point-of-contact whose responsibilities shall include overseeing the implementation of Project, compliance with Permit terms and conditions, and responding to neighborhood concerns.
- 14. Construction Waste Reduction, Disposal, and Recycling.** Applicant shall recycle or salvage for reuse a minimum of 65% of the non-hazardous construction and demolition waste for residential projects or portions thereof in accordance with either Section 4.408.2, 4.408.3, or 4.408.4 of the California Green Building Standards Code; and/or for non-residential projects or portions thereof in accordance with either Section 5.408.1.1, 5.408.1.2, or 5.408.1.3 of the California Green Building Standards Code. In order to ensure compliance with the waste diversion goals for all residential and non-residential construction projects, the Applicant must submit appropriate documentation as described in Section 4.408.5 of the California Green Building Standards Code for residential projects or portions thereof, or Section 5.408.1.4 for non-residential projects or portions thereof, demonstrating compliance with the California Green Building Standards Code sections cited above.
- 15. Construction Equipment Emissions.** Applicant shall incorporate measures that reduce construction and operational emissions. Prior to the City's issuance of the demolition and grading permits for the Project, the Applicant shall demonstrate to the satisfaction of the

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

C. Parking and Loading/Unloading.

1. A minimum of 40 parking spaces shall be provided at all times for the facility. Said parking spaces provided by the Applicant, and any additional parking spaces provided above the required minimum amount, shall be dimensioned per City standards and be maintained in a clean, well-marked condition. The striping shall be drawn on the plans or a note shall be included indicating double-striping per City standards.
2. Parking for disabled persons shall be provided (including “Van Accessible” spaces) in full compliance with the State Building Code.
3. In accordance with the California Green Building Standard Code, at least eight percent of the total number of required spaces shall be designated for clean air vehicles (CAV), and shall be shown on the revised site plan to the satisfaction of the Planning and Building divisions.
4. No contractor or employee may store, or permit to be stored, a commercial or construction vehicle/truck; or personal vehicle, truck, or other personal property on public-right-of-way or other public property without permission of the City Engineer.

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

1. Landscaped areas shall be maintained in a flourishing manner. Appropriate irrigation shall be provided for all landscape areas and be maintained in a fully operational condition.

2. All existing planting and planter areas, including areas within the public right-of-way, shall be repaired and landscaping brought into compliance with current standards. All dead plant material shall be removed and replaced by the property owner or management company.
3. If at the time of planning final inspection that it is determined that sufficient screening is not provided, the Applicant shall be required to provide additional landscaping improvements to the satisfaction of the Planning Division.
4. The landscaped areas shall be free of all foreign matter, weeds and plant material not approved as part of the landscape plan.
5. Failure to maintain landscaping and the site in general may result in the setting of a public hearing to revoke or modify the Permit approval.

E. Specific Planning Division Conditions:

1. The maximum number of children permitted under this Conditional Use Permit for the daycare and preschool facility shall be for 208 children and 20 staff. Any request to increase the maximum allowable capacity will require a modification to the CUP.
2. The daycare and preschool facility may provide care for infants and children ranging in ages six weeks, up to twelve years old. The number of children within various age categories shall be determined based on the State license issued for the facility.
3. The maximum number of children and staff physically permitted within the building shall be subject to Building and Fire Codes, as approved by the Building Division and Fire Department. In the event the Building and Fire Codes permit for more than 208 children and 20 staff, this Conditional Use Permit shall govern and limit accordingly, unless a subsequent amendment to this Permit is approved by the City.
4. The daycare facility hours of operation shall be limited to 6 a.m. to 6 p.m., Monday through Friday. Any request to modify said hours of operation shall be made in writing to the Director of Development Services, who may approve or disapprove said request.
5. The current staggered recreation schedule, approved by Community Care Licensing Division on July 26, 2023, shall remain in place, in which a waiver was granted to allow a maximum of 14 infants, 42 preschool children and 16 school age children to share the playground on a scheduled basis. The daycare operator shall require all staff be notified of such restriction upon hiring and ensure staff comply with such requirement.
6. All outdoor play or recreation activity shall be supervised at all times by adult employees to ensure that activities are confined to the areas identified on the plans attached as Exhibit

“C” to Zoning Administrator Resolution No. 2024-11. Any noise complaints shall be immediately addressed by the supervising adult(s). Devices capable of emitting loud noises, such as whistles or small bullhorns, shall be used for safety purposes only and shall be subject to the City’s noise ordinance.

7. The pick-up/drop-off area shall occur on-site at the front of the building. This area shall be marked with painted curb and/or signage. No pick-up/drop-off shall occur on public streets or rights-of-way.
8. Prior to Building Permit issuance, the applicant shall provide an on-site circulation plan for ingress/egress to the site with one-way in and out for pick-up/drop-off to the Planning Division with adequate information depicting conformance with the requirements of Condition No. E.7.

A minimum of one staff person, at applicant’s or owner’s expense, shall be available on-site to monitor and assist at drop off and pick up points during peak hours, 6 a.m. to 6:30 a.m. and 5:30 p.m. to 6 p.m.

9. Fire lanes shall remain clear and unobstructed at all times.
10. Prior to Building Permit issuance, the applicant shall provide to the satisfaction of the Planning Division, adequate information regarding the six-foot-high fence and gate that shall fully enclose the outdoor play areas. Such fencing shall be designed with decorative features, to the satisfaction of the Director of Development Services, and shall be installed around the entire outdoor playground area.
11. The applicant shall be responsible for maintaining the fence and gates around the perimeter of the childcare center free of debris, vandalism.
12. The existing landscaping around the existing trash enclosure, located at the southeast corner of the playground area, shall remain. New or retrofitted trash enclosures shall accommodate vertical climbing plants, vines with support trellis panels, clinging non-deciduous or fast-growing shrubbery that will screen the enclosures wall surface. The Director of Development Services shall find that the proposed landscaping design, material, or method provides approximate equivalence to the specific requirements of this condition or is otherwise satisfactory and complies with the intent of these provisions.
13. A valid City of Escondido Business License shall be maintained at all times, and shall specify the maximum capacity of 208 children served at the facility, as approved by this CUP and the Department of Social Services Community Care Licensing Division.
14. A Community Care License, for the daycare and preschool facility, shall be obtained from the Department of Social Services, Community Care Licensing Division, and a copy

provided to the Planning Division. The number of children authorized by the license shall not exceed 208 children, as approved by this CUP.

15. The staggered recreation schedule, approved by the Department of Social Services, Community Care Licensing Division on July 26, 2023, shall remain in place, in which a waiver was granted to allow a maximum of 14 infants, 42 preschool children and 16 school age children to share the playground on a scheduled basis. This waiver shall be included on the new Community Care License for the facility.
16. No utilities shall be released for any purpose or Certificate of Occupancy issued until all requirements of the Planning, Engineering Services, and Building Divisions have been completed.
17. Building plans, prepared by a licensed design professional, shall be submitted for this project and shall comply with the building and fire codes in effect at the time of building plan submittal.
18. Prior to building plan submittal, the plans shall be revised to address the following:

Sheet A-2, Parking Calculation:

- a. Remove Bldg. 2365 (Dutch Brothers) = 950 SF from the parking calculation.
 - b. Revise the total center building SF area to 79,939 SF.
 - c. Revise required number of spaces to 399.
 - d. Include the number of Existing parking spaces: 422.
 - e. Revise the wording to "407 spaces provided."
 - f. Remove wording "43 spots proposed (after 15 spots are removed for playground expansion)."
19. Sheet A-2.1, Enlarged Site Plan: Include the word "Existing" with the Trash Dumpster and adjacent landscaping. Prior to building plan submittal, a revised Traffic Scoping Agreement shall be submitted to Traffic Engineering. The Traffic Scoping Agreement shall be revised to address the following:
 - a. Page 1, Project Description, Building Square Footage: Revise this to 5,810 sf (only the addition).
 - b. Page 1, Project Trip Generation, Net New Daily Trips: SANDAG trip generation guide shows 80 trips/day for every 1000 sf. $80 \times 5.8 = 464$. Use 464 instead of 750.
 - c. Submit an ADA path of travel map.
 20. The plans submitted for building permit shall include notes or details containing the necessary work involved in complying with these project conditions.

F. Specific Building Division Conditions:

1. The applicant shall submit a complete set of construction plans to the Development Services Department for building permit plancheck processing. The submittal shall include a Soils/Geotechnical Report, structural calculations, and State Energy compliance documentation (Title 24). Construction plans shall include a site plan, a foundation plan, floor and roof framing plans, floor plan(s), section details, exterior elevations, and materials specifications. Submitted plans must show compliance with the latest adopted editions of the California Building Code (The International Building Code with California Amendments, the California Mechanical, Electrical and Plumbing Codes). Commercial and Multi-residential construction must also contain details and notes to show compliance with State disabled accessibility mandates. These comments are preliminary only. A comprehensive plancheck will be completed prior to permit issuance and additional technical code requirements may be identified and changes to the originally submitted plans may be required.

G. Specific Fire Department Conditions:

1. Fire underground line plans, Fire sprinkler plans and fire alarm plans shall be a deferred submittals to the Escondido Fire Department.
2. FDC shall be an approved location.
3. An updated Community Care Licensing application (850 form) shall be submitted to the Escondido Fire Department prior to Final of this project.

H. Specific Utilities Division Conditions:

WATER

1. The final locations and sizing of all required, water services, fire hydrants, detector check assemblies, and other water appurtenances shall be designed and installed to the satisfaction of the Director of Utilities and the Utilities Engineer per Escondido Design Standards and Drawings W-7-E.
2. Fire suppression and sprinkler systems beyond the detector check assemblies are private and shall be designed and constructed per current Building, Plumbing, and Fire Code Standards, and per the requirements of the City Fire Marshal and City Building Official and shall be approved by a separate submittal to the Building Department. Although private and approved by separate plans and permit, all fire suppression lines within the right-of-way or within public utility easements shall be shown for reference and review on the various final engineering plan sets. Private fire suppression lines may not run parallel within the public right-of-way or within public utility easements. The property owner shall be responsible for all maintenance of these fire suppression and sprinkler systems.

3. A reduced pressure detector check assembly (RPDA) is required for the project and shall be located just inside the property line. Existing detector check assemblies shall meet current City of Escondido standards.
4. Fire suppression and sprinkler systems beyond the Detector Check Valves are private and shall be designed and constructed per current Building, Plumbing, and Fire Code Standards, and per the requirements of the City Fire Marshal and City Building Official and shall be approved by a separate submittal to the Building Department. Although private and approved by separate plans and permit, all fire suppression lines shall be shown for reference and review on the various final engineering plan sets.
5. All on-site water lines and backflow prevention devices beyond the City water meter or DCA shall be considered a private water system. The property owner shall be responsible for all maintenance of these water lines and appurtenances.
6. A minimum 1-inch minimum water service, 1-inch water meter, and backflow prevention device shall be required for domestic water supply per City of Escondido Design Standards and Standard Drawings (W-1-E). Water meters and backflow prevention devices shall not be installed within a driveway apron or on private drive areas. Backflow prevention assemblies are private and should be located on private property. Backflows shall be located directly behind the public meter.
7. Any water services to be replaced, reconnected or relocated as a part of this project shall be replaced in entirety from the public water main to the public water meter to the satisfaction of the Utilities Engineer and Water Distribution Department.
8. Any fire hydrants to be replaced, reconnected or relocated as a part of this project shall be replaced in entirety from the public water main to the fire hydrant per the satisfaction of the Utilities Engineer and Water Distribution.

SEWER

1. A minimum 6" sewer lateral is required to serve this project. All sewer laterals shall be constructed per current City of Escondido Design Standards and Standard Drawings and per the current Uniform Plumbing Code.
2. No trees or deep-rooted bushes shall be planted within 15-feet of any sewer main or within 10-feet of any sewer lateral. Sewer laterals shall be 5-feet horizontally clear from other utilities.
3. All sewer laterals shall be considered a private sewer system. The property owner shall be responsible for all maintenance of sewer laterals to the public sewer main.

Zoning Administrator

August 1, 2024

PL23-0301

4. The project design shall be such that all existing or new sewer manholes are accessible at all times by City Vector trucks for maintenance.
5. The Developer shall cap and plug at the public sewer main all sewer lines and laterals to be abandoned, to the satisfaction of the Utilities Engineer and the City Inspector.
6. Private water and sewer laterals shall be located outside of public utility easements.

ATTACHMENT 3



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: Children's Choice Academy / PL23-0301

Project Location - Specific:

On the south side of E. Valley Pkwy., west side of N. Citrus Ave., addressed as 2355 E. Valley Pkwy, Suites A through H. (APN: 231-092-36-00)

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

Description of Project:

A modification to a previously approved Conditional Use Permit for an existing preschool and childcare center to increase the number of children permitted at the facility from 70 to a maximum of 208 children (ages 6 weeks to 12 years old) and 20 staff members, within a 6.94-acre shopping center on East Valley Parkway. The site is in the CG zone (General Commercial) and located within the boundaries of the East Valley Parkway Area Plan. Hours of operation would be from 6 a.m. to 6 p.m., Monday through Friday. The facility currently occupies 4,690 square feet of the existing 10,500 square feet commercial building. The request includes an expansion to the adjacent 5,810 square foot vacant suites, and the removal of 15 parking spaces adjacent to the building for the expansion of the fenced outdoor playground on the east and south sides of the building, to accommodate the additional children. The existing parking lot circulation for loading and unloading at the front of the building for student drop-off and pick-up will remain the same.

Name of Public Agency Approving Project: City of Escondido

Name of Person or Agency Carrying Out Project:

Name: Jenni Grawvunder, Children's Choice Academy

Address: 2355 E. Valley Pkwy., Suite A, Escondido, CA 92027 Telephone: 619-249-4328

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

Exempt Status:

The project is categorically exempt pursuant to CEQA Guidelines section 15303 (New Construction or Conversion of Small Structures).

Reasons why project is exempt:

The proposed project qualifies for a categorical exemption pursuant to CEQA Guidelines section 15303 (New Construction or Conversion of Small Structures) meeting all applicable conditions, as further described below.

1. Day nurseries and child care centers are permitted with the approval of a Conditional Use Permit within the CG zone of the East Valley Parkway Area Plan. The project involves a change in occupancy and an expansion in an existing commercial building, not exceeding 5,810 square feet in floor area with minor exterior modifications which include construction of an accessory playground. The project site is located in a developed area of the city where

Updated: 6/17/2021

all necessary public services and facilities are available on site and the surrounding area is not environmentally sensitive. The project thus adheres to the criteria of CEQA Guidelines section 15303(c) and (e).

2. Furthermore, none of the exceptions listed under CEQA Guidelines section 15300.2 apply to the proposed project. The project will not result in a cumulative impact from successive projects of the same type in the same place, over time, given the proposed project is consistent with the Municipal Code and General Plan policies. There are no unusual circumstances surrounding the proposed project that would result in a reasonable possibility of a significant effect on the environment in that the area of impact is already disturbed and improved with an existing, permitted building and parking lot, and all improvements would be required to comply with local and state laws. The project will not damage scenic resources, including trees, historic buildings, rock outcroppings or similar resources, because the locations of the proposed improvements would be located within an area of the City previously disturbed and developed. The project area is not environmentally sensitive.

Lead Agency Contact Person:

Area Code/Telephone/Extension: 760-839-4552

Signature: _____

Jasmin Perunovich
Assistant Planner II

_____ Date

Signed by Lead Agency

Date received for filing at OPR:

Signed by Applicant

ZONING ADMINISTRATOR

CASE NUMBER: PL24-0117

APPLICANT: Alin Alyadako, Elite Collision SD

PROJECT LOCATION: On the western side of Metcalf St., between State Highway 78 to the north and West Mission Ave. to the south, addressed as 837 Metcalf St. (APN: 228-220-71-00).

REQUEST: A Minor Conditional Use Permit to allow for a General Automotive Repair use within an existing building on an approximately 0.5-acre site. The General Automotive Repair use would allow for vehicle collision repair services, and include the installation of a vehicle paint booth within the existing building.

**STAFF
RECOMMENDATION:** Approval

**GENERAL PLAN
DESIGNATION:** LI: Light Industrial

ZONING: M-1: Light Industrial

BACKGROUND/PROJECT DESCRIPTION:

The applicant submitted a request for a Minor Conditional Use Permit (MCUP) for the operation of a General Automotive Repair facility within the Light Industrial (M-1) zone. The repair facilities would consist of the installation of a paint booth, and associated repair equipment within an existing 9,900 square foot industrial building developed in 1973. The industrial building was previously occupied by industrial contractor uses.

The automotive repair facility would consist of two primary operations: the collision repair and vehicle painting. The collision repair services would be located at the western 6,800 square feet of the building, and the vehicle painting services within 1,400 square feet on the eastern area of the building. The remaining 1,700 square feet of the building are dedicated to ancillary uses consisting of materials storage, preparation, and administrative services. The proposed operations would provide a range of services involved in the repair and restoration of vehicles

damaged in collisions and accidents. Services provided would include, but are not limited to, painting and refinishing, dent repair, glass repair and replacement, and minor wash/detailing. The proposed minor wash and detailing operations would be ancillary in nature and not involve a volume of water triggering stormwater requirements. All operations would be conducted within the existing facility. The proposed use would maintain seven employees, with operational hours occurring from 7 a.m. to 5 p.m., Monday through Friday.

ANALYSIS:

1. General Plan Conformance:

The project site is located within the Light Industrial land use designation, which allows for light manufacturing, warehouse, distribution, assembly, and wholesale uses in a more restrictive setting than the General Industrial designation. Industrial Land Use goals identified in Chapter II of the Land Use Element provide guidance on the policies to be implemented for all Industrial uses.

- a. *Industrial Land Use Policy 10.5 – Accommodate industries that generate moderate daytime and minimum nighttime noise levels, and require limited or no outside storage in Light Industrial designated properties.*

The operations would occur during daytime hours only, and be conducted within the existing industrial facility with no exterior work or operations proposed. There will be no outside storage of equipment or vehicles permitted. The proposed use is permitted through the conditional use permit process and the project site is surrounded by existing industrial uses. The proposed project is subject to the requirements of the City's Noise Ordinance and will therefore remain consistent with nearby industrial noise levels.

- b. *Industrial Land Use Policy 10.6 – Require development on properties located in designated Light Industrial areas to incorporate stricter standards than comparable General Industrial designated sites for building architecture, landscaping, and screening of outside storage, property setbacks, and open land use.*

The proposed project entails a change of use with interior improvements (e.g., paint booth) to accommodate the automotive repair use. The project is subject to the development standards of the Light Industrial zone, which include stricter development requirements than the General Industrial zone; however, the proposed use entails a majority interior improvements with minor exterior changes such as roof mounted equipment. The existing facility proposed for improvement was originally developed in 1973 under building permit 4499. The facility was further modified to a warehouse use in 1997 under planning case no. 96-71-PPL, which applied the required development standards, including clean building architecture, and adequate screening of mechanical equipment via a roof parapet. The proposed project will utilize these past

improvements to screen the proposed exhaust equipment. A modification to the adjacent property to the north under Planning case no. PL20-0568 provided additional screening to the properties. Additional planting areas have been provided along Metcalf St., and the property is fully screened by fencing and a gate enclosure securing the property. Further, conditions of approval require the applicant to continue maintenance to ensure a clean and orderly condition of the site.

2. Zoning Code Conformance:

The project site is located within the Light Industrial (M-1) zoning designation, which allows for General Automotive Repair use via a permitted Minor Conditional Use Permit subject to Article 26, Section 33-564 of the Escondido Zoning Code. General Automotive Repair is also governed by Article 57, Section 33-1114(d), which provides additional requirements, including adequate landscape screening, limitations on outdoor storage, and location of repair operations. All repair operations would be conducted within the existing facility, and are adequately screened by existing fencing material and landscaping from the public right-of-way. The proposed use and operations have been reviewed by staff, and found to be in conformance with all development standards of Article 26 and Article 57.

Additional requirements for vehicle storage and parking are identified in Article 57, Sections 33-1114(d)(1) and 33-1114(d)(5), and Article 39, Section 33-765. Vehicles under repair must be stored and maintained inside the building of a M-1 zone, and inoperable, unrepairable vehicles are only permitted to be stored on the premises for up to two business days. Article 39, Section 33-765 identifies off-street parking requirements for the identified land use, "Automotive Service Station," requiring one parking space per service stall. The proposed use will provide up to seven stalls, identified by the applicant as part of the request. The project site is subject to an access and parking easement with the adjacent property at 845 Metcalf St., which allows for access and parking rights to be shared with both properties. The applicant has provided a "Tenant Parking Update" form for both properties, identifying the parking needs for the existing use at 845 Metcalf (warehouse use) which requires an additional eight parking spaces, and the proposed use. The combined uses would require 15 parking spaces, where 21 are currently provided on site.

ENVIRONMENTAL STATUS:

The project is categorically exempt pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15301 ("Existing Facilities") as described further in the Findings of Fact, attached as Exhibit "B" to Zoning Administrator Resolution 2024-09. The proposed project would be located within an existing industrial building, and there will be no proposed expansion or exterior physical alteration of the existing space.

Zoning Administrator
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PL24-0117

REASONS FOR RECOMMENDATION:

The new use is not anticipated to have any adverse impacts on the surrounding properties since it is located within an existing industrial space, surrounded by other industrial spaces within the M-1 zoning designation. There are no sensitive uses in the immediate vicinity of the project, such as residential or commercial uses. Conditions of approval have been included with the draft resolution to address areas of concern, and ensure compliance with all regulations with the Escondido Zoning Code.

Therefore, staff recommends the Zoning Administrator approve the project as conditioned.

Respectfully submitted,

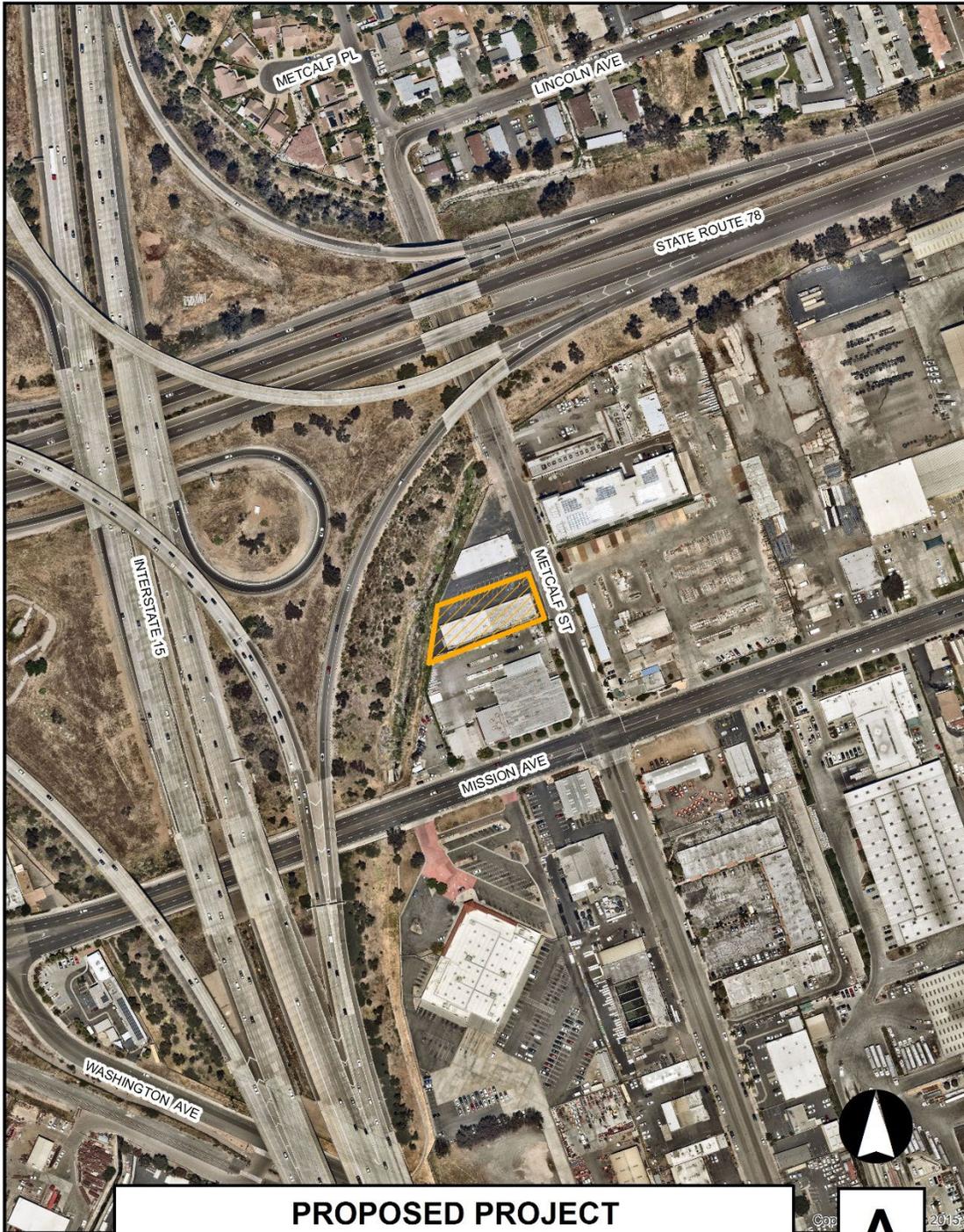


Alex Rangel
Assistant Planner I

ATTACHMENTS:

1. Aerial Map, General Plan Map, Zoning Map
2. Site Plan and Floor Plans
3. Draft Zoning Administrator Resolution No. 2024-09.
 - a. Exhibit "A," "Legal Description"
 - b. Exhibit "B," "Findings of Fact"
 - c. Exhibit "C," "Project Plans"
 - d. Exhibit "D," "Conditions of Approval"
4. CEQA Notice of Exemption

ATTACHMENT 1

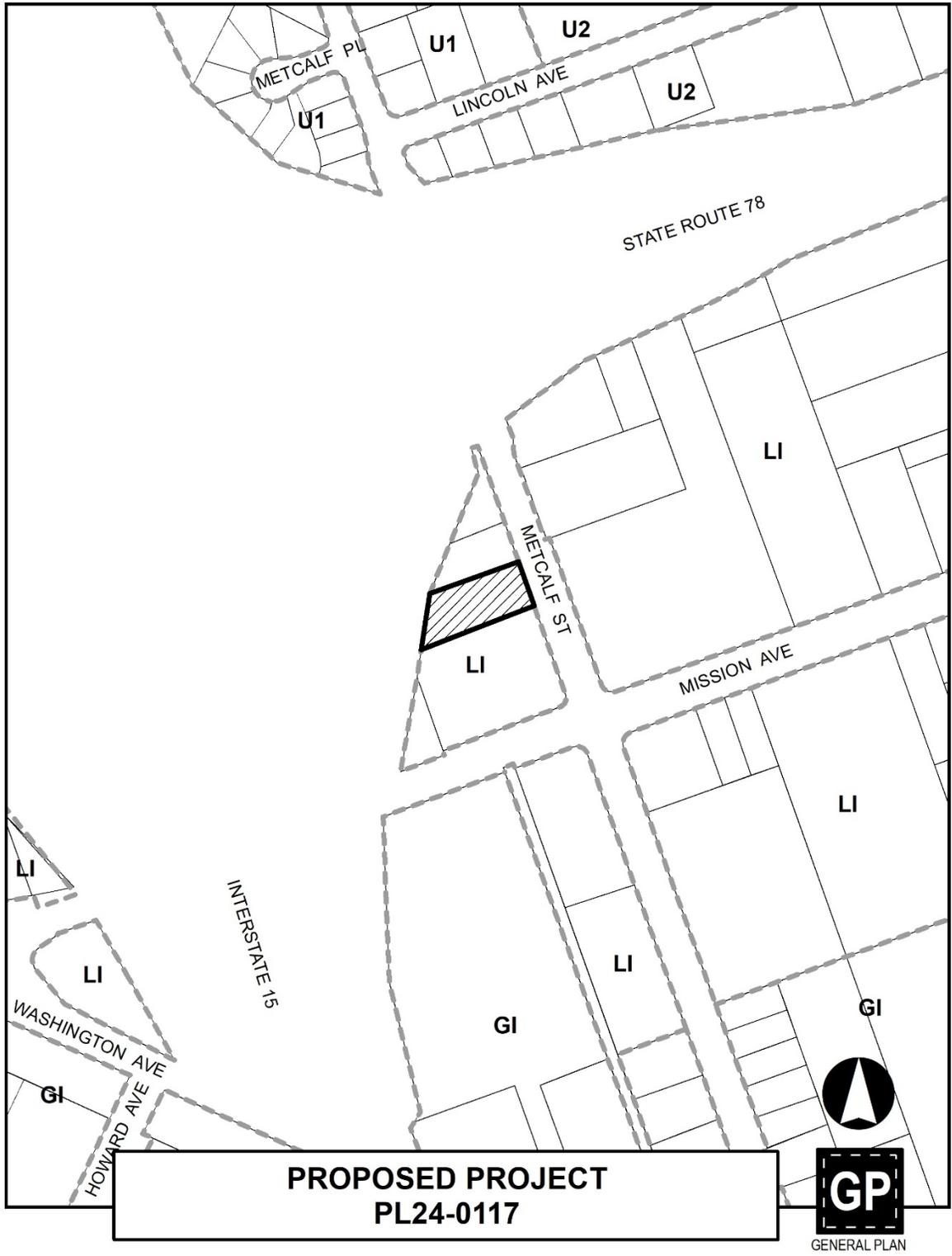


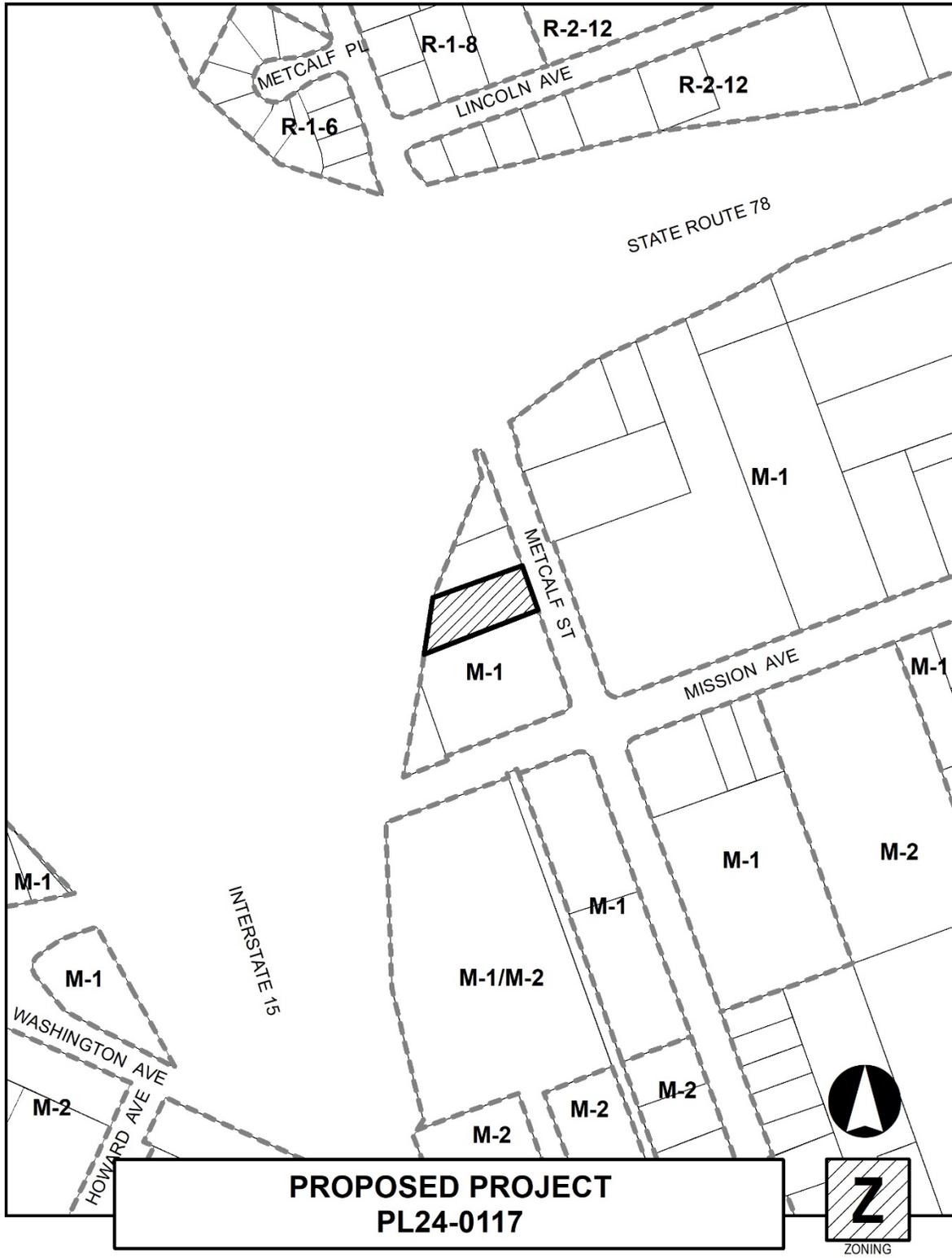
**PROPOSED PROJECT
PL24-0117**



A

AERIAL

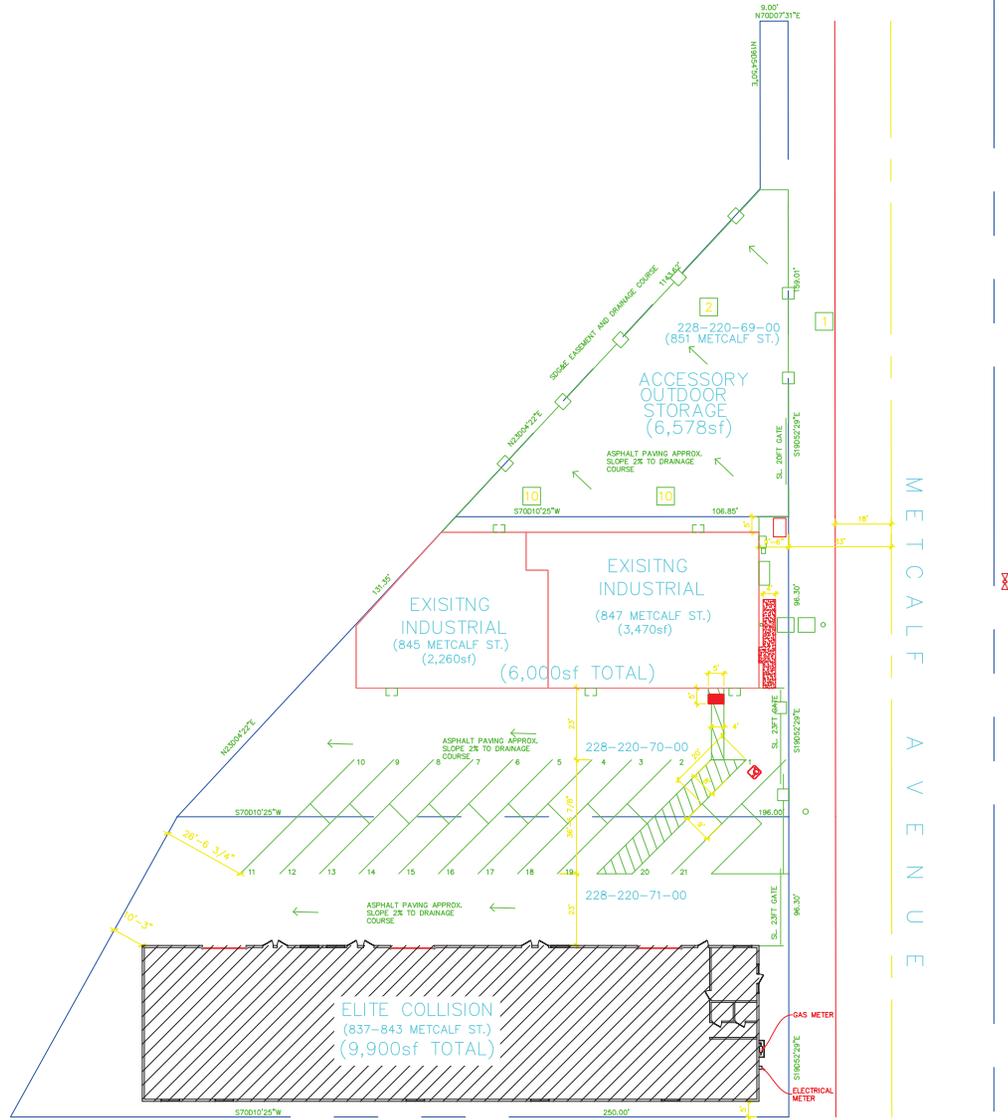




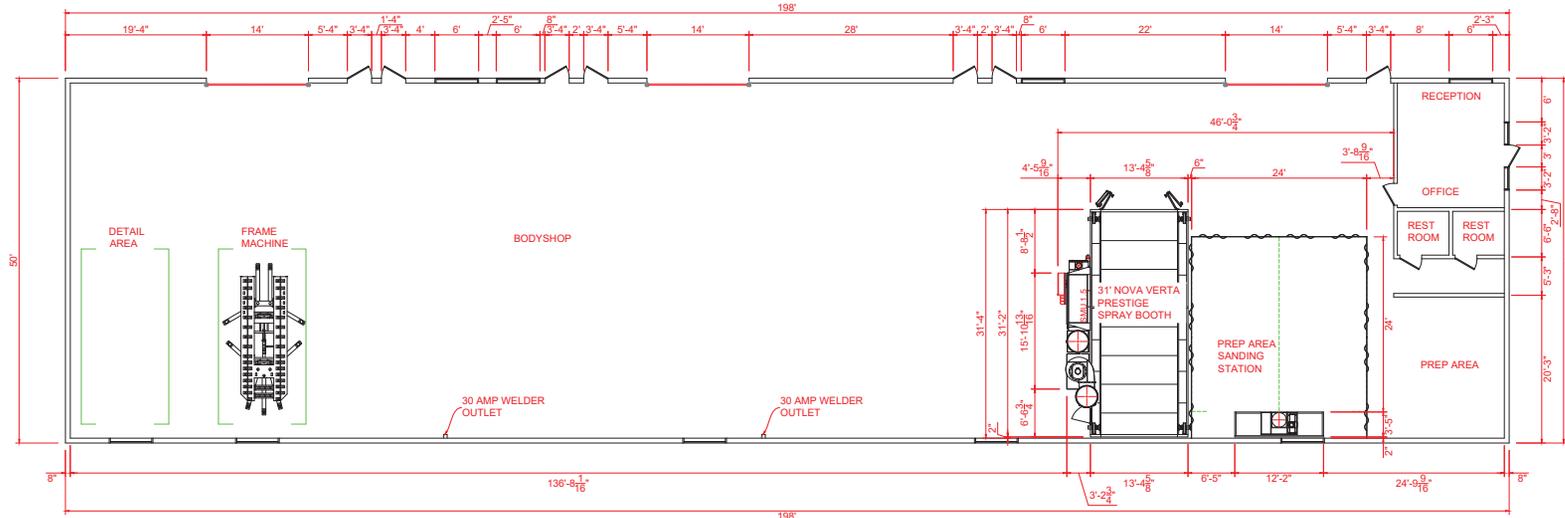
**PROPOSED PROJECT
PL24-0117**



ATTACHMENT 2



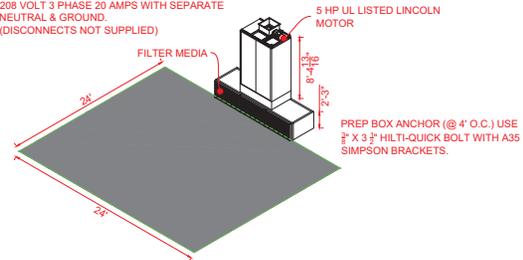
 NOVA VERTA 8207 E. TRENT AVE. • SPOKANE VALLEY, WA 99212 • 800-688-2921	PREPARED FOR ELITE COLLISION 837-843 METCALF STREET ESCONDIDO, CA 92026	DISTRIBUTOR: FOWZER COMPANY DRAWING NO. EC-04124-01 SCALE: NTS DRAWN BY: M. POORE	SHEET: SP SIZE: D
	ATTACHMENT 2		



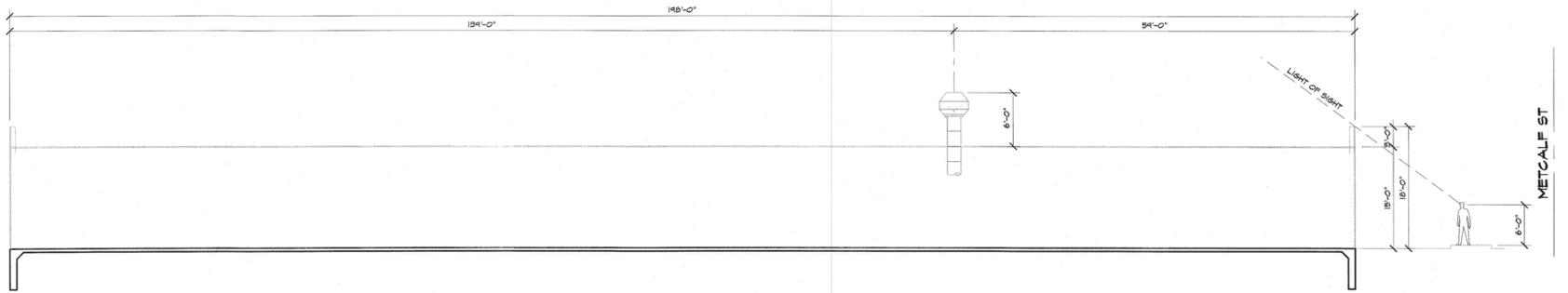
1 FLOOR PLAN
 A1 SCALE: 1/8" = 10'

- NOTES:
- BUILDING HAS 3' PARAPET WALL.
 - DUCTWORK WILL NOT BE SEEN FROM PUBLIC RIGHT OF WAY.
 - 3 EACH 14' SERVICE BAY DOORS DELINEATED IN RED.
 - FRAME MACHINE PLUGS INTO 120V OUTLET AND IS PORTABLE.

ELECTRICAL DETAILS FOR SANDING STATION:
 208 VOLT 3 PHASE 20 AMPS WITH SEPARATE
 NEUTRAL & GROUND.
 (DISCONNECTS NOT SUPPLIED)



1 SANDING STATION DETAIL
 A1 SCALE: 1/8" = 10'



SECTION

1/2" = 1'-0"

REVISION	BY

MIKE SMITH ENGINEERING, INC.
 4 NORTH MAIN STREET
 LORAIN, CALIFORNIA 95040
 PHONE (909) 394-2832

TITLE:
SECTION

PROJECT:
 PROPOSED FOR:
ELITE AUTO BODY
 PROJECT LOCATION:
 881 METCALF ST
 ESCONDIDO CA 92025

STATE OF CALIFORNIA
 REGISTERED PROFESSIONAL ENGINEER
 NO. 15040
 EXPIRES 12/31/25
 CIVIL
 MICHAEL J. SMITH

THESE PLANS ARE PRELIMINARY
 AND NOT FOR CONSTRUCTION
 UNLESS THERE IS A WET SIGNED
 SIGNATURE UPON STAMP

Drawn:	IT
Checked:	MS
Date:	6/12/24
Scale:	AS NOTED
Job No:	24-145
Sheet:	

A1
 1 OF 2 SHEETS

ATTACHMENT 3

PL24-0117

Zoning Administrator

Hearing Date: August 1, 2024

Effective Date: August 11, 2024

RESOLUTION NO. 2024-09

A RESOLUTION OF THE ZONING ADMINISTRATOR
OF THE CITY OF ESCONDIDO, CALIFORNIA,
APPROVING A MINOR CONDITIONAL USE PERMIT
FOR A GENERAL VEHICLE REPAIR USE IN THE M-
1 ZONE.

APPLICANT: Alin Alyadako

CASE NO: PL24-0117

WHEREAS, the Zoning Administrator of the City of Escondido did, on August 1, 2024 hold a public hearing to consider a request for a Minor Conditional Use Permit to allow a General Vehicle Repair use in a 9,900 square foot industrial building in the Light Industrial (M-1) zone. The request involves vehicle repair with a paint booth within the existing building; 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, evidence was submitted to and considered by the Zoning Administrator at or before the public hearing, including, without limitation, written

Zoning Administrator
August 1, 2024
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information, and the staff report dated August 1, 2024, which along with its attachments is incorporated herein by this reference; and

WHEREAS, a notice was published and mailed as required by the Escondido Zoning Code (Article 61, Division 6) and applicable State law; and

WHEREAS, the application was assessed in conformance with the California Environmental Quality Act (CEQA) and a Notice of Exemption was prepared in conformance with CEQA Guidelines Section 15301 (“Existing Facilities”); and

WHEREAS, a staff report was presented discussing the issues in the matter; and

WHEREAS, Ordinance No. 78-02, enacted pursuant to Section 65974 of the Government Code and pertaining to the dedication of land and fees for school facilities, has been adopted by the City of Escondido.

NOW, THEREFORE, BE IT RESOLVED by the Zoning Administrator of the City of Escondido:

1. That the above recitations are true and correct.
2. That the project is categorically exempt from further CEQA review pursuant to CEQA Guidelines Section 15301 (“Existing Facilities”). The Zoning Administrator has reviewed and considered the Notice of Exemption prepared for the project and has determined that it is complete and adequate, and there are no significant environmental effects which are cannot be mitigated.
3. That, considering the Findings of Fact attached as Exhibit “B” hereto, and applicable law, the Zoning Administrator hereby approves said Minor Conditional Use

Zoning Administrator

August 1, 2024

PL24-0117

Permit as depicted on the project plans included as Exhibit "C," and subject to the Conditions of Approval attached as Exhibit "D."

4. That this approval shall automatically become null and void unless the use authorized by this approval has commenced within 24 months of the date of this approval, unless an Extension of Time is granted pursuant to Article 61 of the Escondido Zoning Code.

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

1. NOTICE IS HEREBY GIVEN that the project is subject to certain fees described in the City of Escondido's Development Fee Inventory on file in both the Community Development and Engineering Services Departments. The project also is subject to dedications, reservations, and exactions, as specified in the Conditions of Approval.

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 Section 66020.

Zoning Administrator
August 1, 2024
PL24-0117

PASSED, ADOPTED AND APPROVED by the Zoning Administrator of the
City of Escondido, California, at a regular meeting held on the 1st day of August, 2024.

VERONICA MORONES
Zoning Administrator

BERNADETTE BJORK
Witness

Note: This action may be appealed to Planning Commission
pursuant to Zoning Code Section 33-1303

Zoning Administrator
August 1, 2024
PL24-0117

EXHIBIT "A"

PLANNING CASE NO. PL24-0117

LEGAL DESCRIPTION

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

THAT PORTION OF LOT 2 IN BLOCK 159 IN THE SUBDIVISION OF THE RANCHO RINCON DEL DIABLO, IN THE CITY OF ESCONDIDO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF BY J. M. GRAHAM NO. 724, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, AUGUST 13, 1892, DESCRIBED AS FOLLOWS:

COMMENCING AT THE EASTERLY PROLONGATION OF THE NORTHERLY LINE OF LOT 2, WITH THE CENTERLINE OF AN UNNAMED ROAD, RUNNING NORTHWESTERLY AND SOUTHEASTERLY BETWEEN BLOCK 158 AND 159 OF SAID RANCHO;
THENCE ALONG SAID CENTER LINE SOUTH 20°26'00" EAST, 288.90 FEET TO THE POINT OF BEGINNING;
THENCE SOUTH 69°37'30" WEST, 339.36 FEET;
THENCE SOUTH 20°26'00" EAST, 96.24 FEET;
THENCE NORTH 69°38'00" EAST, 339.36 FEET TO THE CENTER LINE OF SAID UNNAMED ROAD;
THENCE ALONG SAID CENTER LINE NORTH 20°26'00" WEST, 96.30 FEET TO THE TRUE POINT OF BEGINNING.

[APN: 228-220-71-00](#)

EXHIBIT “B”

PLANNING CASE NO. PL24-0117

FINDINGS OF FACT

Environmental Determinations:

1. Pursuant to the California Environmental Quality Act (Public Resources Code section 21000 et. seq.) (“CEQA”), and its implementing regulations (14 C.C.R. § 15000 et seq.) (“CEQA Guidelines”), the City of Escondido (“City”) is the Lead Agency for the project (“Project”), as the public agency with the principal responsibility for approving the Project.
2. The Project qualifies for the following exemption which has been determined to not have a significant effect on the environment, and they are declared categorically exempt from the requirement for the preparation of environmental documents. Pursuant to CEQA Guidelines Section 15301 (“Existing Facilities”), the proposed project meets the following criteria:
 - a. The project consists of minor interior alterations to an existing industrial building, involving the construction of interior partitioning and electrical conveyances.
 - b. The project does not involve the expansion of the existing industrial building.
 - c. The proposed use is a conditionally permitted use for this zone and would occur within the existing facility.

The Project also does not trigger any exceptions to categorical exemptions identified in CEQA Guidelines section 15300.2. The project will not result in a cumulative impact from successive projects of the same type in the same place, over time, given the proposed project is consistent with the General Plan policies which were addressed in the General Plan Final EIR. There are no unusual circumstances surrounding the proposed project that would result in a reasonable possibility of a significant effect on the environment in that the area of impact is already disturbed and improved with an existing, permitted industrial use and all proposed changes would occur within previously disturbed areas. The project will not damage scenic resources, including trees, historic buildings, rock outcroppings or similar resources as the area of impact has already been disturbed. The project area is not environmentally sensitive as it has already been developed.

3. The Zoning Administrator has independently considered the full administrative record before it, which includes but is not limited to materials and evidence submitted by the applicant and other interested parties, and input provided by other City departments and public agencies. No substantial evidence has been submitted that would support a finding that any above-described exemption are not applicable to the Project. The Project will not have a significant effect on the environment, and all of the requirements of CEQA have been met.

Conditional Use Permit Findings (Escondido Zoning Code Section 33-1203):

The Zoning Administrator has reviewed the record, including the applicable CEQA findings, and makes the following findings for a Minor Conditional Use Permit:

1. *A conditional use permit should be granted upon sound principles of land use and in response to services required by the community.*

The approval of this Minor Conditional Use Permit is granted upon sound principles of land use in that the use is proposed within an existing industrial building, which is located along the southeast corner of Interstate 78 and Interstate 15, within the Light Industrial land use designation of the City's General Plan. This area accommodates a variety of uses such as, manufacturing, warehousing, and wholesaling generate moderate noise levels and provide a more restrictive setting than the General Industrial designation. The proposed General Automotive Repair use will provide convenient access to high-quality repair services, and is identified within the M-1 Light Industrial zoning's list of permitted uses via a conditional use permit.

2. *A conditional use permit should not be granted if it will cause deterioration of bordering land uses or create special problems for the area in which it is located.*

The project site has been developed for industrial use, and no building expansions are proposed as part of the project. The vehicle repair operation is permitted with a conditional use permit, and based on the scope of the requested permit, requires a Minor Conditional Use Permit pursuant to Article 61, Division 1, Section 33-1202(1) and Article 26, Table 33-564, and would operate entirely within the 9,900 square-foot industrial building. The existing landscaping and screening are to remain on site. There is adequate parking available on site as existing reciprocal access and parking is granted between the project site and norther adjacent property, and all activities would be subject to the requirements of the adopted zoning code.

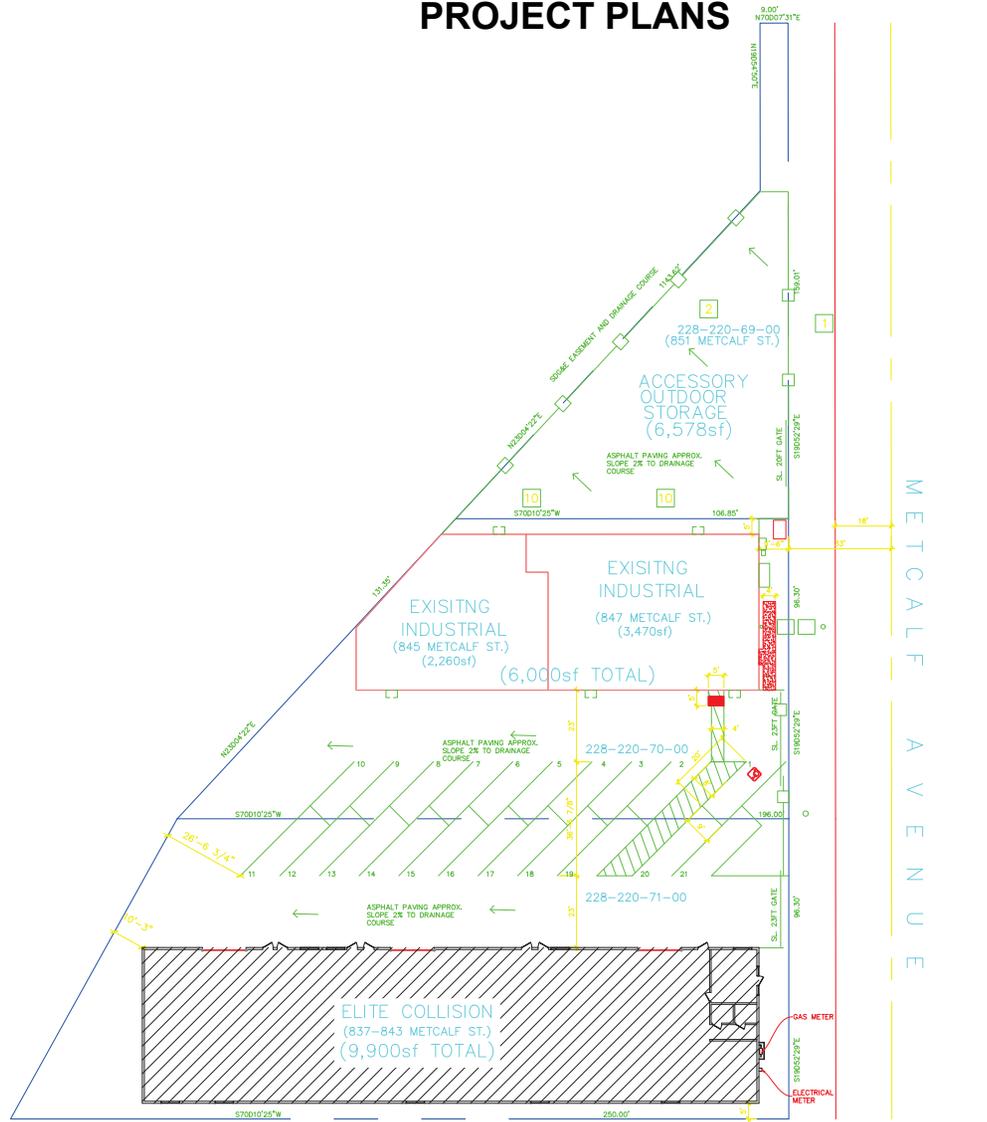
3. *A conditional use permit must be considered in relationship to its effect on the community or neighborhood plan for the area in which it is located.*

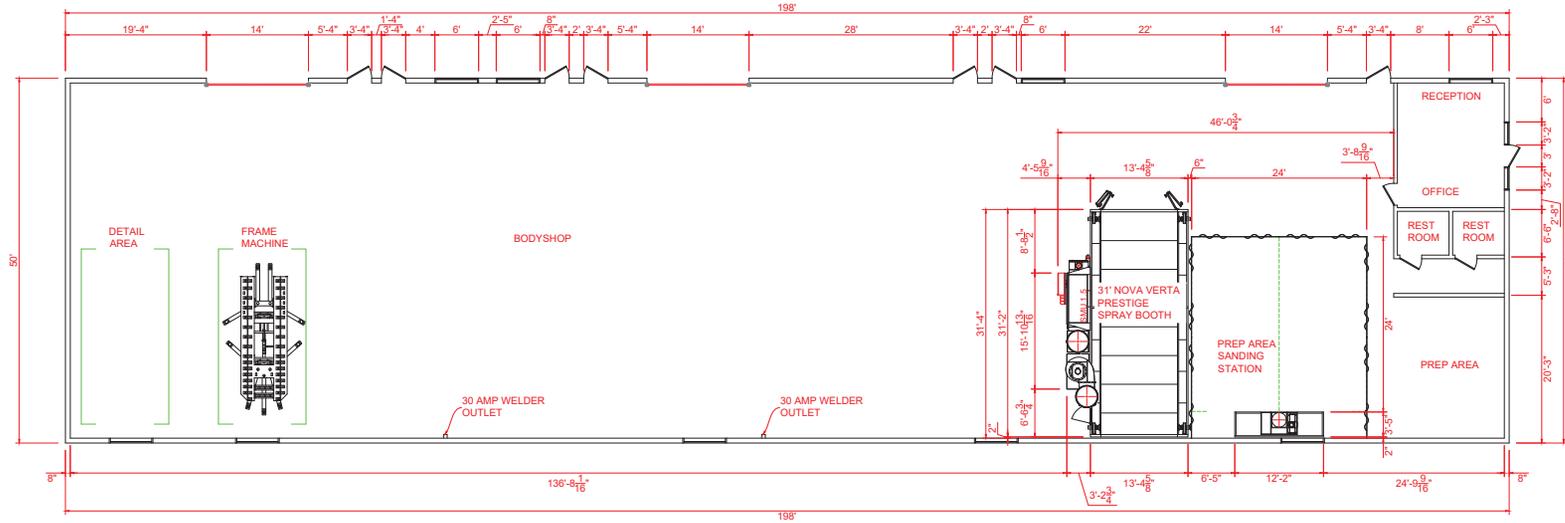
This Minor Conditional Use Permit was reviewed by the City's Staff Development Committee (SDC) and determined, based on the conditions outlined under Exhibit "D" and project scope described within this staff report, is compatible with the surrounding properties and General Plan policies. The proposed use is located within an existing industrial building, meets the development and performance requirements of Article 26 and Article 57, and follows all applicable guiding policies identified in Goal 10 of the General Plan's Land Use Element.

EXHIBIT "C"

PLANNING CASE NO. PL24-0117

PROJECT PLANS

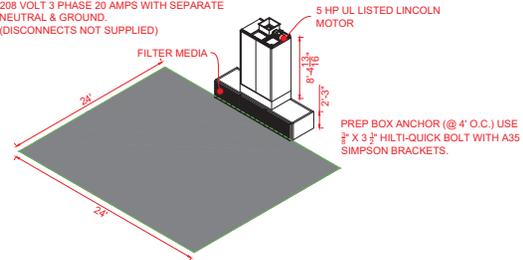




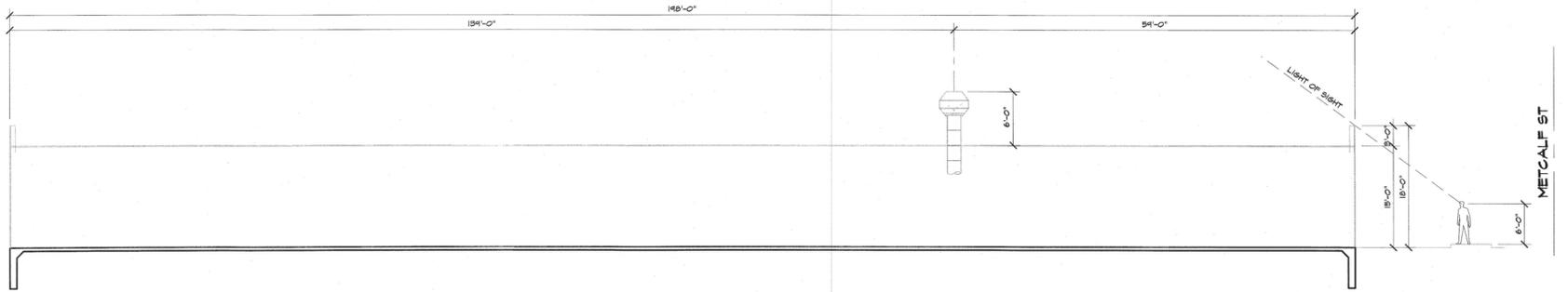
1 FLOOR PLAN
 A1 SCALE: 1/8" = 10'

- NOTES:
- BUILDING HAS 3' PARAPET WALL.
 - DUCTWORK WILL NOT BE SEEN FROM PUBLIC RIGHT OF WAY.
 - 3 EACH 14' SERVICE BAY DOORS DELINEATED IN RED.
 - FRAME MACHINE PLUGS INTO 120V OUTLET AND IS PORTABLE.

ELECTRICAL DETAILS FOR SANDING STATION:
 208 VOLT 3 PHASE 20 AMPS WITH SEPARATE
 NEUTRAL & GROUND.
 (DISCONNECTS NOT SUPPLIED)



1 SANDING STATION DETAIL
 A1 SCALE: 1/8" = 10'



SECTION

1/4" = 1'-0"

REVISION	BY

MIKE SMITH ENGINEERING, INC.
 4 NORTH MAIN STREET
 LODY CALIFORNIA 95040
 PHONE (909) 394-2832

TITLE:
SECTION

PROJECT:
 PROPOSED FOR:
ELITE AUTO BODY
 PROJECT LOCATION:
 881 METCALF ST
 ESCONCIDO CA 92025

STATE
 REGISTERED PROFESSIONAL ENGINEER
 NO. 150400
 EXPIRES 12/31/25
 MICHAEL SMITH
 ESCONCIDO, CALIFORNIA

THESE PLANS ARE PRELIMINARY
 AND NOT FOR CONSTRUCTION
 UNLESS THERE IS A WET SIGNED
 SIGNATURE UPON STAMP

DRAWN:	IT
CHECKED:	MS
DATE:	6/12/24
SCALE:	AS NOTED
JOB NO:	24-145
SHEET:	

A1
 1 OF 2 SHEETS

EXHIBIT “D”

PLANNING CASE NO. PL24-0117

CONDITIONS OF APPROVAL

This Project is conditionally approved as set forth on the application received by the City of Escondido on April 24, 2024 and the Project drawings consisting of Site Plans, Floor Plans, Sections, Architectural Elevations, Civil Sheets/Grading, Landscape Plans and Colored Elevations, received on April 24, 2024; all designated as approved on August 1, 2024, and shall not be altered without express authorization by the Development Services Department.

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

A. General:

1. **Acceptance of Permit.** If the Applicant fails to file a timely and valid appeal of this Permit within the applicable appeal period, such inaction by the Applicant shall be deemed to constitute all of the following on behalf of the Applicant:
 - a. Acceptance of the Permit by the Applicant; and
 - b. Agreement by the Applicant to be bound by, to comply with, and to do all things required of or by the Applicant pursuant to all of the terms, provisions, and conditions of this Project Permit or other approval and the provisions of the Escondido Municipal Code or Zoning Code applicable to such Permit.
2. **Permit Expiration.** The Permit shall automatically expire after 24 months from the date of this approval, or the expiration date of any extension granted in accordance with the Escondido Municipal Code and Zoning Code.

The Permit shall be deemed expired if a building permit has not been obtained or work has been discontinued in the reliance of that building permit. If no building permits are required, the City may require a noticed hearing to be scheduled before the authorized agency to determine if there has been demonstrated a good faith intent to proceed, pursuant to and in accordance with the provision of this Permit.

3. **Certification.** The Director of Development Services, or his/her designee, is authorized and directed to make, or require the Applicant to make, all corrections and modifications to the Project drawings and any other relevant document comprising the Project in its entirety, as necessary to make them internally consistent and in conformity with the final action on the Project. This includes amending the Project drawings as necessary to incorporate revisions made by the decision-making body and/or reflecting any

modifications identified in these conditions of approval. A final Approved Plan set, shall be submitted to the Planning Division for certification electronically. Said plans must be certified by the Planning Division prior to submittal of any post-entitlement permit, including grading, public improvement, landscape, or building plans for the Project.

4. Conformance to Approved Plans.

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

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

6. Certificate of Occupancy.

- a. No change in the character of occupancy or change to a different group of occupancies as described by the Building Code shall be made without first obtaining a Certificate of Occupancy from the Building Official, as required, and any such change in occupancy must comply with all other applicable local and state laws.
- b. Prior to final occupancy, a Planning Final Inspection shall be completed to ensure that the property is in full compliance with the Permit terms and conditions. The findings of the inspection shall be documented on a form and content satisfactory to the Director of Development Services.

7. Availability of Permit Conditions.

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

b. The Applicant shall make a copy of the terms conditions of this Permit readily available to any member of the public or City staff upon request. Said terms and conditions shall be printed on any construction plans that are submitted to the Building Division for plan check processing.

8. Right to Entry. The holder of this Permit shall make the premises available for inspection by City staff during construction or operating hours and allow the investigations of property necessary to ensure that minimum codes, regulations, local ordinances and safety requirements are properly followed. The Applicant shall provide such business records, licenses, and other materials necessary upon request to provide evidence of compliance with the conditions of approval, as well as federal, state, or laws.

9. Compliance with Federal, State, and Local Laws. Nothing in this Permit shall relieve the Applicant from complying with conditions, performance standards, and regulations generally imposed upon activities similar in nature to the activity authorized by this permit. (Permits from other agencies may be required as specified in the Permit's Details of Request.) This Permit does not relieve the Applicant of the obligation to comply with all applicable statutes, regulations, and procedures in effect at the time that any engineering permits or building permits are issued unless specifically waived herein.

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

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

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

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

12. Clerk Recording.

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

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

14. Application Accuracy. The information contained in the application and all attached materials are assumed to be correct, true, and complete. The City of Escondido is relying on the accuracy of this information and Project-related representations in order to process this application. Any permits issued by the City may be rescinded if it is determined that the information and materials submitted are not true and correct. The Applicant may be liable for any costs associated with rescission of such permits.

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

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

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

16. Indemnification, Hold Harmless, Duty to Defend.

- a. The Applicant shall indemnify, hold harmless, and defend (with counsel reasonably acceptable to the City) the City, its Councilmembers, Planning Commissioners, boards, commissions, departments, officials, officers, agents, employees, and volunteers (collectively, "Indemnified Parties") from and against any and all claims, demands, actions, causes of action, proceedings (including but not limited to legal and administrative proceedings of any kind), suits, fines, penalties, judgments, orders, levies, costs, expenses, liabilities, losses, damages, or injuries, at law or in equity, including without limitation the payment of all consequential damages and attorney's fees and other related litigation costs and expenses (collectively, "Claims"), of every nature caused by, arising out of, or in connection with (i) any business, work, conduct, act, omission, or negligence of the Applicant or the owner of the Property (including the Applicant's or the owner of the Property's contractors, subcontractors, licensees, sublessees, invitees, agents, consultants, employees, or volunteers), or such activity of any other person that is permitted by the Applicant or owner of the Property, occurring in, on, about, or adjacent to the Property; (ii) any use of the Property, or any accident, injury, death, or damage to any person or property occurring in, on, or about the Property; or (iii) any default in the performance of any obligation of the Applicant or the owner of the Property to be performed pursuant to any condition of approval for the Project or agreement related to the Project, or any such claim, action, or proceeding brought thereon. Provided, however, that the Applicant shall have no obligation to indemnify, hold harmless, or defend the City as to any Claims that arise from the sole negligence or willful misconduct of the City. In the event any such Claims are brought against the City, the Applicant, upon receiving notice from the City, shall defend the same at its sole expense by counsel reasonably acceptable to the City and shall indemnify the City for any and all administrative and litigation costs incurred by the City itself, the costs for staff time expended, and reasonable attorney's fees (including the full reimbursement of any such fees incurred by the City's outside counsel, who may be selected by the City at its sole and absolute discretion and who may defend the City against any Claims in the manner the City deems to be in the best interests of the City).
- b. The Applicant further and separately agrees to and shall indemnify, hold harmless, and defend the City (including all Indemnified Parties) from and against any and all Claims brought by any third party to challenge the Project or its approval by the City, including but not limited to any Claims related to the Project's environmental

determinations or environmental review documents, or any other action taken by the City regarding environmental clearance for the Project or any of the Project approvals. Such indemnification shall include the Applicant's payment for any and all administrative and litigation costs and expenses incurred by the City in defending against any such Claims, including payment for all administrative and litigation costs incurred by the City itself, the costs for staff time expended, and reasonable attorney's fees (including the full reimbursement of any such fees incurred by the City's outside counsel, who may be selected by the City at its sole and absolute discretion and who may defend the City against any Claims in the manner the City deems to be in the best interests of the City and the Project).

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

B. Construction, Maintenance, and Operation Obligations:

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

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

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

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

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

3. **Utilities.** All new utilities and utility runs shall be underground, or fee payment in-lieu subject to the satisfaction of the City Engineer.
4. **Signage.** All proposed signage associated with the Project must comply with Article 66 (Sign Ordinance) of the Escondido Zoning Code. Separate sign permits will be required for Project signage. All non-conforming signs shall be removed. The Applicant shall submit with any sign permit graphic/list of all signs to be removed and retained, along with any new signage proposed.
5. **Noise.** All Project generated noise shall conform to the City's Noise Ordinance (Ordinance 90-08).
6. **Lighting.** All exterior lighting shall conform to the requirements of Article 35 (Outdoor Lighting Ordinance) of the Escondido Zoning Code.
7. **General Property Maintenance.** The property owner or management company shall maintain the property in good visual and functional condition. This shall include, but not be limited to, all exterior elements of the buildings such as paint, roof, paving, signs, lighting and landscaping. The Applicant shall paint and re-paint all building exteriors, accessory equipment, and utility boxes servicing the Project, as necessary to maintain clean, safe, and efficient appearances.
8. **Anti-Graffiti.** The Applicant shall remove all graffiti from buildings and wall surfaces within 48 hours of defacement, including all areas of the job site for when the Project is under construction.

- 9. Anti-Litter.** The site and surrounding area shall be maintained free of litter, refuse, and debris. Cleaning shall include keeping all publicly used areas free of litter, trash, and garbage.
- 10. Roof, Wall, and Ground Level Equipment.** All mechanical equipment shall be screened and concealed from view in accordance with Section 33-1085 of the Escondido Zoning Code.
- 11. Trash Enclosures.** All appropriate trash enclosures or other approved trash systems shall be approved by the Planning and Engineering Division. The property owner or management company shall be responsible for ensuring that enclosures are easily assessable for garbage and recyclables collection; and that the area is managed in a clean, safe, and efficient manner. Trash enclosure covers shall be closed when not in use. Trash enclosures shall be regularly emptied. There shall be the prompt removal of visible signs of overflow of garbage, smells emanating from enclosure, graffiti, pests, and vermin.

C. Parking and Loading/Unloading.

- 1.** A minimum of seven parking spaces shall be provided at all times. Said parking spaces provided by the Applicant, and any additional parking spaces provided above the required minimum amount, shall be dimensioned per City standards and be maintained in a clean, well-marked condition. The striping shall be drawn on the plans or a note shall be included indicating double-striping per City standards.
- 2.** Parking for disabled persons shall be provided (including "Van Accessible" spaces) in full compliance with the State Building Code.
- 3.** No contractor or employee may store, or permit to be stored, a commercial or construction vehicle/truck; or personal vehicle, truck, or other personal property on public-right-of-way or other public property without permission of the City Engineer.

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

- 1.** Landscaped areas shall be maintained in a flourishing manner. Appropriate irrigation shall be provided for all landscape areas and be maintained in a fully operational condition.
- 2.** All existing planting and planter areas, including areas within the public right-of-way, shall be repaired and landscaping brought into compliance with current standards. All dead

plant material shall be removed and replaced by the property owner or management company.

3. If at the time of planning final inspection that it is determined that sufficient screening is not provided, the Applicant shall be required to provide additional landscaping improvements to the satisfaction of the Planning Division.
4. The landscaped areas shall be free of all foreign matter, weeds and plant material not approved as part of the landscape plan.
5. Failure to maintain landscaping and the site in general may result in the setting of a public hearing to revoke or modify the Permit approval.

E. Specific Planning Division Conditions:

1. All conditions of 96-71-PPL and PL20-0568 shall remain in effect unless expressly modified herein.
2. This Minor Conditional Use Permit allows for General Automotive Repair as described in the August 1, 2024 Zoning Administrator staff report. No other activities are permitted by this approval. No outdoor use or storage is permitted as a part of this Permit.
3. Applicant shall acquire all permits required from the San Diego County Air Pollution Control District prior to building permit issuance. Documentation for permit requirements shall be provided to the satisfaction of the Planning Division.
4. All business operations shall be conducted as described in the August 1, 2024 Zoning Administrator staff report. Business operations shall be limited to Monday through Friday, 7 a.m. to 5 p.m. Any request to modify the hours of operation will be subject to Chapter 33, Article 61, Division 1, Section 33-1208 of the Escondido Zoning Code.



ATTACHMENT 4

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: Minor Conditional Use Permit (PL24-0117)

Project Location - Specific: West of Metcalf Street, between State Highway 78 to the north and West Mission Avenue directly south, addressed as 837 Metcalf St. (APN: 228-220-71-00).

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

Description of Project: A Minor Conditional Use Permit to allow for a General Automotive Repair use within an existing building on an approximately 0.5-acre site. The General Automotive Repair use would allow for vehicle collision repair services, and include the installation of a vehicle paint booth within the existing building. The site is zoned Light-Industrial (M-1) and has a General Plan land use designation of Light Industrial (LI).

Name of Public Agency Approving Project: City of Escondido

Name of Person or Agency Carrying Out Project:

Name: Alin Alyadako
Address: 837 Metcalf St.

Telephone: 619-277-1971

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

Exempt Status:

The project is categorically exempt pursuant to CEQA Guidelines section 15301 ("Existing Facilities")

Reasons why project is exempt:

- 1. The project consists of minor interior alterations to an existing industrial building, involving the construction of interior partitioning and electrical conveyances.
2. The project does not involve the expansion of the existing industrial building.
3. Furthermore, none of the exceptions listed under CEQA Guidelines section 15300.2 apply to the proposed project. The project will not result in a cumulative impact from successive projects of the same type in the same place, over time, given the proposed project is consistent with the General Plan policies which were addressed in the General Plan Final EIR. There are no unusual circumstances surrounding the proposed project that would result in a reasonable possibility of a significant effect on the environment in that the area of impact is already disturbed and improved with an existing, permitted industrial use and all proposed changes would occur within previously disturbed areas. The project will not damage scenic resources, including trees, historic buildings, rock outcroppings or similar resources as the area of impact has already been disturbed. The project area is not environmentally sensitive as it has already been developed.

Lead Agency Contact Person: Alex Rangel

Area Code/Telephone/Extension: 760-839-4542

Signature: Alex Rangel
Assistant Planner I

Date

Signed by Lead Agency

Date received for filing at OPR:

Signed by Applicant

ZONING ADMINISTRATOR

CASE NUMBER:	PL24-0100
APPLICANTS:	Rodney L. George & Denise A. Lincoln
PROJECT LOCATION:	On the northern side of E. 6 th Avenue, between S. Hickory St. and S. Grape St. addressed as 546 E. 6 th Ave. (APNs: 233-291-14-00 & 233-291-15-00).
REQUEST:	Designate a single-family residence at 546 E. 6 th Ave. as a locally significant historic resource, and place it on the City of Escondido's Local Register of Historic Places
STAFF RECOMMENDATION:	Approval
GENERAL PLAN DESIGNATION:	Urban I (U1)
ZONING:	Single-Family Residential (R-1-6)

BACKGROUND/PROJECT DESCRIPTION:

Local Register of Historic Places Listing:

The project site is approximately 0.17 acres and located on the northern side of E. 6th Avenue, between S. Hickory St. and S. Grape St. addressed as 546 E. 6th Ave. (APNs: 233-291-14-00 & 233-291-15-00). The project site is located within the Old Escondido Neighborhood; however, the site was not identified within the City's 2001 historic survey. The Planning Division reviewed all permitted modifications to the site, including the following improvements:

- Building permit no. 10057: an architectural remodel which included a 1,320 square foot second floor addition and 576 square foot expansion to the property completed in 1975.
- Building permit no. 19327: construction of a detached garage matching the architectural style of the prior remodel completed in 1978.

Additional minor modifications to the site include the following Planning Case nos.:

- ADM16-0149 for exterior paint modifications; ADM17-0043 for rooftop solar installation; ADM17-0234 for window retrofiting; and ADM18-0061 for the re-roofing of the subject property.

City staff received an application to list the single-family residence on the City's Local Register of Historic Places. The request is subject to Article 40, Section 33-794 of the Escondido Zoning Code ("EZC") which requires a public meeting, and approval of the findings by the Zoning Administrator as the decision-making body to list a property on the Local Register. City staff evaluated the integrity of the potential resource and supports findings for its local historical significance based on the structure's ability to meet three of seven local criteria findings. A listing request must meet at least two of the criteria to qualify for such listing. The request meets Criteria 1, 2, and 5 of Section 33-794(c), described in the "Analysis" section of this report.

Application materials for this request are provided under Attachment 1 of this report. The applicant has also provided a completed California Department of Parks and Recreation ("DPR") 523 form and associated research, provided under Attachment 2 of this report.

ANALYSIS:

The applicant conducted historic research and data collection to support criteria 1, 2, and 5 outlined in Section 33-794(c) of the EZC. The DPR form provided under Attachment 2 details the results of the research and data collection. The DPR form includes historic background on the residence and property, provides descriptive information of the architectural style, and details interior and exterior historical aspects of the residence. Based on the information provided within the DPR and its preparation by a historic preservation professional, the DPR form substantiates the residence meets minimum listing criteria. Additionally, staff conducted a review of available planning, building, and construction records from the City of Escondido and San Diego County Assessor/Recorder/Clerk which are provided under Attachments 2 and 3.

a. Local Register of Historic Places Listing:

Planning staff reviewed the provided research and documentation for the property, and conclude the property meets three of the seven required criteria to be placed on the Local Register, per Section 33-794(c) of the EZC, as stipulated below:

- Criteria 1. Escondido historical resources that are strongly identified with a person or persons who significantly contributed to the culture, history, prehistory, or development of the City of Escondido, Region, state or nation.*

The property was owned by Judge Pierce Jefferson Wisdom and spouse, Ella B. Wisdom, from 1917 through 1921. Judge Wisdom and his sons operated and owned a mercantile business on Grand Avenue (Formerly Ohio); he also served as the Deputy

County Clerk for San Diego County, the City's Recorder, and as a police judge until his passing in 1925.

Judge Wisdom purchased the property and the adjoining parcels in order to redevelop the vacant land for low-level farming crops to support the ongoing war effort. Post-war, Judge Wisdom redeveloped the farmland property in 1919 into one of the City's original parks, "Boulder Heights Park", in cooperation with the City's trustee group.

- ii. *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 residence is a notable example of the post-1750s "Dutch Colonial Revival" architecture identified within "A Field Guide to American Houses", exhibiting several character defining features such as roof type, eaves, window type, etc. listed for this specific architectural style (gambrel roof, original 12 over 12 double hung windows, operable/inoperable shutters). The redevelopment of the property in 1975 sought to mimic the primary design features of the Dutch Colonial style, while incorporating more modern features of the Rural Traditional principal sub-type. The property's defining features include a gambrel roof with unflared eaves, and double-hung wood sash windows adorning the property. A brick walkway straddles the property from 6th Avenue into the adjoining alley, complimenting the yard and landscaping features, and blending into the deck and lower-level stem wall which surrounds the property. While wood siding was not common with Dutch Colonial architecture, construction began to deviate from brick/stone for these properties in the 1750s with the integration of the architectural style into the English Colony traditions. The detached garage on the property compliments the architectural style of the main residence, sharing the same gambrel roof, window design, and siding. Photographs of the residence and project site are provided within Attachment 2.

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

The property owner submitted records from the San Diego County Assessor's office indicating construction originating in 1896. However, the Assessor's records vary from the Residential Building Records with the original appraisal of the property in 1903, indicating the original structure to be at least 121 years old. However, the improvements of the site constructed in 1975 and 1978 are only 48 and 46 years old, and are therefore ineligible under the requirement for criteria 5 (Attachment 3). To demonstrate the portion of the structure subject to significance, Figure I provides a visual breakdown of the primary residence, remodel, and garage addition.

Figure I: Property improvements



ENVIRONMENTAL STATUS:

The California Environmental Quality Act (“CEQA”) Guidelines list classes of projects that have been determined not to have a significant effect on the environment and as a result are exempt from further environmental review under CEQA. The activity is not a “Project” as defined under Section 15378(b)(5) of the California Environmental Quality Act State Guidelines in that the listing of the Local Register of Historic Places is an administrative action, and this action will not result in a direct or indirect physical change to the structure or environment. Therefore, pursuant to State Guidelines Section 15060(c)(3) no environmental review is required.

REASONS FOR RECOMMENDATION:

Based on the analysis contained in this staff report, staff recommends the Zoning Administrator approve Zoning Administrator Resolution 2024-10, listing the Single-Family Residence on the City’s Local Register of Historic Places.

Zoning Administrator
August 1, 2024
PL24-0100

Respectfully submitted,



Alex Rangel
Assistant Planner I

ATTACHMENTS:

1. Local Register Application
2. California Department Parks and Recreation Form 523, and associated Property Photographs
3. Judge Pierce Jefferson Wisdom supporting documents
4. Property Building Records
5. Zoning Administrator Resolution 2024-10
 - a. Exhibit "A" – Legal Description
 - b. Exhibit "B" – Findings of Fact



CITY OF ESCONDIDO
Planning Division
201 North Broadway
Escondido, CA 92025-2798
(760) 839-4671

FOR INTERNAL USE ONLY	
Case No.:	_____
Date Recieved:	_____
Received By:	_____
Fees Recieved.:	_____
Date Approved:	_____
Application:	<input type="checkbox"/> Incomplete
	<input type="checkbox"/> Complete _____

ESCONDIDO HISTORIC DESIGNATION APPLICATION

(Check one) Historic Landmark Local Register

Applicant: Rodney George & Denise Lincoln
Address: 546 East 6th Avenue
City/State/Zip: Escondido CA 92025
Phone No.: (H) 858.692.6185 (W) 619.405.0545

Present Property Owner: Rodney George /Denise Lincoln
Address: 546 East 6th Avenue
City/State/Zip: Escondido CA 92025
Phone No.: (H) 619.405.0545 (W) 858.692.6185

Address of Site/Structure: 546 East 6th Avenue
Assessor Parcel No.: 233291 14 and 233291 15

Present Land Use: RESIDENTIAL
General Plan Designation: _____
Tier/Neighborhood: Old Escondido Historic District

Common Name/
Historic Name: Wisdom/Walters House
Architural Style: Dutch Colonial Revival

Zoning: R 1-6
Related Case File: _____

Put answers to questions 1-3 on the reverse side of this form.

1. Please describe historical aspects of the site or structure as well as any other significant factors which may determine this as an Historic Resource (i.e., special aesthetics; cultural, architectural, or engineering factors; and any dates, events, or persons associated with the site or structure).
2. Has the site or structure been altered in any way from its original design? Explain.
3. Are there any known threats to the site or structure? (i.e., private development, zoning, vandalism, public works, structural damage, etc.)

SUBMITTAL REQUIREMENTS:

- Complete legal description of property
- List of past and present occupants/owners
- 1 copy of site plan
- Photos of exterior of structure/site
- Evidence that the property owner has consented to designating the Historic/Cultural Resource as an Historic Landmark/Local Register Property
- Chain of Title
- State of California Department of Parks and Recreation Forms 523a & b (attached)

Rodney George March 29, 2024
Applicant Signature (Date)
Denise Lincoln 3/29/24

Rodney George March 29, 2024
Property Owner Signature (Date)
Denise Lincoln 3/29/24

1. The original house sits on Lot 6 with the earliest records showing C.D. Lawton as an owner from 1896-1898 when it was acquired by Isabella Thayer between 1898-1914 then passed to her son Edwin Van Fleet when she died. Peter Truman owned from 1915-1917.

Judge Pierce Jefferson Wisdom and his wife bought Lot 6 and soon after bought Lots 7 and 8 from Emma Clark. The Judge was very prominent in the neighborhood and Escondido, having been involved in mercantile business where he and his sons had Wisdom and Sons, Wisdoms Co., and others on Grand Ave. P.J. Wisdom was a Judge, a county clerk, deacon in his church, a farmer, who grew wheat and acquired the 2 adjacent lot to grow wheat for the war effort and developed Boulder Heights Park in 1919. The Judge lived in the house at 546 East 6th Avenue until 1921.

Walter M. Berry bought the house, then sold off 1 & 1/2 of the 2 lots Wisdom acquired and built the original garage in 1943. Berry worked for Escondido Land and Town Co.

LaurA Hazard who lived in the house from 1952-1975 and visited in November 2023, remembered a long driveway from 6th avenue that connected to the garage. Of the two lots purchased by Judge Wisdom only 1/2 of lot 7 is now part of the current 546 East 6th Avenue property. This created a beautiful expansive yard in both the front, back and side, while allowing 2 other homes to be built in the 1960's just west of the property.

"Thirty Ranchos" as they were called were distributed in San Diego County. One of these was Rincon del Diablo; it was granted in 1843 to Juan Bautista Alvarado. The grant was consisting of 12,633 acres, now Escondido Valley. Alvarado died on the Rancho after only 3 years and in 1850 the heirs sold the Rancho to Judge Oliver S. Witherby of San Diego, who was a member of the Boundary Commission and San Diego's first representative to the State Legislature.

Judge Witherby sold the property in 1868 to the Wolfskill brothers, John, Josiah, and Matthew of Los Angeles for \$8,000. The area was then known as Wolfskill Plains.

The Land Boom of the 1880's-1920's helped to create the first settlement near the present site of Jesmond Dene. The area's name was changed to Escondido April 24, 1884,

A group of investors from Los Angeles and San Diego bought the grant from the Wolfskills for \$128,000 then quickly sold it the Escondido Company on March 1, 1886. The Escondido Land and Town Company acquired the Deed and proceeded to subdivide the Valley into small farms and lay out the town site. The Company even built a few houses in town so prospective residents would have places to live while they looked for property to buy.

546 East 6th Avenue was built within walking distance to downtown (now Grand Avenue) and the 100-room hotel built in 1887 which was located at the previous site of the Palomar Hospital. The Hotel was a social center for the community and this explains why so many of the residents of 546 East 6th were business owners and involved in the growth of Escondido.

"The people that settled in Escondido in the nineties were well educated, and in comfortable financial circumstances: They built many beautiful homes; some are still standing today." Escondido Land and Town Company advertised to wealthy businessmen and farmers living in the Midwest. A. W. Wolford answered the call and became prominent in the city of Escondido for many years. Many of the streets in the Old Escondido District were named after Midwest states, and were later changed in the 1930's when home mail delivery began.

The home at 546 East 6th Avenue was originally 8th Avenue and was not moved but rather the street name was changed. (see attached)

Many of the original houses in the district were simple workman cottages, but some were prominent properties and were built in architectural styles more popular in the Midwest or East to appeal to the businessmen needed to build the town of Escondido. This may be the reason there is little known about the original builder and architect of this house.

Judge P.J. Wisdom and his sons Milton, Guy, P.J. Jr., Samuel all came from Iowa in 1904 and were successful in mercantile and other Escondido retail business for many years.

In the early 1900's Judge Wisdom was involved in the mercantile business that he and his sons owned and operated on Grand (Formerly Ohio) Avenue. The businesses were Wisdom's, P.J. Wisdom + Sons, Wisdom Co., M.V. Wisdom + Co., and M.V. Wisdom Grocery.

Judge Wisdom was reportedly retired from the Mercantile business by 1910 but was still very busy with his duties as Justice of Peace, City Recorder, and Deacon of the Church. The Wisdoms were involved in many civic organizations in Escondido.

P.J. Wisdom was a Mason and trustee of the local lodge. As a Civil War Veteran, he was a Royal Arch Mason and at one time Commander of the Grand Army of the Republic (GAR).

In 1917 Judge Wisdom bought the two adjacent lots east of his home at 546 East 6th (then 8th) Avenue (see attached) In 1919, Judge Wisdom took it upon himself to transform the then dilapidated parcel of land across from his lots and home (546 East 6th Avenue) from a dumping ground to the Boulder Heights Park which was compared at the time to Grape Day Park. David, Owen, and Miss Edith Welty, along with Aubrey Ashley started with planting a pine, pepper and red gum trees years earlier. Wisdom arranged to have the trash removed, secured a hydrant to supply water to the parcel with no charge to the

city. It was planted with an artistic arrangement of geraniums, roses, morning glories, Boston Ivy, trumpet vine, pepper, two apricot trees, a few small camphor trees, and at the point a beautiful head of golden rod with a little wild lilac and other natural growth plants.

On February 17, 1925 Judge Wisdom passed away.

"Patriarch of Escondido Country Quietly and Peacefully Goes to His Reward For 21 years an honored and prominent citizen of Escondido and at the present City Recorder and Judge of Police Court Judge Pierce Jefferson Wisdom passed away at 12:45 Tuesday afternoon, and thus one of the patriarchs of this city and valley has gone to a noble reward after a long and useful life. His death comes as a sorrow to scores of people, but with the knowledge that he had lived more than his allotted time of life and had filled his long life with good deeds and usefulness to himself and to humanity. He was 82 years of age. Judge Wisdom was of staunch character a man of the highest type, the kind that builds for durability. True to his friends to the last degree, he was kind to those who held views contrary to his own. He held the love and respect of the people and passes to his reward with the respect of everyone."

"Great Throng Honors Wisdom"

The honorary pall bearers were in the fore, namely: J. Van Ryan, Lawrence N. Turrentine. The body was borne to Oak Hill Cemetery.

As a further mark of respect to the memory of Judge Wisdom, practically every business in Escondido closed its doors during the hour of the funeral service. (*Daily Times-Advocate (Escondido, California) Friday February 20, 1925*)

Judge Wisdom sold the house to Walter and May Berry in 1921. The Berry's sold off the adjacent lots Wisdom had bought in 1917 to grow crops. Berry was the Assistant Secretary for Escondido Land and Town Co. and his wife May Berry was an author of Poems and Sketches.

Fred H. and Kathryn Barth lived in the home in 1947-1948. They had a business F.H. Barth Co. a Securities Company and sadly both died in a plane crash in the Canary Islands while celebrating Mrs. Barth's retirement from the company they started together.

Kenneth Hazard and his wife Mary lived in the house 1952-1969 then sold it to their daughter and new husband. LaurA A. Hazard owned the house until 1975 when it was sold to Frank H. Klement who added the 24-ft addition in the back and new 3+ car garage. Klement died in a car accident.

2. The house is said to have been built in 1903 but research has found through Assessors record books that it likely was built earlier. The 1898-99 records show an entry in the column "value of improvements" which was not there on the 1896-1897 record. (see attachment) The original builders and architects are unknown. However, "On March 1, 1886, the Escondido Company deeded the grant to the newly formed Escondido Land & Town Company, The Company even built a few houses in town, so that prospective residents would have places to move into while they were looking for property to buy." (*San Diego Historical Society Quarterly - July 1963*)

In 1975 a building permit was pulled by Crown Builders by Frank H. Klement who owned the house between 1975-1980 to demo the original garage, add a 24-foot 3 level addition to the back of the house which included main bedroom and bathroom, family room, and finished basement. 2 fireplaces were added, one in the family room, the other one below in the finished basement.

The addition has a clear transition between the original cinder block foundation and redwood framing to the 1970's addition. In the years since the addition, little has changed in the house with the exception of solar panels being placed on the roof by Dennis J. Walters in the 2010's.

A brick patio and a pergola just in front of the side garage door, opens on to the yard and 20 ft tall hedge of Eugenia. The sidewalk on 6th Avenue has 2 brick posts with lights atop either side.

The front porch has simple wood balusters and handrail with an opening to the east side of the steps down to a winding brick path that meanders through lovely garden paths on the back and west side of the house. A new 3+ car detached garage in the Dutch Colonial Revival style with the same Gambrel/Mansard roof as the house was added to the back of the property with alley access. A brick patio and a pergola just in front of the side garage door, to the east, open on to the yard and a 20 ft tall hedge of Eugenia to the East. A very large Camphor tree is in the front yard which was remembered fondly from the 1950's by LaurA Hazard and which is said to have been planted in 1919 during the development of Boulder Heights Park.

546 East 6th Avenue is a beautiful and historic property which is a wonderful example of Dutch Colonial Revival Architecture. Some of the authentic characteristics of Dutch Colonial Revival apparent in the house are the gambrel roof which was popular to increase the roof span of the bedrooms and attic space. Double hung sash windows in the dormers down the sides and side by side paired double hung sash widows in the front façade. Casement windows that open out, stone or brick foundation, front facing gable with full width porch and grouped together side by side windows. The original hand-hewn Redwood is visible in the basement and in the walls of the front 2/3 of the home, sometimes sistered with new wood. The original foot print of the house remains unchanged and is built on the original foundation. The addition on 3 levels built in the 1970's added 24 feet to the back of the house. There is a clear, visible, transition from the front 2/3 of the house.

3. There are no known threats to the site or the structure.

City of Escondido Criteria.

The criteria are as follows:

(1) Strongly identified with a person or persons who significantly contributed to Escondido history, or development of the City of Escondido, region, state or nation;

YES, Judge Wisdom was said to be the “Patriarch of Escondido County” and is credited with the developing Boulder Heights Park and bought the lots west of the house to grow wheat for the war effort “Win the War with Wheat” campaign. His contemporaries at the time were Lawrence Turrentine and David Welty therefore strongly linking him to Escondido history.

(2) Embody distinguishing characteristics of an architectural type

YES: The Dutch Colonial Revival is strongly embodied in 546 East 6th Avenue with Gambrel roof, dormer double-hung windows, 12 over 12 sash windows, full width front porch and casement windows.

(3) Connected with a business or use that was once common but is now rare:

YES: Judge Wisdom and sons owned and operated mercantile businesses on Grand Avenue which are rare today.

(4) Sites of significant historic events;

YES: The property is Lot 6 and ½ of Lot 7. Lot 7 was used to grow wheat for the War effort. No other events are known to have occurred on this site.

(5) 50 years old or have achieved historical significance;

YES: The original house has been said to be 1903, however Assessors Book Records show it may actually have been built in 1897. The addition to the house is 50 now years old.

(6) Focal point in the visual quality or character of a neighborhood, street, area or district;

YES: 546 East 6th Avenue sits at the very top of the hill on 6th Avenue, has a large Camphor tree (dated 1919) and has a beautiful yard, mature plants and trees. The property sits across from the Welty House, and Boulder Heights Park area that Judge Wisdom developed years ago. The neighborhood would definitely not have the charm or interest without 546 East 6th Avenue.

(7) Few remaining examples in the city possessing distinguishing characteristics of an architectural type;

YES: The Klement/Walters aka Wisdom/Walters House is one of only 2 Dutch Colonial Revival properties in Old Historic Escondido. (The other being on Hickory, corner of 7th). The property at 546 East 6th has even more typical characteristics of Dutch Colonial Revival than the others and is still wood siding.

(8) Exemplary craftsmanship or design of the period

YES: The Dutch Colonial Revival Houses characteristically are relatively simple in design in comparison to Victorian houses. But 546 East 6th is definitely a great example of the Dutch Colonial Revival design.

(9) Sign that is integrated into the architecture of the building, such as the sign pylons on buildings constructed in the Modern style and later styles;

None known.

(10) Extraordinary aesthetic quality, creativity, or innovation;

YES: While many houses in the area have been substantially modified and chop up the flow and look of the original house. The modifications done over the years have been done to create a cohesive period aesthetic.

(11) Landscape features

YES: The very large camphor tree in the front yard was planted in 1919 by Judge Wisdom who at that time developed Boulder Heights Park across the street and the area was named after the Park. Also, the ½ Lot of Lot 7 that remains with the property that was farmed with wheat to win the war in 1917. There is an enormous Eugenia hedge lining the east side of the property.

(12) Information important in prehistory;

Nothing prehistoric known

(13) Escondido significant historical resource that has an outstanding rating of the criteria used to evaluate local register requests.

YES: 546 East 6th Avenue is an excellent example of Dutch Colonial Revival for 1895-1920 period.

CRHR Criteria

CRHR Criterion 1:

It is associated with the events that have made a significant contribution to the broad patterns of California's history and cultural heritage.

The only event known is the growing of the wheat on the adjacent lots for the War effort and which ½ of lot 7 is still part of the property today.

CRHR Criterion 2:

It is associated with the lives of persons important to our past.

YES: Judge Wisdom, "Patriarch of Escondido County" (See Summaries)

CRHR Criterion 3:

It embodies the distinctive characteristics of a type, period, region, or method of construction; represents the work of an important creative individual; or possesses high artistic values.

YES: Dutch Colonial Revival Characteristics such a gambrel roof, double hung sash windows in dormers, side by side double hung sash windows, casement windows, brick foundation, front facing gable with full width porch.

CRHR Criterion 4:

It has yielded, or may be likely to yield, information important in prehistory or history.

Not that is known at this time.

The Integrity and Significance of 546 East 6th Avenue, Escondido, California 92025

Location - *“Place where the historic property was constructed” (Andrus and Shrimpton 2002)*

Research reveals that the single-family residence was built in its current location.

Design - *“Combination of elements that create Structure” (A+S 2002)*

The identifying and unique architectural features such as gambrel roof, dormer, double hung, and paired windows, full width porch

Setting - *“Physical environment of historic property” (A+S 2002)*

The setting of 546 East 6th Avenue is not drastically changed since its completion with the exception of the garage that was built in 1943, was demolished and rebuilt in the 1970s near the alley north of the property

Materials - *“Physical elements that were combined during the particular time” (A+S 2002)*

The redwood hand-hewn wood in the original parts of the house is still present along with the foundation and placement of the rooms. The 1970s addition was built with typical materials of the time.

Workmanship - *“Labor and skills of particular time period”*

Average and typical for the time (1897). Neither the house nor the garage displays evidence of skills of a particular culture.

Feeling - *“Expression of the historic sense of particular period of time” (A+S 2002)*

The properties' features of a Dutch Colonial Revival period house and grounds clearly convey the historic sense of the property. The expansive yard, 3+ car garage feels as though you are walking back in time. A laundry chute between the 2nd and 3rd floors, the pocket doors separating the formal dining room to the kitchen and wood floors in the front public room harken early times.

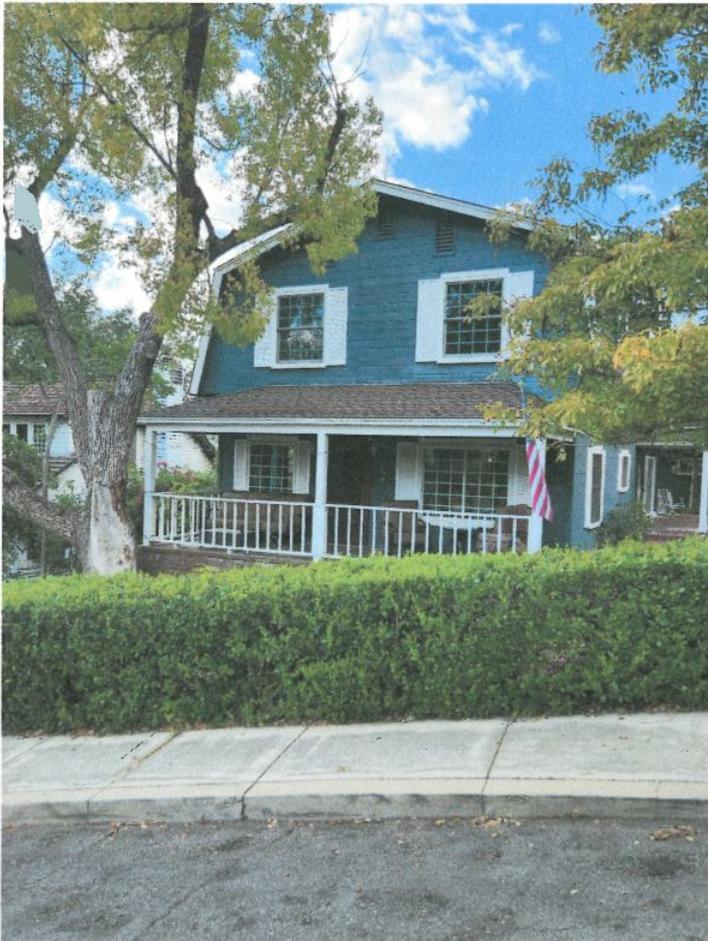
Association - *“Direct line to important historic event or person “ (A+S 2002)*

Judge Wisdom was said at the time of his death to be the “Patriarch of Escondido County.” He bought the 2 lots adjacent to the home in 1917 to grow wheat for the war effort. Answering the cry to “Win the war with Wheat.” He is also credited with developing the “Boulder Heights Park” just across the street. Not to mention his time as a Judge, City Recorder, and Prominent Citizen for multiple reasons.

State of California  The Resources Agency DEPARTMENT OF PARKS AND RECREATION PRIMARY RECORD		Primary # HRI # Trinomial NRHP Status Code	Listings
Other Review Code	Reviewer	Date	

Page _____ of _____ *Resource Name or #: (Assigned by recorder) _____
P1. Other Identifier: Klement/Walters aka Wisdom/Walters

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



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

P5b. Description of Photo: (view, date, accession #) Front of home facing South on 6th Ave March 2024

***P6. Date Constructed/Age and Source:**
 Historic Prehistoric Both
 Built between 1897-1898 per San Diego County Assessor Books. There is no entry in the column labeled "Value of Improvements" in 1896-1897. The 1898-1899 Assessor Book has an entry in said column in following Assessor Books that continue to appreciate with the house. (Note: local brochures incorrectly state house being built in 1903.) (See Attachments)

***P7. Owner and Address:**
RODNEY L. GEORGE & DENISE A. LINCOLN
546 EAST 6TH AVENUE
ESCONDIDO, CA 92025

***P8. Recorded by:** (Name, affiliation, and address)

***P9. Date Recorded:** _____

***P10. Survey Type:** (Describe)
Local Register Mills

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

***Attachments:** NONE Location Map
 Continuation Sheet Building, Structure, and Object Record
 Archaeological Record District Record
 Linear Feature Record Milling Station Record
 Rock Art Record

State of California  The Resources Agency DEPARTMENT OF PARKS AND RECREATION PRIMARY RECORD	Primary # HRI # Trinomial NRHP Status Code	Other Review Code	Reviewer	Date	Listings
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Page _____ of _____ *Resource Name or #: (Assigned by recorder) _____
P1. Other Identifier: Klement/Walters aka Wisdom/Walters

- Artifact Record Photograph Record
 Other (List): _____

Front of House

Front facing Gambrel/Mansard Roof Dutch Colonial Revival with 2nd story symmetrical 12 over 12 double-hung windows. The main entry door is centered on the full-width brick porch. The windows to the right are an example of "grouped windows" with shutters. There is a fixed window to the left of the door.

The front porch with simple window and door trim also has a simple post and balusters on the front railing. The body of the house is made of wood clapboards that wrap around the entire house. A large Camphor tree sits proudly in the front yard is reportedly planted by Judge Wisdom in 1919 while developing Boulder Heights Park across the street. (See Attachments)

East side House

The east side of the house (facing Grape St) displays 4 six over six double hung windows set into the Mansard roof extending over the top portion of the house, another great example of Dutch Colonial Architecture. The side entrance has a gabled entry. There is a large set of wood sliding French doors overlooking the brick patio with a climbing rose covered pergola. This area was added with the 1970's addition to the back of the house. The placement of the side door is at the exact transition between the original house and the addition. (See Attachments)

West side of House

There is a 1/2 gate and a trellis near the front of the house by the porch. There is one 6 over 6 double hung dormered window on the Mansard roof that extends the first 1/3 of the way down the wall. Two smaller double hung windows are on the body of the clapboard sided house. There are two 12 over 12 double hung windows and two 4 over 4 double hung windows and a bay window with views to the west. Two air conditioning units (both need replacing) and the lower level has 4 more windows with metal security gates attached and 3 small windows that view into the original unfinished basement. (See Attachments)

Back of the House

The back of the house (South facing) has an imposing 3 story brick Chimney that supports the 2 large fireplaces inside the home and 2 more 6 over 6 double hung windows on either side which is typical of Dutch Colonial Revival architecture. 2/3 of the body of the house is clapboard with the bottom 1/3 stucco covered wood framing that flows on to the west side of the house and blends into the cinder block foundation of the original home at the 24-foot mark which clearly marks the transition from the original home to the addition.

The back yard has brick steps that open on to another patio area and beautiful plants and trees next to the detached wood clapboard and cinder block 3+ car garage that make for a lovely hideaway. (See Attachments)

Front of House

Front facing Gambrel/Mansard Roof Dutch Colonial Revival with 2nd story symmetrical 12 over 12 double-hung windows. The main entry door is centered on the full-width brick porch. The windows to the right are an example of “grouped windows” with shutters. There is a fixed window to the left of the door.

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State of California ♦ The Resources Agency DEPARTMENT OF PARKS AND RECREATION PRIMARY RECORD		Primary # HRI # Trinomial NRHP Status Code
Other Review Code	Reviewer	Date Listings

Page _____ of _____ *Resource Name or #: (Assigned by recorder) _____
P1. Other Identifier: Klement/Walters aka Wisdom/Walters

- *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 2024 T; R; of of Sec; B.M.
- c. Address 546 EAST 6TH AVENUE City ESCONDIDO Zip 92025
- d. UTM: (Give more than one for large and/or linear resources) Zone 11, me/ mN
- e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, decimal degrees, etc., as appropriate)

APN 233-291-14-00 & APN 233-291-15-00 Legal: Lot 6 and the west ½ of Lot 7 in block "E" of Escondido, in the city of Escondido, County of San Diego, State of CA, according to map thereof No. 336, filed in the office of the County Recorder of San Diego County, July 10, 1886.

*P3a. **Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries) The Klement/Walters House aka Wisdom/Walters House is a historical residence typical of the Dutch Colonial Style, reportedly built in 1903. Research shows it was built between 1897-1898 per Assessors Records. The 1970's addition by Frank Klement, who lived in the house at the time, added 24 feet to the back of the Dutch Colonial Revival built by Crown Builders. The original builders and architects are unknown. However, "On March 1, 1886, the Escondido Company deeded the grant to the newly formed Escondido Land & Town Company, The Company even built a few houses in town, so that prospective residents would have places to move into while they were looking for property to buy." (*San Diego Historical Society Quarterly - July 1963*) A building permit for an addition on the back of the house, (bedroom-Upper Level, family room-Mid-level and walkout finished basement-lower level) was pulled in 1975. 546 East 6th Avenue is located in the heart of OLDE ESCONDIDO HISTORIC DISTRICT. The 4 bedrooms, 4 baths, detached 3+ car garage on a 7000 sq ft lot and ½. (APN 233-291-14 and APN 233-291-15) is on the north side of 6th Avenue one house west of Grape Street. The 3216 sq ft wood and brick framed house sits proudly at the top of the street directly across from the Welty House (547 East 6th Ave). The house is south facing and has a very old Camphor tree in the front yard that was planted by Judge Pierce Jefferson Wisdom in 1919, when developing Boulder Height Park directly across the street. The tree and house were remembered fondly by LaurA Hazard who lived in the house in the 1950's. She remembers playing on a rope swing in the tree as a child. LaurA toured the house after the current owners moved in and was so pleased to remember her room in the basement, the kitchen and placement of the dining and living room were relatively unchanged since her time in the house. She mentioned the (Dutch Colonial) roof pitch was expanded in the 1970's addition to give more headroom in the bedrooms upstairs, but the original house footprint was otherwise maintained. Two fireplaces on the back (north) side of the house were included in the addition. Subsequently, a 3+ car garage and retaining wall were built in Dutch Colonial Revival Style. The roofs on both the house and the garage are composite shingles. The house has solar panels added to the roof of the house in the 2010's.

*P3b. **Resource Attributes:** (List attributes and codes) (HP2) Single Family Dwelling _____

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 DEPARTMENT OF PARKS AND RECREATION HRI# Primary #
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*Resource Name or # (Assigned by recorder) _____ *NRHP Status Code _____
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B1 Historic Name: Klement/Walters House
 B2 Common Name: Wisdom/Walters House
 B3 Original Use: Residence B4 Present Use: Residence
 *B5. Architectural Style: Dutch Colonial Revival

*B6. Construction History: (Construction date, alterations, and date of alterations)
 The house is said to have been built in 1903 but research has found through Assessors record books that it likely was built earlier. The 1898-99 records show an entry in the column "value of improvements" which was not there on the 1896-1897 record. (see attachment) The original builders and architects are unknown. However, "On March 1, 1886, the Escondido Company deeded the grant to the newly formed Escondido Land & Town Company, ... The Company even built a few houses in town, so that prospective residents would have places to move into while they were looking for property to buy." (*San Diego Historical Society Quarterly - July 1963*)

9

The original house sits on Lot 6 with the earliest records showing C.D. Lawton as an owner from 1896-1898 when it was acquired by Isabella Thayer between 1898-1914 then passed to her son Edwin Van Fleet when she died. Peter Truman owned from 1915-1917. Judge Pierce Jefferson Wisdom and his wife bought Lot 6 and soon after bought Lots 7 and 8 from Emma Clark. The Judge was very prominent in the neighborhood and Escondido, having been involved in mercantile business where he and his sons had Wisdom and Sons, Wisdoms Co., and others on Grand Ave. P.J. Wisdom was a Judge, a county clerk, deacon in his church, a farmer, who grew wheat and acquired the 2 adjacent lot to grow wheat for the war effort and developed Boulder Heights Park in 1919. The Judge lived in the house at 546 East 6th Avenue until 1921.

Walter M. Berry bought the house, then sold off 1 & 1/2 of the 2 lots Wisdom acquired and built the original garage in 1943. Berry worked for Escondido Land and Town Co.

Laura Hazard who lived in the house from 1952-1975 and visited in November 2023, remembered a long driveway from 6th avenue that connected to the garage. Of the two lots purchased by Judge Wisdom only 1/2 of lot 7 is now part of the current 546 East 6th Avenue property. This created a beautiful expansive yard in both the front, back and side, while allowing 2 other homes to be built in the 1960's just west of the property.

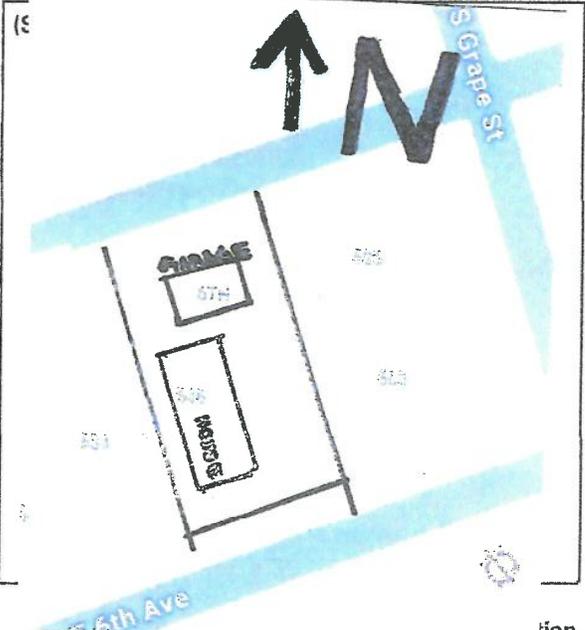
In 1975 a building permit was pulled by Crown Builders by Frank H. Klement who owned the house between 1975-1980 to demo the original garage, add a 24-foot 3 level addition to the back of the house which included main bedroom and bathroom, family room, and finished basement. 2 fireplaces were added, one in the family room, the other one below in the finished basement.

The addition has a clear transition between the original cinder block foundation and redwood framing to the 1970's addition. In the years since the addition, little has changed in the house with the exception of solar panels being placed on the roof by Dennis J. Walters in the 2000's. The current owners, Rodney and Denise George updated the kitchen with cabinets and appliances, and have been very busy removing 1980's wallpaper, carpet and drapes to improve the interior and both have pledged to enable the home to continue to be loved by future generations.

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

*B8. Related Features: A brick patio and a pergola just in front of the side garage door, opens on to the yard and 20 ft tall hedge of Eugenia. The sidewalk on 6th Avenue has 2 brick posts with lights atop either side.

(This space reserved for official comments.)



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The front porch has simple wood balusters and handrail with an opening to the east side of the steps down to a winding brick path that meanders through lovely garden paths on the back and west side of the house. A new 3+ car detached garage in the Dutch Colonial Revival style with the same Gambrel/Mansard roof as the house was added to the back of the property with alley access. A brick patio and a pergola just in front of the side garage door, to the east, open on to the yard and a 20 ft tall hedge of Eugenia to the East. A very large Camphor tree is in the front yard which was remembered fondly from the 1950's by LaurA Hazard and which is said to have been planted in 1919 during the development of Boulder Heights Park.

B9a. Architect: UNKNOWN b. Builder: UNKNOWN

*B10. Significance: Theme Residential Architecture Historic District Area Central, Olde Escondido Historic District
Period of Significance Land Boom 1888-1920 Property Type Residential Applicable Criteria _____
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

"Thirty Ranchos" as they were called were distributed in San Diego County. One of these was Rincon del Diablo; it was granted in 1843 to Juan Bautista Alvarado. The grant was consisting of 12,633 acres, now Escondido Valley. Alvarado died on the Rancho after only 3 years and in 1850 the heirs sold the Rancho to Judge Oliver S. Witherby of San Diego, who was a member of the Boundary Commission and San Diego's first representative to the State Legislature.

Judge Witherby sold the property in 1868 to the Wolfskill brothers, John, Josiah, and Matthew of Los Angeles for \$8,000. The area was then known as Wolfskill Plains.

The Land Boom of the 1880's-1920's helped to create the first settlement near the present site of Jesmond Dene. The area's name was changed to Escondido April 24, 1884.

A group of investors from Los Angeles and San Diego bought the grant from the Wolfskills for \$128,000 then quickly sold it to the Escondido Company on March 1, 1886. The Escondido Land and Town Company acquired the Deed and proceeded to subdivide the Valley into small farms and lay out the town site. The Company even built a few houses in town so prospective residents would have places to live while they looked for property to buy.

546 East 6th Avenue was built within walking distance to downtown (now Grand Avenue) and the 100-room hotel built in 1887 which was located at the previous site of the Palomar Hospital. The Hotel was a social center for the community and this explains why so many of the residents of this 546 East 6th were business owners and involved in the growth of Escondido.

"The people that settled in Escondido in the nineties were well educated, and in comfortable financial circumstances: They built many beautiful homes; some are still standing today." Escondido Land and Town Company advertised to wealthy businessmen and farmers living in the Midwest. A. W. Wolford answered the call and became prominent in the city of Escondido for many years. Many of the streets in the Old Escondido District were named after Midwest states, and were later changed in the 1930's when home mail delivery began. The home at 546 East 6th Avenue was originally 8th Avenue

(Sketch Map with north arrow required.)

(This space reserved for official comments.)

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and was not moved but rather the street name was changed. (see attached)

Many of the original houses in the district were simple workman cottages, but some were prominent properties and were built in architectural styles more popular in the Midwest or East to appeal to the businessmen needed to build the town of Escondido. This may be the reason there is little known about the original builder and architect of this house.

Judge P.J. Wisdom and his sons Milton, Guy, P.J. Jr., Samuel all came from Iowa in 1904 and were successful in mercantile and other Escondido retail business for many years.

In 1900 the population was about 1200 and steadily grew to 24,000. Some contributing factors were the growth of grain farming, lemon, avocado and grape production.

Judge Pierce Jefferson Wisdom was born September 6, 1842. His early life was occupied by farming and stock raising in Iowa. In 1872 he opened a store in Blockton, Iowa, where he supplied the needs of settlers for miles. He maintained a private post office and it proved such a convenience that he prevailed to have it changed to a government office. He conducted the store and post office for 13 years. In 1861, he served 6 months under Captain John Flick in Missouri. In 1862, he volunteered in Company G until the end of the Civil War.

Pierce J. Wisdom married Miss Jane Carter and had 4 children. After Jane died, he married Harriet Worthington and had 5 more children. After Harriet died, he married Miss Ella, and moved to Escondido in 1904 with his adult sons, Guy Wade, Milton V., Pierce J. Jr., Samuel, and William D. All were previously top sales people with the Shinola Shoe Polish Company and said to be "of more than ordinary executive ability, having been associated with their father for a number of years, they attained many of the business traits that have characterized their individual success."

In the early 1900's Judge Wisdom was involved in the mercantile business that he and his sons owned and operated on Grand (Formerly Ohio) Avenue. The businesses were Wisdom's, P.J. Wisdom + Sons, Wisdom Co., M.V. Wisdom + Co., and M.V. Wisdom Grocery.

Judge Wisdom was reportedly retired from the Mercantile business by 1910 but was still very busy with his duties as Justice of Peace, City Recorder, and Deacon of the Church. The Wisdoms were involved in many civic organizations in Escondido. P.J. Wisdom was a Mason and trustee of the local lodge. As a Civil War Veteran, he was a Royal Arch Mason and at one time Commander of the Grand Army of the Republic (GAR).

In 1917 Judge Wisdom bought the two adjacent lots east of his home at 546 East 6th (then 8th) Avenue (see attached)

In 1919, Judge Wisdom took it upon himself to transform the then dilapidated parcel of land across from his lots and home (546 East 6th Avenue) from a dumping ground to the Boulder Heights Park which was compared at the time to Grape Day Park. David, Owen, and Miss Edith Welty, along with Aubrey Ashley started with planting a pine, pepper and red gum trees years earlier. Wisdom arranged to have the trash removed, secured a hydrant to supply water to the parcel with no charge to the city. It was planted with an artistic arrangement of geraniums, roses, morning glories, Boston Ivy, trumpet vine, pepper, two apricot trees, a few small camphor trees, and at the point a beautiful head of golden rod with a little wild lilac and other natural growth

(Sketch Map with north arrow required.)

(This space reserved for official comments.)

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plants.

"The park is surrounded on three sides by private property, namely that of David and Owen Welty, Judge Wisdom and Aubrey Ashley, the latter of the Times-Advocate office. It corners the Judge Wisdom residence and is in front of his two vacant lots. A well graded drive circles the park and autoists may run up Eighth Avenue, circle the spot and return via the same street. The plot has been changed from a dumping ground to a beauty spot and Judge Wisdom certainly deserves credit for his thought as well as energy in developing this public playground. The park is already used extensively by the children of the neighborhood who seem to take pride in it." (*Times-Advocate (Escondido, Ca.) Sat. August 23, 1919*)
The Camphor tree in the front yard of the Wisdom House at 546 East 6th Avenue is reportedly one of the trees planted in 1919.

On February 17, 1925 Judge Wisdom passed away. "**Patriarch of Escondido Country** Quietly and Peacefully Goes to His Reward For 21 years an honored and prominent citizen of Escondido and at the present City Recorder and Judge of Police Court Judge Pierce Jefferson Wisdom passed away at 12:45 Tuesday afternoon, and thus one of the patriarchs of this city and valley has gone to a noble reward after a long and useful life. His death comes as a sorrow to scores of people, but with the knowledge that he had lived more than his allotted time of life and had filled his long life with good deeds and usefulness to himself and to humanity. He was 82 years of age. Judge Wisdom was of staunch character a man of the highest type, the kind that builds for durability. True to his friends to the last degree, he was kind to those who held views contrary to his own. He held the love and respect of the people and passes to his reward with the respect of everyone."

"Great Throng Honors Wisdom"

The honorary pall bearers were in the fore, namely: J. Van Ryan, Lawrence N. Turrentine. The body was borne to Oak Hill Cemetery. **As a further mark of respect to the memory of Judge Wisdom, practically every business in Escondido closed its doors during the hour of the funeral service."**

Judge Wisdom sold the house to Walter and May Berry in 1921. The Berry's sold off the adjacent lots Wisdom had bought in 1917 to grow crops. Berry was the Assistant Secretary for Escondido Land and Town Co. and his wife May Berry was an author of Poems and Sketches.

Fred H. and Kathryn Barth lived in the home in 1947-1948. They had a business F.H. Barth Co. a Securities Company and sadly both died in a plane crash in the Canary Islands while celebrating Mrs. Barth's retirement from the company they started together.

Kenneth Hazard and his wife Mary lived in the house 1952-1969 then sold it to their daughter and new husband. LaurA A. Hazard owned the house until 1975 when it was sold to Frank H. Klement who added the 24-ft addition in the back and new 3+ car garage. Klement died in a car accident.

Dennis J. Walters lived in the home the longest from 1990-2023. He traveled to many countries for both business and pleasure.

The current owners, Rodney and Denise George bought the house in 2023 and are dedicated to updating and restoring the house to be loved for another 127 years.

546 East 6th Avenue is a beautiful and historic property which is a wonderful example of Dutch Colonial Revival Architecture. Some of the authentic characteristics of Dutch Colonial Revival apparent in the house are the gambrel roof which was popular to increase the roof span of the bedrooms and attic space. Double hung sash windows in the dormers down the sides

(This space reserved for official comments.)

(Sketch Map with north arrow required.)

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and side by side paired double hung sash widows in the front façade. Casement windows that open out, stone or brick foundation, front facing gable with full width porch and grouped together side by side windows. The original hand-hewn Redwood is visible in the basement and in the walls of the front 2/3 of the home, sometimes sistered with new wood. The original foot print of the house remains unchanged and is built on the original foundation. The addition on 3 levels built in the 1970's added 24 feet to the back of the house. There is a clear, visible, transition from the front 2/3 of the house.

The house next door, and to the west of 546 East 6th Avenue, at 534 East 6th Avenue also has some characteristics of Revival Architecture with its long continuous dormers on the front and back of the house. However, the individual dormer windows are more authentic and expensive to build.

The only other Dutch Colonial Revival house in the Old Escondido Historic District is the Scovil House at 706 South Hickory Street. This house has some typical Dutch Colonial Revival features, similar to 546 East 6th Avenue with a gambrel roof, full width front porch and dormered windows but appears to have been modified over the years with vinyl siding.

B11. Additional Resource Attributes: (List attributes and codes) HP2- Single Family Residence

***B12. References:**

City of Escondido and County of San Diego Building records, Escondido Tax Assessor Directories, (Escondido History Center), Ancestry.com *A Field Guide to American Houses* by Virginia & Lee McAlester, 2003, pp 408-432, Census Reports 1910, 1920, 1940, Daily Times Advocate Misc. Articles, Death, Birth, Marriage & Funeral Announcement – Find A Grave, Neighbors and Former Residents and Owners

B13. Remarks: The property is zoned R 1-6 and is in the OLD ESCONDIDO neighborhood overlay. Located within the OLDE ESCONDIDO HISTORIC DISTRICT offers a level of protection: No threats to the property owner are known at this time.

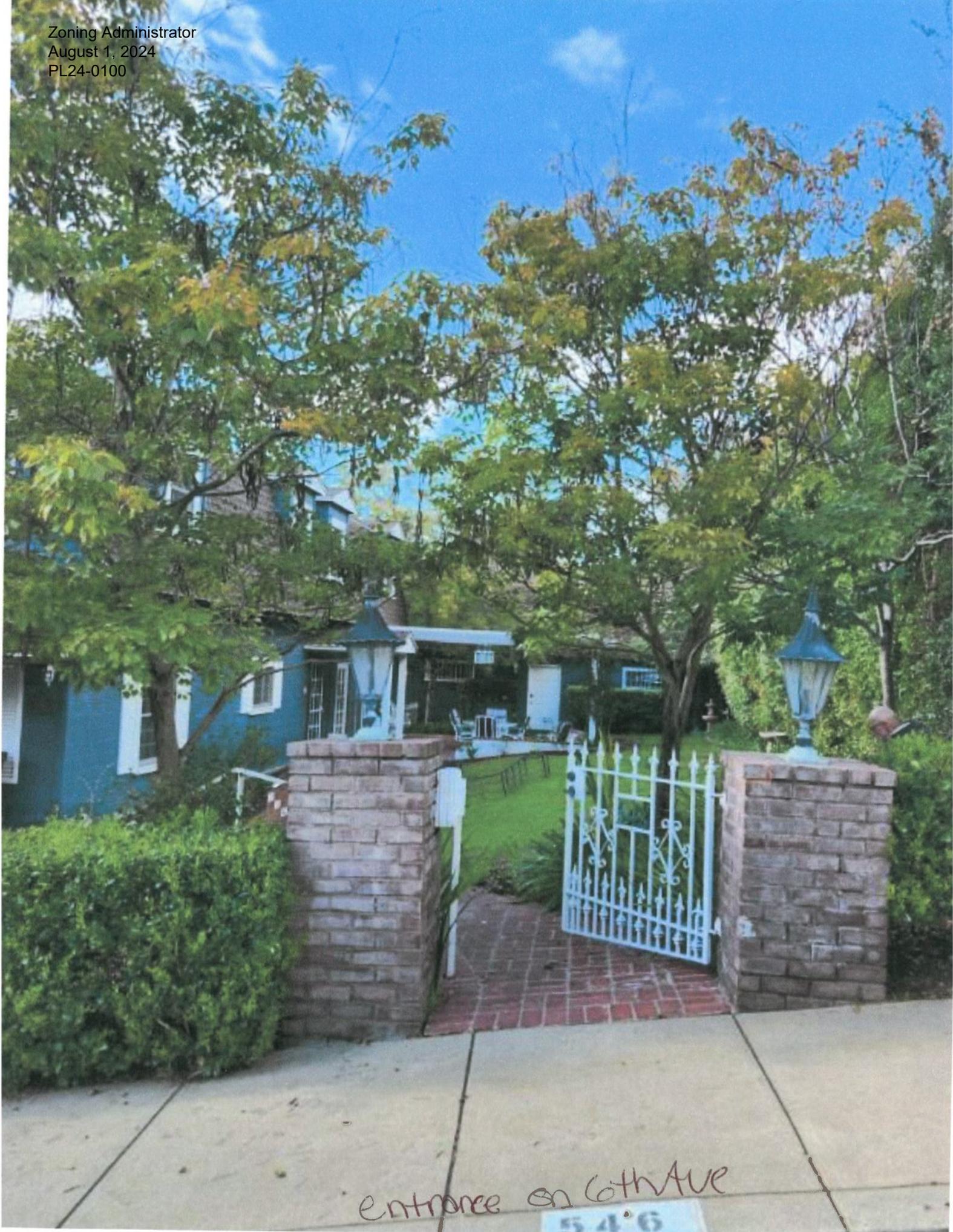
***B14. Evaluator:** _____

*Date of Evaluation: _____

(Sketch Map with north arrow required.)

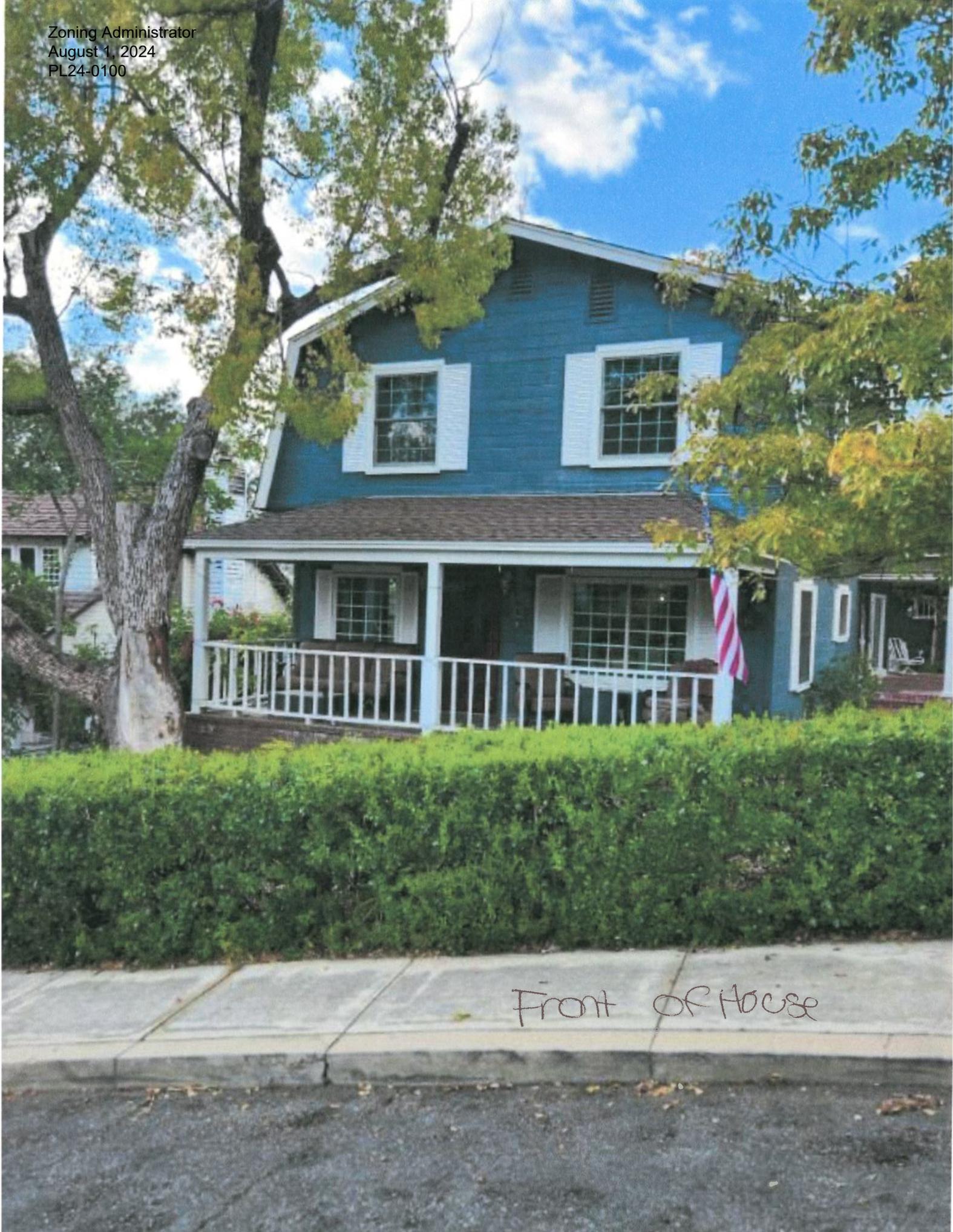
(This space reserved for official comments.)

Zoning Administrator
August 1, 2024
PL24-0100



Entrance on 6th Ave
546

Zoning Administrator
August 1, 2024
PL24-0100



Front of House

Zoning Administrator
August 1, 2024
PL24-0100



East side

Zoning Administrator
August 1, 2024
PL24-0100



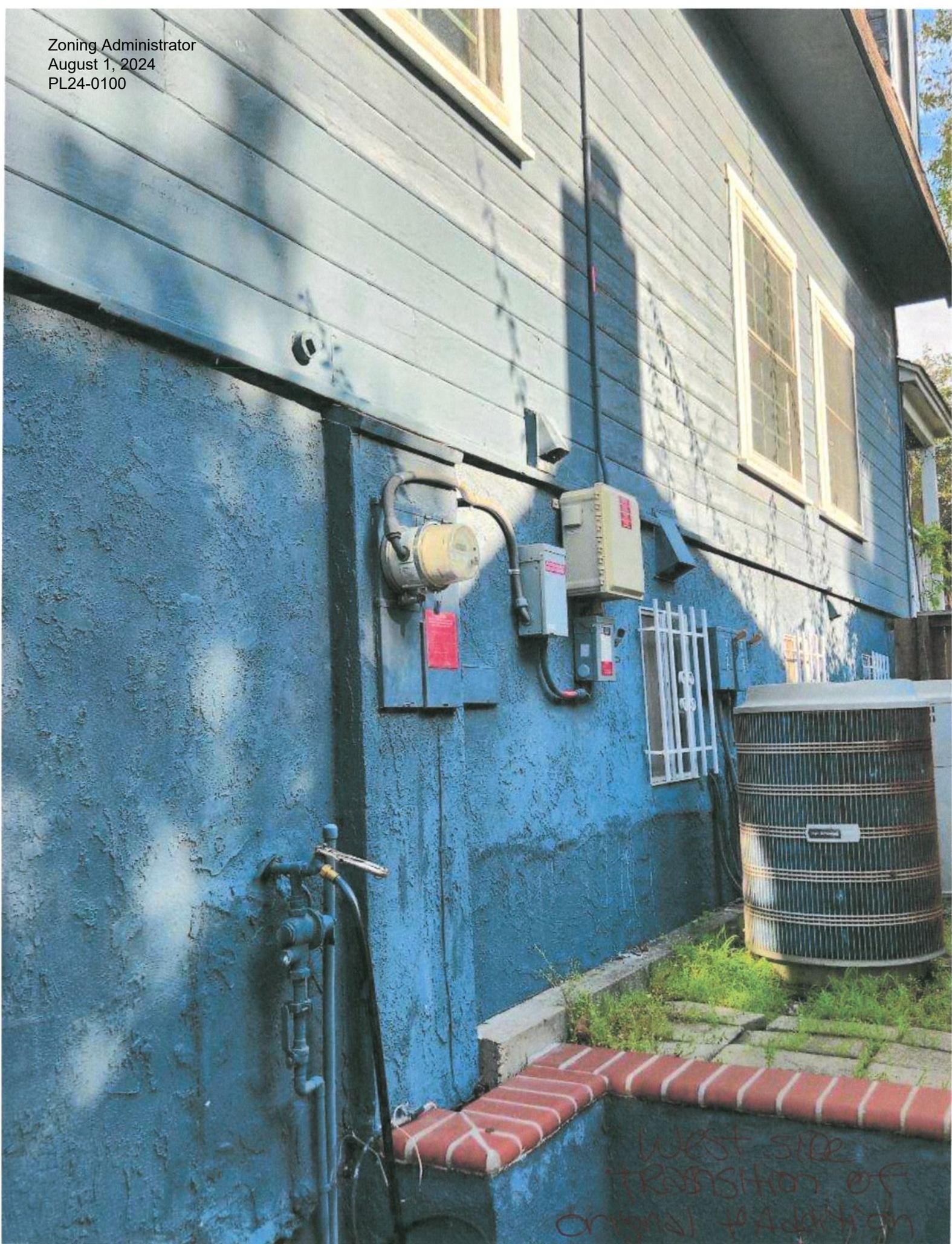
Westside
Front

Zoning Administrator
August 1, 2024
PL24-0100



West Side
Back

Zoning Administrator
August 1, 2024
PL24-0100



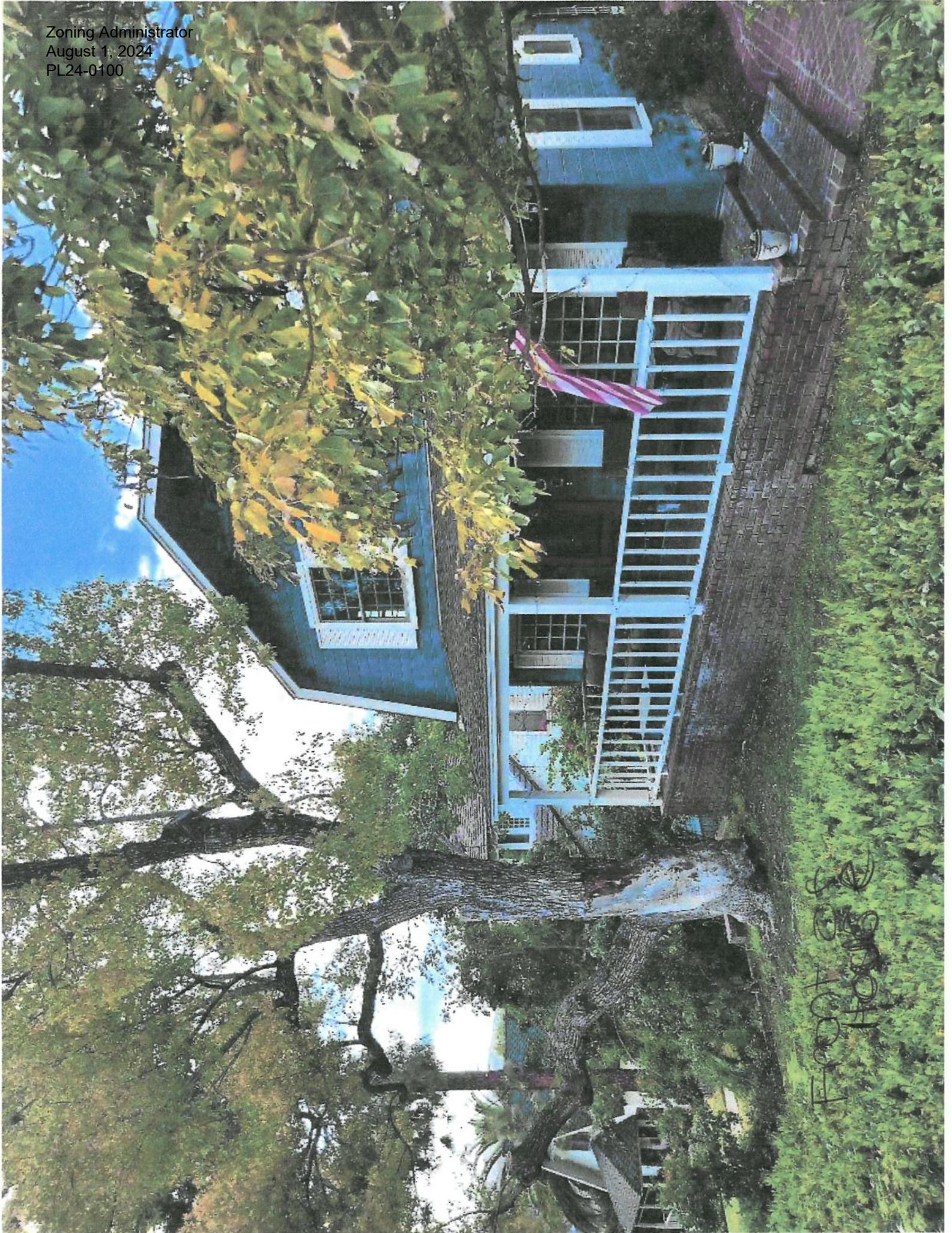
West side
transition of
original to addition

Zoning Administrator
August 1, 2024
PL24-0100



garage @ Alley

Zoning Administrator
August 1, 2024
PL24-0100



FRONT PORCH

East side House

The east side of the house (facing Grape St) displays 4 six over six double hung windows set into the Mansard roof extending over the top portion of the house, another great example of Dutch Colonial Architecture. The side entrance has a gabled entry. There is a large set of wood sliding French doors overlooking the brick patio with a climbing rose covered pergola. This area was added with the 1970's addition to the back of the house. The placement of the side door is at the exact transition between the original house and the addition.

Zoning Administrator
August 1, 2024
PL24-0100



East Side
of House
(detached garage
in back)

West side of House

There is a ½ gate and a trellis near the front of the house by the porch. There is one 6 over 6 double hung dormered window on the Mansard roof that extends the first 1/3 of the way down the wall. Two smaller double hung windows are on the body of the clapboard sided house. There are two 12 over 12 double hung windows and two 4 over 4 double hung windows and a bay window with views to the west. Two air conditioning units (both need replacing) and the lower level has 4 more windows with metal security gates attached and 3 small windows that view into the original unfinished basement.

Zoning Administrator
August 1, 2024
PL24-0100



House West side of

Back of the House

The back of the house (South facing) has an imposing 3 story brick Chimney that supports the 2 large fireplaces inside the home and 2 more 6 over 6 double hung windows on either side which is typical of Dutch Colonial Revival architecture. 2/3 of the body of the house is clapboard with the bottom 1/3 stucco covered wood framing that flows on to the west side of the house and blends into the cinder block foundation of the original home at the 24-foot mark which clearly marks the transition from the original home to the addition.

The back yard has brick steps that open on to another patio area and beautiful plants and trees next to the detached wood clapboard and cinder block 3+ car garage that make for a lovely hideaway.

Zoning Administrator
August 1, 2024
PL24-0100



Back of
House
+ detached
garage.

plant grower. The "Ford" will be shown only Wednesday. But Helen Holmes in "The Railroad Raiders" will run both nights.

JUDGE P. J. WISDOM AGAIN IN CHARGE OF HIS RANCH WORK

Judge P. J. Wisdom is again in charge of the work at his ranch at Highland and from this time forward will spend most of his days at that place, except when detained in town on business of his office as justice of the peace and city police judge. However, he will be within call by telephone all the time. He and Mrs. Wisdom will continue to make their home in Escondido and the judge will motor out to the ranch mornings and return evenings.

Judge Wisdom is starting in by having P. H. Melbourne put in a crop. He is removing his fences, which he sold to J. Sagler, and will plant and cultivate right up to the line in order to prevent weeds and other waste. He will do intensive farming all down the line and will take personal care of his orchard.

Mr. and Mrs. W. D. Wisdom, who have been living on the ranch, left in their car Wednesday for their future home in Pasadena, as outlined in this paper recently. J. Sagler trucked their personal effects to Pasadena for them.

We do all kinds of iron welding and brazing - Escondido Garage, etc.

ple, she lost her temp. And, above economical to try with us. a most enjoyable ion from business

VALLEY CYCLES

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NEW PA LIVERY &

BEST RIGGS IN

SPECIAL AT TO HOME TR

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Phone.

EARL TUI

ORDER YOUR SUIT

Julius K

The only Tailor within miles - Cleaning and

See the new skillets late at Marik's

W. E. Ale

ASSESSMENT BOOK OF THE

TAXPAYER'S NAME

RESIDENCE

DESCRIPTION OF

REAL ESTATE, CI

As per official map thereof, filed in the Cou

Stearns Mrs @ W

Stearns Chas W.

Kipling Irene

Froutman J R

Vanderere Mrs J

Wisdom P J

Lot 6

" "

7

" "

8

Dampson J H

Nease Miss Mary L

Gurlick Essie Nease

Kuehl Mrs A

Borden @ E

Carpenter W. W.

" "

" "

McNeil Lavinia A

Del Ex

+ SSE 5th
Track
1700
30 Dgr
1000
7-17
1000
1000



ADDITIO FOR THE YEAR OF 1918

Total Value of all Property after Deductions		Total Value after Equalization by the City Board of Equalization		TOTAL TAX	WHEN PAID	REMARKS
\$	cts.	\$	cts.	\$	cts.	
625		625		275		
1630		1630		2232		#708
650		650		910		
780		780		1092		
950		950		133		#1010
220		220		170		NOV 9 - 1918
200		200		280		NOV 9 - 1918
200		200		280		NOV 9 - 1918
200		200		280		#100
200		200		280		#344
200		200		280		NOV 20 1918
200		200		280		NOV 20 1918
200		200		280		NOV 20 1918
400		400		560		NOV 20 1918
200		200		280		DEC 6 - 1918
200		200		280		#249
200		200		280		OCT 24 1918
350		350		490		OCT 24 1918
825		825		1155		OCT 24 1918
50		50		70		NOV 18 1918
50		50		70		NOV 18 1918
50		50		70		NOV 18 1918
50		50		70		NOV 18 1918
50		50		70		NOV 18 1918

Lot
 6
 7
 8

Times-Advocate (Escondido, California) Sat. August 23, 1919 [retyped for readability]

NEW PARK IS A BEAUTY SPOT

LITTLE TRACT AT EAST END OF EIGHTH AVENUE BEAUTIFIED AND NAMED "BOULDER HEIGHTS PARK" BY NEIGHBORS

Another pretty little park has been developed in Escondido and the work has been done without public notice.

The park has now reached the stage where it is worthy of a trip of inspection and will prove an attraction in years to come. "Boulder Heights Park" is the name given the new attraction.

It is at the east end of Eighth avenue, where the street widens to 90 feet at one end and where the whole street is obstructed with boulders, some of them immense, and all arranged so as to form a natural beauty spot. It is here, at the top of the hill overlooking the city, where the development work has been done. And it was done privately without cost to the city, by the property owners of the vicinity, without asking anything being said heretofore in the way of public announcement.

First came the pioneer work of David Welty and Miss Edith Welty, as she was known in those days of several years ago. They planted red gum trees, a pepper tree and a pine. Their growth has been going on for several years, along with various vines and perennial flowers that were planted at the same time.

The past summer Judge P.J. Wisdom took up the work where the Welty family left off. He found that somebody had been using the rocky eminence as a dumping ground and had several wagonloads of cans, old rugs, and other rubbish hauled from it. He then hired help and cleaned out the place thoroughly, planted flowers and with the co-operation of the city trustees who installed a hydrant for free water started all plant life in active growth. Much of the summer has been devoted to this improvement and Judge Wisdom has secured wonderful results.

The little park is 120 feet in length, 90 feet wide and at the upper end, tapering to a point 120 feet down the hillside. It now contains an artistic arrangement of geraniums, roses, morning glories, Boston Ivy, trumpet vine, pepper, two apricot trees, a few small camphor trees, and at the point a beautiful head of golden rod with a little wild lilac and other natural growth plants.

The park is surrounded on three sides by private property, namely that of David and Owen Welty, Judge Wisdom and Aubrey Ashley, the latter of the Times-Advocate office. It corners the Judge Wisdom residence and is in front of his two vacant lots. A well graded drive circles the park and autoists may run up Eighth Avenue, circle the spot and return via the same street.

The plot has been changed from a dumping ground to a beauty spot and Judge Wisdom certainly deserves credit for his thought as well as energy in developing this public playground. The park is already used extensively by the children of the neighborhood who seem to take pride in it and do not molest the flowers or young trees. Judge Wisdom departed on a four weeks trip north and left the park in the care of the Welty and Ashley families during his absence.

Escondido now has four parks, including Grape Day Park, the City Camping ground and park on North Lime, the rectangular park known as La Plaza de Las Flores, at the foot of the Escondido hotel hill and Boulder Heights Park, as the neighborhood have named the new park at the east end of Eight Avenue.

DAILY TIMES-ADVOCATE

A Newspaper Published for the Society of Southern and Northern San Diego County—No Local or Opportunity

ARE PERFECT IN ATTENDANCE
BIG SUM WON BY CALIFORNIA
RAIN STARTS FALLING HERE
LARGE DOUBLE DEAL IS MADE
BENEFIT DANCE WELL ATTENDED
NO ACTION ON PUBLIC MARKET
GREAT THROU- HONOR WISDOM

WEST COASTERS ENJOY PERFECT WEATHER
SUNNY MONTH RECORD SET

WEST COASTERS ENJOY PERFECT WEATHER... The weather here today was a perfect one for the month... The sun shined brightly from a clear blue sky... The temperature was just what was needed for the day...

APPEAL AGAIN FOR THE CASE AFTER CONFERENCE

APPEAL AGAIN FOR THE CASE AFTER CONFERENCE... The case has been brought back before the court... The attorneys for both sides have presented their arguments... The judge has indicated that he will hear the case again...

UNUSUAL CITY AND COUNTRY
BIG FRUIT SALES EXCHANGED FOR SIX DICE APARTMENT

UNUSUAL CITY AND COUNTRY... The market here today was a most unusual one... The prices for fruit were very low... The exchange for six dice apartment was a most interesting one...

MANY COUPLES ENJOYED THE DANCING AND SPLENDID ENTERTAINMENT—MUCH MONEY RAISED

MANY COUPLES ENJOYED THE DANCING AND SPLENDID ENTERTAINMENT... The dance was a most successful one... The money raised for the cause was a most generous one... The entertainment was of a high order...

CANDIDATE SPEARS BEFORE MEETING AND ASKS FOR SUPPORT FROM EDUCATED VALLEY FARMERS

CANDIDATE SPEARS BEFORE MEETING AND ASKS FOR SUPPORT FROM EDUCATED VALLEY FARMERS... The candidate has been very successful in his efforts... He has received the support of many of the educated valley farmers... He is confident that he will win the election...

FUNERAL OF CITY RECTOR AND JUDGE WILES INTEREST OF GREAT MANY BOURGEOIS PEOPLE

FUNERAL OF CITY RECTOR AND JUDGE WILES INTEREST OF GREAT MANY BOURGEOIS PEOPLE... The funeral was a most interesting one... It was attended by a large number of people... The services were of a high order...

THE WISE OF HEAD
FINISHED BY FRED GARDNER

THE WISE OF HEAD... The wise of head is a most interesting one... It is a story of a man who has been wise in his head... The author has done a most excellent job of telling the story...

OLD TIME SUBSIDIES
REDEEMED FOR SIX DICE

OLD TIME SUBSIDIES... The subsidies have been redeemed for six dice... This is a most interesting one... The author has done a most excellent job of telling the story...

WILD LIFE WALKERS ARE GETTING IN THE WOODS

WILD LIFE WALKERS ARE GETTING IN THE WOODS... The wild life walkers are getting in the woods... This is a most interesting one... The author has done a most excellent job of telling the story...

SMOKED AND PICKLED FISH

SMOKED AND PICKLED FISH... The fish has been smoked and pickled... This is a most interesting one... The author has done a most excellent job of telling the story...

LOCAL LOGGERS WILL ATTEND SESSION OF WILD LIFE

LOCAL LOGGERS WILL ATTEND SESSION OF WILD LIFE... The local loggers will attend the session of wild life... This is a most interesting one... The author has done a most excellent job of telling the story...

POINTS FOR WISDOM FUNERAL

POINTS FOR WISDOM FUNERAL... The funeral was a most interesting one... It was attended by a large number of people... The services were of a high order...

WORTH CLUB

WORTH CLUB... The worth club is a most interesting one... It is a club of people who are worth something... The author has done a most excellent job of telling the story...

LEGAL HIGH SCHOOL
BASKETBALL TEAMS SET

LEGAL HIGH SCHOOL... The basketball teams have been set... This is a most interesting one... The author has done a most excellent job of telling the story...

Wm. J. Dean Co.
Grocers and Coffee Dispensers

Wm. J. Dean Co. Grocers and Coffee Dispensers... The company has been very successful in its efforts... It has received the support of many of the people... It is confident that it will continue to grow...

ESCONDIDO MERCANTILE
Will Be Closed Monday

ESCONDIDO MERCANTILE... The store will be closed on Monday... This is a most interesting one... The author has done a most excellent job of telling the story...

THE NEW BOSS
SWEET AT THREEWAY JUNCTION

THE NEW BOSS... The new boss is a most interesting one... It is a story of a man who has been a boss... The author has done a most excellent job of telling the story...

NOTICE TO DOG OWNERS

NOTICE TO DOG OWNERS... The notice is a most interesting one... It is a notice to dog owners... The author has done a most excellent job of telling the story...

The Wardrobe
Will Be Closed Monday
WASHINGTON'S BIRTHDAY

"The Always Told the Truth"

Our Warehouse—"Trade in Advertising"

We want all the boys and men to look their best on this birthday. We have dressed our windows with hats, caps, boots, accessories, etc. Our credit is given for the best, and prices are very reasonable for the quality of merchandise offered.

Modifications for Stylish Clothing—Suits \$25 to \$35, Overcoats \$25 up

Exclusive agents for Franchise Sales, Men's and Women's Wear, \$25 to \$50 up

Also John C. Robert Store for the better wear.

The Wardrobe
—Men's and Boys Store—

Escondido Mercantile
Will Be Closed Monday
WASHINGTON'S BIRTHDAY

"The Always Told the Truth"

Our Warehouse—"Trade in Advertising"

The store was crowded in the different departments on every floor for the birthday holidays. We are now prepared for making a visit after making this condition.

New dresses, \$10, and more, \$12.00 to \$18.00
New dresses in flannels, \$12.75 to \$18.50
New dresses in linen, \$10.00
New dresses in wool, \$12.00 to \$18.00
New overcoats, lower creation, \$10 to \$15.00
We also feature, \$6, \$7.50 to \$10.00
New silk blouses, \$2.75 to \$3.50 each
New dress, \$10 each

Escondido Mercantile Co

Special Notice

We have just received our new...
W. F. Shelby and Son

NOTICE TO DOG OWNERS

As soon as we can we will...
W. F. Shelby and Son

EVERY FIGHT FOR K. K. K. DANCE

AT 8:00 HOURS
SATURDAY NIGHT FEB. 21

Thursday March 5, 1925 [p. 1]

JUDGE WISDOM DIED IN CALIFORNIA

Judge Pierce J. [efferson] Wisdom, uncle of Attorney Frank Wisdom of this city, passed away at his home in Escondido, California, February 17th, aged 82 years. He came to Ringgold County this state in 1855 and settled near Old Mormontown, now Blockton, Ia. He was one of the earliest to enlist in the army during the Civil war and served until its close, coming back to Mormontown after an honorable discharge and engaging in the mercantile business there for a number of years. Then he went west to make his home, studied law and rose by hard work and ability to the judges' bench. He was city recorder and judge of the police court at the time of his death. The last few years he had been in failing health and finally passed on. He was of staunch character and held in the highest esteem. He was a member of the Masonic lodge and a past commander of the G. A. R. A large delegation paid tribute to his memory at the funeral held at the M. E. church in home city.

[WISDOM, PIERCE JEFFERSON, SR., 1842 - 1925]

Daily Times-Advocate (Escondido, California), Tuesday, February 17, 1925

Judge Wisdom Passes Away

Patriarch of the Escondido Country Quietly and Peacefully Goes to His Reward

For 21 years an honored and prominent citizen of Escondido and at present city recorder and judge of police court, Judge Pierce J. Wisdom passed away at 12:45 Tuesday afternoon and thus one of the patriarchs of this city and valley has gone to a noble reward after a long and useful life. His death comes as a sorrow to scores of people, but with the knowledge that he had lived more than his allotted time of life and had filled his long life with good deeds and usefulness to himself and to humanity. He was 82 years of age.

For the past few years Judge Wisdom had been gradually failing in health, but his strong constitution and vigorous determination held him up and kept him in the path of duty. Weakening of his bodily strength had caused him to bring his work as city recorder and police judge to a close and tender his resignation to the city trustees. This he did only a few days ago, expecting to take a vacation beginning the first of March. Looking toward this, he had all of the business of his office in ship shape and he was ready to step out of public service. On Monday he was downtown as usual but was suffering with a cold. This caused a cough which gradually wore him out, sapping the strength of his heart. He quietly passed away at his home during the noon hour Tuesday.

Pierce J. [efferson] Wisdom was born in Iowa September 6, 1842 and he spent most of his life in that state as a farmer and businessman. It was on June 30, 1903 that he was married to Miss Ella Briggs with whom and his younger children, he moved to California for one year, locating in Escondido. Since coming here, he has filled the judgeship for fifteen years and the office of city recorder for eight years. In the earlier years of his life here, he and his five younger sons operated the store of P. J. Wisdom & Sons in the building now occupied by Wm. J. Dean's East Grand avenue store.

widow and following children by his former marriages survive: Mrs. Jennie Worthington of Ottawa, Kan.; C. W. Wisdom of Oceanside; Dr. Caroline Rankin of Los Angeles; Mrs. Lee Walters of San Diego; Earl L. [eslie] Wisdom and Sam S.[tump] Wisdom of Los Angeles; W. D. Wisdom of Berkeley; and Pierce J. Jr. and Milton V. [ern] Wisdom of Escondido.

Judge Wisdom was a staunch character and a man of the highest type, the kind that builds for durability. True to his friends to the last degree, he was kind to those who held views contrary to his own. He was a Mason of many years standing and for many years had held the office of trustee of the local lodge. He was also a Royal Arch Mason and Past Commander of the G. A. R., being a veteran of the Civil war. He held the love and respect of the people and passes to his reward with the respect of everyone.

The body is now at the Halleck F. Johnson chapel. The funeral will be announced later. The Masons will no doubt have a prominent part in the obsequies.

[Note: This article was also reprinted in the Blockton News, March 5, 1925.]

[WISDOM, PIERCE JEFFERSON, SR., 1842 – 1925]

Daily Times-Advocate (Escondido, California), Wednesday, February 18, 1925

Funeral of Judge Wisdom To Be Held Friday Morning

The funeral services for the late Judge P. J. Wisdom will be held at the First Methodist Episcopal church Friday morning at ten-thirty o'clock. Bishop Joseph H. Johnson, assisted by Rev. Wm. S. Blackshear of the Episcopal church, of which Judge Wisdom had been a member for twenty years, will be in charge of the service. The Masons will conduct the burial service at Oak Hill cemetery, with Rev. Geo. R. Graff acting as worshipful master, assisted by Rev. Wm. S. Blackshear as chaplain. The O. E. S., G. A. R. and W. R. C. are respectfully invited to the service. Those wishing to review the remains may do so at the Hal F. Johnson funeral parlors between the hours of two and five p. m. Thursday.

[WISDOM, PIERCE JEFFERSON, SR., 1842 – 1925]

Daily Times-Advocate (Escondido, California), Friday, February 20, 1925

Great Throng Honor Wisdom

Funeral of City Recorder and Judge Holds Interest of Great Many Escondido People

An immense crowd assembled at the First Methodist Episcopal church at ten-thirty o'clock Friday morning. Although it was a rainy day, the great auditorium of the church was filled with people interested in the proceedings of the occasion. It was the funeral service of Judge Pierce J. Wisdom, a citizen for more than twenty years in Escondido and a man whom the people wished to honor in death as they had in life. All religions, races and walks of life were represented in the throng. Appropriate to the occasion was the display of beautiful flowers, brought or sent by the loving friends. The fore part of the church was filled with the beautiful pieces, both many and varied in their kind and beautiful in their make-up.

In the fore part of the seating space were the organized bodies of which Judge Wisdom had been a

bearers were in the fore, namely, J. Van Ryan, Lawrence N. Turrentine, W. W. Prior, P. E. Melbourne, E. M. Crauston and Henry Nulton. They represented the lodges, churches and other organization of which Judge Wisdom was a member, one representing the Richland neighborhood in which he so long resided. The active pall bearers were the six sons, G. [uy] W., Earl, Sam, Pierce, Will and Milton Wisdom, and it made a pathetic sight to see them rendering this last service to their aged father.

The funeral service itself was the beautiful ritual of the Episcopal church of which Judge Wisdom was a member. From Processional to Recessional, it was beautifully carried out. The Right Reverend Bishop Joseph H. Johnson, of Los Angeles, Bishop of this diocese and a friend of Judge Wisdom of many years' standing, was in charge, assisted by Rev. Wm. S. Blackshear, rector of Trinity Episcopal church. The choir of the Episcopal church gave the vocal music with Mrs. George G. Wilkens at the pine organ. It was a service of love and solace to every person present, for all were the friends of Judge Wisdom.

Following the service at the church, the body was borne to Oak Hill cemetery where interment was made in the Masonic plot. Consuelo lodge of Masons was there in force, accompanied by a great many friends and the lodge conducted its beautiful service, Rev. George R. Graff serving as Worshipful Master and Rev. Wm. Blackshear as chaplain. The body was thus laid to rest with Masonic honors

As a further mark of respect to the memory of Judge Wisdom, practically every business house in Escondido closed its doors during the hour of the funeral service.

[Note: The same article was published in the Weekly Times-Advocate, February 27, 1925.]

[WISDOM, PIERCE JEFFERSON, SR., 1842 – 1925]

Blockton News (Blockton, Iowa), Thursday, February 26, 1925

Judge P. J. Wisdom Dead

Word was received here last week that Judge P. [ierce] J. [efferson] Wisdom had passed away at his home in Escondido, California. It is understood here that his death was quite sudden and unexpected. He was a former citizen of this place and a subscriber of this paper from the time it started until his death. We expected to received particulars as to his death for this issue, but none have come to hand.

[WISDOM, PIERCE JEFFERSON, SR., 1842 – 1925]

Blockton News (Blockton, Iowa), Thursday, March 12, 1925

Short Historical Sketch

The following was written by Judge P. J. Wisdom a few months before his death and will be of interest to most of our readers:

"P. J. Wisdom was raised on a farm. At the age of 17 he volunteered enlistment in Company I, Sixth Missouri Volunteer Infantry, State Militia. Later in Company G, 29th Iowa Regular Vol. Infantry. Returned home in 1865.

"In 1872 entered the mercantile business at Mormontown, now Blockton, Iowa. Was postmaster at this place from 1872 to 1885. Secured the appointment of postmaster of office at Maloy, Iowa, where he had a branch store and had appointed his eldest daughter, Miss Jennie M. Wisdom, who served four years.

Came to California in 1904. Engaged in mercantile business and lemon industry. Retired from business in 1910. Was deputy county clerk and justice of the peace 8 ½ years, since which time has been and still is deputy county clerk for Escondido territory, city recorder and police judge. At office each day from 10 to 12 and from 2 to 5. Regular work has recently been established on account of the California vehicle law being violated by operators of motor vehicles over speeding.

"All the following children now living: Jennie M. (Wisdom) Worthington, Ottawa, Kansas; G. [uy] W. Wisdom, Oceanside, Calif.; Dr. Caroline (Wisdom) Rankin, Los Angeles; Zora G. (Wisdom) Walters, San Diego; Attorney Earl L. Wisdom, Los Angeles; Pierce J. Wisdom, Jr., Escondido; Sam S. Wisdom, Eagle Rock, Los Angeles; Milton V. Wisdom, Escondido; Will D. Wisdom, Berkeley. All the children are married.

"The only members of my father's family now living are my sister, Susan Harriett Hodggens of Omaha, Nebr., and myself of Escondido, Calif."

[Wright, John P.]

Bedford Times-Republican

Thursday July 31, 1913 [p. 1]

JOHN P. WRIGHT DEAD

Old Resident Passes Away in Bedford Home at Midnight

John P. Wright, aged 82 years, died at his home in Bedford about 12 o'clock last night. Mr. Wright had been afflicted with infirmities incident to old age for several years, and had been gradually weakening. Mr. Wright was a native of Ohio, having been born July 13, 1831. Surviving are the widow and two daughters, Mrs. C. C. Cole of St. Joseph, and Mrs. Ernest Lewis of Conway.

Funeral arrangements have not been completed, but the service will probably be Saturday, with interment at Lexington cemetery.

[Wright, John P.]

Bedford Free Press

Tuesday August 5, 1913 p. 4

John P. Wright Funeral

Funeral services over the remains of John P. Wright were held at 2 o'clock Sunday afternoon at the residence, conducted by Rev. J. H. Porter of Conway. Ceremonies at the residence were under direction of the G. A. R., and at Lexington cemetery under Masonic ritual.

[Wright, John P.]

DAILY TIMES-AD

A Newspaper Promoting the Interests of Escondido and Northern San Diego County

TEENTH YEAR

ESCONDIDO, CALIFORNIA

SATURDAY, FEBRUARY 28, 1925

RESOLUTIONS OF RESPECT

Escondido, Cal., Feb. 27, 1925.

It has become our painful duty to record the death of Comrade Plevre J. Wisdom, who passed from this life to the higher life February 17, 1925.

Comrade Wisdom served his country in Company G, 29th Regiment Iowa Volunteer Infantry, during the war of the rebellion in 1861-65. Since which time he has been a comrade in the G. A. R. and has held the office of Commander of Escondido Post No. 143, Department of California and Nevada, for two terms.

Therefore, be it resolved, that we feel the loss of Comrade Wisdom and shall miss him at our meetings. We mourn with those who mourn. Resolved, that we tender our sympathy to the family and join with them in the hope that all who have gone before are waiting for us just over the Great Divide; and Be it further resolved, that these resolutions be spread upon the minutes of this Post and that a copy be sent to the Times-Advocate for publication.

HENRY NULTON,
M. LUTHER CULP,
E. E. MAY.

MRS. BALDWIN

DIES AT RAMONA

GOOD WOMAN, SIXTEEN YEARS A RESIDENT OF THIS COUNTY, DIES AFTER LONG ILLNESS

Mrs. Etta Baldwin, wife of Henry Baldwin, a well known rancher of the Ramona country, died at four o'clock Friday afternoon at their home near Ramona, following an extended illness of dropsy and heart failure. She was in her fifty-seventh year. She and her husband and family had resided in the vicinity of Ramona for sixteen years and had made a great many friends all over northern San Diego county. She leaves a husband and seven children.

The body was brought to Escondido to the Rogers & Smith undertaking rooms for preparation for the funeral which will be held at two o'clock Sunday afternoon at the Friends church.

FRIDAY AFTERNOON CLUB AT HOME OF MRS. CHURCHILL

Another pleasant session of the Friday Afternoon club was held Friday at the home of Mrs. Arthur Churchill, with her sister, Mrs. Russell S. Cox, as joint hostess for the day. The hours were pleasantly spent in a social way, with nice refreshments. Miss Sue Eastman and her friend, Miss Edith Walker, both of Seattle, who are winter guests at San Diego and now spending a few days at the Cox ranch in Twin Oaks, were special guests at the party.

ESCONDIDO TO HAVE DAILY FREIGHT SERVICE

The Coast Truck Line announces that from now on there will be a daily freight service between Los Angeles and Escondido instead of the tri-weekly service of the past. This will mean much to Escondido and vicinity and shows that the growth of the town is such that it warrants this new freight service.

SECOND DEGREE TO BE CONFERRED BY THE MASONS

All of the che...

U.S. IS

TO BE DIVIDED

CASH AMOUNT TO BE DIVIDED VETERANS O...

WASHINGTON than \$2,500,000 will be divided World war veterans receiving an average of \$100. The money to be sent the first time the adjusted cost of a corps of clerks bureau now has few more than United States be put into the budget for cash with the law which March 1.

All of the che...

Zoning Administrator
August 24, 1920
L24-100
the last

Jan 27 1947

"Boulder heights"



1 of 1 matches

THE DAILY TII

WILLARD BEIERSDORF GETS SURPRISE ON BIRTHDAY

Friends of Willard Beiersdorf joined in a surprise party in honor of his birthday (age not given) Wednesday evening. The affair took place at the pretty home of the Belersdorfs on Boulder Heights. A delightful evening was spent in dancing and playing with the many toys which were the gifts of the guests to their honored host. Those present were Mr. and Mrs. P. J. Wisdom, Mr. and Mrs. Howard Turrentine, Mr. and Mrs. Frank Hanscom and Mr. and Mrs. T. V. Waterson.

HT IMPORT



BOY SCOUTS THURSDAY

RESIDENTIAL BUILDING RECORD

August 1, 2024

ADDRESS 546 E. 6th AVE

PARCEL 233-291-15

SHEET 1 OF 1 SHEETS

PL24-0100

DESCRIPTION OF BUILDING

CLASS & SHAPE	CONSTRUCTION	STRUCTURAL	EXTERIOR	ROOF		LIGHTING		AIR CONDITION		ROOM AND FINISH DETAIL							
				Flat	Pitch	Wiring	Heating	Cooling	ROOMS	FLOORS			FLOOR FINISH		TRIM	INTERIOR FINISH	
ARCHITECTURE	Sub-Standard	Frame	Stucco on	Gable	4/12 M	K.T.	Conduit	Forced	Clean'y	All	B	1	2	Material	Grade	Walls	Ceilings
S	Standard	Sheathing	Siding "x"	Hip	A	B.X.	Cable	Gravity	Humid.								
Use	Design	FOUNDATION	Adobe	Shingle	Dormers	Few	Cheap	Floor Unit	Ent. Hall								
Single		Concrete	Floor Joist:	Shake	Raft "x"	Many	Special	Zone Unit	Living								
Double		Reinforced	1" "x" "x"	B & B.	T.&G.			Central	Dining								
Duplex		Brick	2" "x" "x"	Brick	Shingle	Poor	Std.	Spec	Bed								
Apartment		Wood	Sub-Floor	Stone	Shake			Oil Burner	Bed								
Flat-Court		Piers	Concrete Floor	WINDOWS	Tile	Sink											
Metal				D.H.	Cosement	Tile Trim		Laundry	M-B.T.U.								
<input checked="" type="checkbox"/> GARAGE			Insulated Ceilings	Metal Sash	Compos.	Water Hth.-Auto.		Fireplace	Kitchen								
Units	Light	Heavy	Insulated Walls	Screens	Compa. Shingle	Water-Softner			Drain Bd.	Material:	Lqth:	Ft.	Splash:				

CONSTRUCTION RECORD				EFFEC. YEAR	APPR. YEAR	NORMAL % GOOD		RATING (E, G, A, F, P)				BATH DETAIL															
Permit No.	For	Amount	Date	YEAR	YEAR	Age	Remain'g Life	Table	%	Cond.	Arch. Attr.	Func. Plan	Con-form	Storage Cupbd	Space Closet	Work-manship	FI. No.	FINISH		FIXTURES		SHOWER					
																		Floors	Walls	Wc. Lo.	Tab	Type	Grade	SF.	QT.	G.D.	Finish
990	Q	200	9/23/43	1943	1964	21	21	R40	55	A	A	-		-	-	A+	1/2	CONC		1	1						
				1943	1974	31	13	R40	45	A	A					A											

Appraiser & Date		COMPUTATION															
Unit	Area	Unit Cost	Cost	Unit Cost	Cost	Unit Cost	Cost	Unit Cost	Cost	Unit Cost	Cost	Unit Cost	Cost	Unit Cost	Cost	Unit Cost	Cost
G	352	3.50	1232		1232												
FLAT CONC	480	.40	192		192				200								
Plumbing					300												
TOTAL			1424		1424												
NORMAL % GOOD			55		51												
R.C.L.N.D			783		726												

ADDRESS 546 SIXTH AVENUE-EAST

DESCRIPTION OF BUILDING

CLASS & SHAPE	CONSTRUCTION	STRUCTURAL	EXTERIOR		ROOF		HEATING		RATING (E,G,A,F,P)		ROOMS	FLOORS			FLOOR FINISH		INTERIOR FINISH	
			Light	Sub Standard	Frame Box	Stucco	Flat 1/4	Gable 1/4	Forced	Wiring		B	1	2	Material	Grade	Walls	Ceiling
D 70 B	Standard	Conc. Blk.	✓ Siding " x "	Hip 1/4	Shed 1/4	Wall	Elect. Fix.	Plumbing	All	✓		WW	A	DW	AC			
2 1/2 Stories	Special	Adobe	Routed Ply.	Encl. Eaves	Thermo.	✓ Nat. Fin. Cabs	Ent. Hall	Living	1									
USE DESIGN	FOUNDATION	Slump Blk.	Shake	Raft. " x " "	Shingle	Dormers	Painted Cabs	Dining	1									
Single	✓ Concrete	✓ Floor Joist:	B&B	T&G	Gutters	✓ Fireplace	✓ Dishwasher	Bed	4									
Double	✓ Conc. Blk.	"	"	"	Sm.Rk	Lg.Rk	✓ Break. Bar	Bed										
Duplex	Brick	"	Brick	Stone	Shingle	COOLING	✓ Pantry											
Apartment	Wood	"	"	"	Shake	Refrig. Ton	✓ Lumin. Ceil.	LADY	1									
Flat Court	Piers	Concrete Floor	WINDOWS		Tile	Ti Trim	Wall Unit	Bit-in BBQ										
Motel			DH	Casem't														
1 Units	Light	Heavy	✓ Insulated Ceil'gs	✓ MS.	Lvr.	Compo.:	Heat Pump	Kitchen	1									
			✓ Insulated Walls	Slid. Gi. Door	Compo. Shingle			Drain Bd	Material: 7/11	Lgth: 20 Ft. Splash: 6"								

BATH DETAIL

CONSTRUCTION RECORD				EFFEC. YEAR	APPR. YEAR	NORMAL % GOOD				RATING (E,G,A,F,P)							Fl. No.	FINISH			FIXTURES		SHOWER			
Per. No.	For	Amount	Date			Age	Rem Life	Tbl	%	Cond	Arch Attr.	Func. Plan	Con-form	Storage Sp. Cup'd	Work-mnshp	Ent. Dwell		Floor	Walls	Wc	La	Tub	Type	Grade	Slot	GD
	D	-	c. 1903		1926	UNF			UNF	G	G	G	G	A	A	YES	1	VIN	DW	FN	1	1	MOD	G		
10059	Remodel	13000	12-4-75	1977	1977	O	60	R60	100	NEW	G	G	G	A	A	NO	2							1	TI	
19327	Det G	5700	5-19-76														1							1	TI	
19596	Par Walk	1557	1-20-78														1							1	TI	
																	PULLMANS	NO. 4	LGTH 6-11-4	FIN. MAB						

SPECIAL FEATURES

Dressing Area	Central Vac.
Wet Bar	Excess Glass
Walk-in Closets	

COMPUTATION

Appraiser & Date		M. H. 4-21-76		M. H. 3-17-77		FLORIAN 8-10-77		H. H. 12-7-78		D. H. 5-17-79							
Unit	Area	Unit Cost	Cost	Unit Cost	Cost	Unit Cost	Cost	Unit Cost	Cost	Unit Cost	Cost	Unit Cost	Cost	Unit Cost	Cost	Unit Cost	Cost
D	1320	DWA	13000	21.50	28380												
2nd Fl (33)	1320			16.10	21252												
Fin Bemt (6)	596			16.10	9274												
AC					2323												
FP			1200		1500												
CCP (33)	168			7.10	1193												
40 imp		Stairs wh.			500		600										
EXC PLAG	1 1/2	not in list			2400												
Semi unit Bemt	244	Blas. Bmt						8.00	5952								
Tq G	766	Inst. Bmt												6840			
TOTAL		SDR-1			66822									6840			
NORMAL % GOOD					100												
RCNLD.		UNF/3000			66822												

August 1, 2024

LV UNIT # PL 24 6100

MODEL

ADDRESS 546 SIXTH AVENUE - EAST

DESCRIPTION OF BUILDING

CLASS & SHAPE	CONSTRUCTION	STRUCTURAL	EXTERIOR	ROOF		HEATING	RATING (E.G.A.F.P.)	ROOMS	FLOORS			FLOOR FINISH		INTERIOR FINISH	
				Light	Sub-Standard				Standard	Above-Standard	B	1	2	Material	Grade
D 7.0 B	Light	✓ Frame	Stucco	Flat 1/4	✓ Forced	Wiring	KITCH. DETAILS	All	✓			NW	A	PW	AC
	Sub-Standard	Box		✓ Gable 1/4	Wall	Elect. Fix.									
	Standard	Conc. Blk.	✓ Siding "x"	Hip 1/4	Floor	Plumbing									
	Above-Standard	6" 8"	Ply. & Batt	Shed 1/4	Elect. Rad.										
2+ Stories	Special	Adobe	Routed Ply.	Encl. Eaves	✓ Thermo.	✓ Nat. Fin. Cabs	Living	1							
TYPE		Brick	Shingle	Dormers		Painted Cabs	Dining	1							
USE DESIGN	FOUNDATION	Slump Blk.	Shake	Raft. "x"		✓ Oven & Plate	Family	1							
✓ Single	✓ Concrete	✓ Floor Joist:	B&B T&G	Gutters	✓ Fireplace	✓ Dishwasher	Bed	4							
Double	✓ Conc. Blk.	"	"	Sm.Rk Lg.Rk	✓	Break. Bar	Bed								
Duplex	Brick	"	Brick Stone	Shingle	COOLING	✓ Pantry									
Apartment	Wood			✓ Shake	Refrig. Ton	✓ Lumin. Ceil.	LAUNDRY	1							
Flat-Court	Piers	Concrete Floor	WINDOWS	Tile Ti.Trim	Wall Unit	Blk-in BBQ									
Motel			D.H. Casem't				Kitchen	1							
1 Units	Light Heavy	✓ Insulated Walls	MS. Lvr.	Compo.:	Heat Pump		Drain Bd	1							
												Material: TILE		Lgth: 20 Ft. Splash: 6"	

BATH DETAIL

CONSTRUCTION RECORD				EFFEC. YEAR	APPR. YEAR	NORMAL % GOOD				RATING (E.G.A.F.P.)							Fl.	No.	FINISH					FIXTURES			SHOWER		
Builder	Per. No.	For	Amount			Date	Age	Rem Life	Tbl	%	Cond	Arch Attr.	Func. Plan	Con. form	Storage Sp. Cup'd	Sp. Clost			Work. mshp	Ent. Dwel	Floor	Walls	Wc	La	Tub	Type	Grade	St	OT
		D	-	c 1903	1996	UNF				UNF	G	G	G	G	A	A	YES	2	1				MOD	G					
10057	Remodel		13000	12-4-78	1977	0	60	R60	100	New	G	G	G	G	A	A	NO	2	1										
19327	Dr G		5200	5-19-78																									
19896	Par Walk		1557	1-20-78																									
																		PULLMANS		NO. 4		LGTH 6-12.4		FIN. MARB					
																		SPECIAL FEATURES											
																		Dressing Area		Central Vac.									
																		Wet Bar		Excess Glass									
																		Walk-in Closets											

COMPUTATION

Appraiser & Date		Unit	Area	Unit Cost	Cost	Unit Cost	Cost	Unit Cost	Cost	Unit Cost	Cost	Unit Cost	Cost	Unit Cost	Cost	Unit Cost	Cost
M. H. 21-96		D	1320	FAA	13000	21.50	28380										
M. H. 21-96		2nd PL (19)	1320			16.10	21252										
M. H. 21-96		Fin Bsm (19)	596			16.10	9274										
M. H. 21-96		AC					2323										
M. H. 21-96		FP			1200		1500										
M. H. 21-96		CCP (33)	168			7.10	1193										
M. H. 21-96		40 Imps		Stair's wh.			500		600								
M. H. 21-96		Exc P.B.G.	1 1/2	1/2 in dia			2400										
M. H. 21-96		Semi wif Bsm.	244	Blind					8.00	5952							
M. H. 21-96		79 G	760	1/2 in dia									6840				
M. H. 21-96		TOTAL	SDR-1				66822						6840				
M. H. 21-96		NORMAL % GOOD					100										
M. H. 21-96		R.C.N.L.D.	UNF	13000			66822										

546 E. 6th Avenue

Zoning Administrator

5916 E 6020

TO: ENGINEERING DEPARTMENT

DATE 11/25/24

FROM: BUILDING DEPARTMENT

THE BUILDING DEPARTMENT HAS RECEIVED AN APPLICATION FOR A BUILDING PERMIT (PLAN

CHECK # 11111) ON PROPERTY LOCATED AT:

JOB ADDRESS 540 E. 6th St. LEGAL AND/OR PARCEL NO. 200-2114

USE ZONE E-1 USE OF STRUCTURE Residence

OWNER John Michael PHONE NO. 797-2114

OWNER'S ADDRESS 627 Mc Donald Lane

CONTRACTOR James Const. Co PHONE NO. 797-2114

CONTRACTOR'S ADDRESS 1828 E. Valley Hwy

WHICH MAY BE REQUIRED TO HAVE STREET IMPROVEMENTS OR MAY REQUIRE A GRADING PERMIT.

PLEASE INDICATE BELOW YOUR REQUIREMENTS AND RETURN PINK COPY. YELLOW COPY TO BE RETURNED TO BUILDING DEPARTMENT WHEN ENGINEERING REQUIREMENTS HAVE BEEN MET AND BUILDING PERMIT MAY BE ISSUED. WHITE COPY FOR ENGINEERING DEPARTMENT FILES.

REQUIRED	ITEM	EXISTING CONDITIONS
<input type="checkbox"/>	1. CURBS & GUTTERS	<input type="checkbox"/>
<input type="checkbox"/>	2. SIDEWALK	<input type="checkbox"/>
<input type="checkbox"/>	3. PAVING	<input type="checkbox"/>
<input type="checkbox"/>	4. ALLEY	<input type="checkbox"/>
<input type="checkbox"/>	5. DRAINAGE	<input type="checkbox"/>
<input type="checkbox"/>	6. GRADING	<input type="checkbox"/>
<input type="checkbox"/>	7. FUTURE STREET WIDENING	DEDICATION REQUIRED <input type="checkbox"/>
<input type="checkbox"/>	8. STREET LIGHTS	<input type="checkbox"/>
<input type="checkbox"/>	9. STORM DRAIN	<input type="checkbox"/>

PUBLIC SEWER AVAILABLE? Yes WATER? Yes

HOLD BUILDING PERMIT FOR ABOVE ITEMS OR TO ISSUE BUILDING PERMIT

SIGNATURE _____

SIGNATURE _____

DATE _____

DATE 11/25/24

11-25-75

TO: BUILDING DEPT.
FROM: ENGINEERING DEPT.

SUBJECT: SIDEWALK IMPROVEMENTS, 546 E. 6TH ST

PLEASE NOTIFY THE FIELD ENGINEERING
DEPT. BEFORE THE CONSTRUCTION AT
546 E. 6TH ST. IS FINALED TO DETERMINE
THAT ALL DAMAGED SIDEWALK HAS BEEN
REPLACED.

GARY MANSON
ASSISTANT CIVIL ENGINEER

C.C. MIKE ADAMS, FIELD ENGINEER

APPLICATION FOR BUILDING PERMIT



BUILDING DEPARTMENT
100 Valley Boulevard
Escondido, Calif. 92025
(714) 745-2200
GENE ERVIN DIRECTOR

FOR APPLICANT TO FILL IN (PRINT OR TYPE ONLY)		BUILDING ADDRESS: 546 E. 6TH AV	
BUILDING ADDRESS: 546 E. 6TH AV		ASSESSOR MAP BOOK: 233 PAGE 29 PARCEL 14	
LOT NO. 697	BLOCK F	GROUP I	FIRE ZONE IV
TRACT		TYPE CONST. VA	OCC. LOAD
SIZE OF LOT 10,100	NO. OF BLDGS. NOW ON LOT 2	STATISTICAL CLASSIFICATION	
USE OF EXISTING BLDG. None		CLASS NO. 3001	DWELL UNITS -
OWNER: [Name]	ADDRESS: 487 MC DONALD BLVD	Use Zone R-1	SPECIAL CONDITIONS
CITY: ESC	STATE LIC. NO. 167056	REQUIRED OFFSTREET PARKING SPACES	
CONTRACTOR: [Name]	CITY LIC. NO. 488	COVERED: [Signature]	UNCOVERED: [Signature]
CONSTRUCTION LEADER: E.M.R.		APPLICATION ACCEPTED BY: [Signature]	
Describe work: REPAIR		PLANS CHECKED BY: [Signature]	
VALUATION \$ 13,000.00		[Handwritten notes: Ret wall frame 4/15/76, OK to Grant Ret wall 1/21/76, Permit Page. vic 3/24/76]	
P.C. FEE \$ 6.50	PMT. FEE \$ 53.00	APPROVALS	
I HEREBY FORKNOWLEDGE THAT I HAVE READ THIS APPLICATION AND STATE THAT THE ABOVE IS CORRECT AND AGREE TO COMPLY WITH ALL ORDINANCES AND LAWS REGULATING BUILDING CONSTRUCTION. I CERTIFY THAT IN DOING THE WORK AUTHORIZED HEREBY I WILL NOT EMPLOY ANY PERSON IN VIOLATION OF THE LABOR CODE OF THE STATE OF CALIFORNIA IN RELATING TO WORKMEN'S COMPENSATION INSURANCE.		FOUNDATION LOCATION FORMS, MATERIALS	1/16/76 [Signature]
SIGNATURE OF PERMITTEE: [Signature]		FRAME: FIRE STOPS, BRACING, BOLTS	4/2/76 [Signature]
ADDRESS: [Address]		LATH. INT.	4/14/76 [Signature]
		LATH. EXT.	
		INSULATION	4/2/76 [Signature]
		HOUSE NUMBER CORRECT AND POSTED	5/14/76 [Signature]
		FINAL	

INSPECTOR COPY

PLAN CHECK VALIDATION 01654 407975
PLAN CHECK NO. 11194 411657
Date 10-3-75 Fee \$ 6.50 + 20.00

PERMIT VALIDATION 07974
PERMIT NO. 11657
Date 10-4-75 Fee \$ 53.00

APPLICATION FOR ELECTRICAL PERMIT

1

BUILDING DEPARTMENT
 100 Valley Boulevard
 Escondido, Calif. 92025
 (714) 745-2200
 GENE ERVIN DIRECTOR

FOR APPLICANT TO FILL IN			
RECEIPT	NO.	Each	FEE
LIGHT 30 TOTAL			
SWITCH 35 130		.20	26.00
LIGHTING TOTAL			
FIXTURES 30		.20	6.00
RANGE 2 WTR. HTR.			
CLOTHES DRYER 1		1.00	1.00
SPACE HTR. STA. COOK			
OVEN 1 DISP. 1 DISH WASH. 1			
FIX APP. LESS 1/2 H.P.			
OTHER		.50	2.00
Motors, Transformer Size & Type	RATING HP, KW, KVA, OVLTR TO		
	0 - 1	1.00	
	1 - 3	1.50	
	3 - 8	2.00	
	8 - 15	2.50	
	15 - 50	3.00	
	50 - 100	5.00	
	OVER - 100	10.00	
SGH, GAS TUBE OR MARQUEE			
SERVICE NOT OVER 600 VOLTS/NOT OVER 200 AMP.	1	1.00	1.00
SERVICE NOT OVER 10 VOLTS OVER 200 AMP.		2.00	
SERVICE OVER 600 VOLTS		5.00	
TEMP. SERVICE, POLE & APPURTENANCES		5.00	
(SUB TOTAL)			
PERMIT ISSUING FEE	3.00		3.00
SUPPLEMENTARY PERMIT ISSUING FEE	1.00		
TOTAL FEE			37.00

BUILDING ADDRESS	546 E 6th St	
NEAREST CROSS ST		
OWNER	Klunest	
MAIL ADDRESS	546 - 6th St	
CITY	Escondido	TEL. NO.
CONTRACTOR	Tull Electric	
ADDRESS	P.O. Box 1874	
CITY	Escondido	TEL. NO. 741-5420
STATE LICENSE NO.	304336	CITY LICENSE NO. 7688
I HEREBY ACKNOWLEDGE THAT I HAVE READ THIS APPLICATION AND STATE THAT THE ABOVE IS CORRECT AND AGREE TO COMPLY WITH ALL CITY ORDINANCES AND STATE LAWS REGULATING ELECTRICAL WIRING.		
I HEREBY CERTIFY THAT I AM PROPERLY REGISTERED AND/OR LICENSED AS REQUIRED BY CITY OF ESCONDIDO A STATE OF CALIFORNIA OR THAT I AM THE LEG. OWNER OF, AND INTEND TO RESIDE IN, THE ABOVE DESCRIBED RESIDENTIAL PROPERTY.		
SIGNATURE OF PERM. EE	Robert T. Tull	
GROUP	ZONE	PROCESSED BY
E	R1	AL
NOTES:	Cook 90Vms 46 AL	
APPROVALS	DATE	INSPECTOR'S SIGNATURE
TEMP. POWER POLE		
UNDERSLAB WORK		
ROUGH CONDUIT	4/4/76	MA
WIRING		
FIXTURES		
FINAL	5/14/76	MA

PERMIT VALIDATION
 PERMIT NO. 12454 04657
 Date 3-12-76 Fee \$ 37.00

INSPECTOR COPY



APPLICATION FOR PERMIT

1

BUILDING DEPARTMENT
 100 Valley Boulevard
 Escondido, Calif. 92025
 (714) 745-2200
 GENE ERVIN DIRECTOR

SEWER-SEWAGE DISPOSAL

CONTRACTOR <u>CROWN CONSTR.</u>		OWNER <u>KLEMENT</u>	
ADDRESS <u>1838 E. VALLEY PK/WY</u>		MAIL ADDRESS	
CITY <u>ESC.</u> TEL. NO. <u>746-7004</u>		CITY <u>ESC.</u> TEL. NO. <u>747-52958</u>	
ST. LICENSE NO.		CITY LICENSE NO. <u>4695</u>	
NO.	DESCRIPTION OF WORK	FEE	
1	HOUSE SEWER CONNECTING TO PUBLIC SEWER <u>REPLACE</u>	05.00	5.00
	ALTER, REPAIR OR ABANDON HOUSE SEWER OR DISPOSAL SYSTEM	01.50	
	HOUSE SEWER CONNECTING TO PRIVATE DISPOSAL SYSTEM	05.00	
	CONNECT ADDITIONAL BLDG. OR WORK TO HOUSE SEWER	03.00	
I HEREBY ACKNOWLEDGE THAT I HAVE READ THIS APPLICATION AND STATE THAT THE ABOVE IS CORRECT AND AGREE TO COMPLY WITH ALL CITY ORDINANCES AND STATE LAWS REGULATING PLUMBING AND SEWERS. I HEREBY CERTIFY THAT I AM PROPERLY REGISTERED AND/OR LICENSED AS REQUIRED BY CITY OF ESCONDIDO AND STATE OF CALIFORNIA OR THAT I AM THE LEGAL OWNER OF AND INTEND TO RESIDE IN, THE ABOVE DESCRIBED RESIDENTIAL PROPERTY.			
SIGNATURE OF PERMITTEE <u>Tom Matelli</u>			
PERMIT \$ <u>3.00</u>			
TOTAL FEE \$ <u>8.00</u>			
APPROVALS		DATE	INSPECTOR'S SIG.
NEW HOUSE SEWER:		<u>4/21/76</u>	<u>MA</u>
CONNECT ADDITIONAL BUILDING OR WORK			
ALTER, REPAIR SEWER OR SEWAGE DISPOSAL SYSTEM			
DISCONNECT PLUG AND ABANDON HOUSE SEWER			
BACKFILL SEPTIC TANK(S)			
SEEP. PIT (S) / CESSPOOLS (I)			
FINAL		<u>5/14/76</u>	<u>MA</u>

INSPECTOR COPY

VALIDATION 09999
 PERMIT NO/2546
 Date 3-24-76 Fee \$ 8.00

INSULATION CERTIFICATION

This is to certify that insulation has been installed in conformance with the current energy regulations, California Administrative Code, Title 24, State of California, in the building located at:

1. ADDRESS 546 E. 6th St Encinitas

EXTERIOR WALLS

Manufacturer O.C. Thickness/Type 3 1/2" FIBERGLASS R-Value R11

CEILING

Manufacturer O.C. Thickness/Type 6" KRAFT R-Value R19

Manufacturer _____ Thickness/Type _____ R-Value _____

Sq. Ft. Covered _____ R-Value _____

FLOOR

Manufacturer _____ Thickness/Type _____ R-Value _____

SLAB ON GRADE

Manufacturer _____ Thickness/Type _____ R-Value _____

Width of Insulation _____ Inches

FOUNDATION WALLS

Manufacturer _____ Thickness/Type _____ R-Value _____

GENERAL CONTRACTOR

TITLE _____

LICENSE # _____

DATE _____

INSULATION CONTRACTORS, INC.

LICENSE # 221912 C-2

Mr. [Signature]

TITLE President

DATE April 76

Insulation only R	Percent Thickness	Construction R-Value
R0	0 1/2"	00
R11	3 1/2"	000
R13	3 3/4"	0000
R19	6"	00000

PERMIT APPLICATION		JOB ADDRESS		PLAN CHECK NO.	
BUILDING PERMIT 100 Valley Boulevard Escondido, Calif. 92025 (714) 741-4647		546 E. 6TH AV		19327	
JOB ADDRESS: 546 E. 6TH AV OWNERS NAME: GENEVE KLEMENT ADDRESS: 546 E. 6TH AV ESC ZIP PHONE		NEAREST CROSS ST. ASSESSOR MAP BOOK: 233 PAGE 29 PARCEL 14		VALIDATION: 203075 DATE: 5-8-78	
DESCRIBE WORK COVERED BY THIS PERMIT. PLEASE BE SPECIFIC. CONSTRUCT 3 CAR GARAGE		GROUP: M- FIRE ZONE: 3 TYPE CONST: VN OCC LOAD		PERMIT NO: 19327 VALIDATION: 205146 DATE: 5-14-78	
STATISTICAL CLASSIFICATION CLASS NO. 3007 DWELL UNITS		USE ZONE: R- SPECIAL CONDITIONS			
		VALUATION	REMARKS	P.C. FEE	FEE
		5700.00		18.00	
HAN THIS PROJECT BEEN SUBMITTED TO PLANNING DEPT FOR PLOT PLAN REVIEW?					36.00
LAND AREA _____ SQ. FT. AREA BLDG. _____ SQ. FT. / GARAGE 760 SQ. FT. NO. UNITS _____ NO. STORIES _____		BUILDING PERMIT FEE			138
LEGAL DESCRIPTION LOT _____ BLOCK _____ TRACT _____ ASSESSORS PARCEL NO. _____		CONTRACTOR 4 RELECT. 5 LITE PHONE		FEE	
CONTRACTOR CANFIELD CONST ADDRESS 1880 ROLL SPRINGS ESCONDOIDO PHONE 744 3394 STATE LICENSE NO. 330268 CLASS 7752 CITY BUSINESS LICENSE # B-1		SERVICE AMPS _____ PHASE _____ P.O.L. _____ REMODEL, ALTER _____ TEMP. POLE _____ ADD'L POLES _____ SIGN(S) _____ ISSUANCE FEE \$3.00		5.80	
ARCHITECT/DESIGNER _____ ADDRESS _____ PHONE _____		CONTRACTOR PHONE		FEE	
"I CERTIFY THAT IN THE PERFORMANCE OF THE WORK FOR WHICH THIS PERMIT IS ISSUED I SHALL NOT EMPLOY ANY PERSON IN ANY MANNER SO AS TO BECOME SUBJECT TO THE WORKMEN'S COMPENSATION LAWS OF CALIFORNIA." ALL WORK DONE SHALL COMPLY WITH THE LAWS OF THE CITY OF ESCONDIDO, THE STATE OF CALIFORNIA AND MAY BE INSPECTED AT ANY TIME. PERMITTEE'S SIG. _____ DATE 5/19/78		NO. FIXTURES _____ S.W.H. _____ NO GAS OUT _____ SEWER _____ SEWER CODE NO. _____ ISSUANCE FEE \$3.00		FEE	
HEALTH DEPT. REQUIRED APPROVED		CONTRACTOR PHONE		FEE	
ENGINEERING NOTIFIED APPROVED		FURNACE _____ BTU COMPRESSOR _____ H.P. OTHER _____ ISSUANCE FEE \$3.00		FEE	
		GEN. BILL 1874 STRONG MOTION FEE ESC. ORD. 70-23 DEVELOPMENT FEE ESC. ORD. 75-24 SEWER FEE ESC. ORD. 75-25 PARKS & RECREATION FEE ESC. ORD. 75-16 CABLE TV SYSTEM ESC. ORD. 73-45 OFF SITE WATER FEE		140	
		TOTAL		42.20	

APPLICANT FILL IN THIS PORTION - PRINT & PRESS FIRMLY

BUILDING ADDRESS 546 E. 6TH OWNER PLAN CHECK NO.

*TO BE DOUBLED IF ANNEXED AFTER 1.70 & DEVELOPED WITHIN 5 YEARS OF ANNEXATION.

INSPECTOR'S COPY

CITY OF ESCONDIDO		PERMIT APPLICATION		APPLICANT TO FILL IN INFORMATION WITHIN RED LINES AND DECLARATIONS USE BALL POINT PEN	
BUILDING DEPARTMENT 100 Valley Boulevard Escondido, Calif. 92025 (714) 741-4647		AV. ST. RD.	DATE OF APPLICATION	CITY BUSINESS LICENSE#	VALU
JOB ADDRESS 546 E. 6th Ave Esc			7-7-81	813672	COM
OWNER'S NAME H.W. Schoell	OWNER'S PHONE 714-5671	PRIME CONTRACTOR Campbell Esc Ref. Inc	CONTRACTOR'S ADDRESS 427 Venture St	STATE LICENSE# 272769	OGG
OWNER'S MAILING ADDRESS 546 E 6th Ave	DESIGNER	DESIGNER'S ADDRESS	DESIGNER'S PHONE	CONTRACTOR'S PHONE 745-4431	OGG
LOT	BLOCK	SUBDIVISION	ASSESSOR PARCEL NO.	STATE LICENSE #	TYPE
					USE
DESCRIPTION OF WORK not all a/c		HAS THIS PROJECT BEEN SUBMITTED TO PLANNING DEPT. FOR PLOT PLAN REVIEW?			SPEC
LAND AREA _____ SQ. FT.		CARPOR	NO. STORIES	<input type="checkbox"/> YES <input type="checkbox"/> NO	
AREA: BLDG. _____ SQ. FT.		/GARAGE	SQ. FT. NO UNITS		
QTY.	PLUMBING PERMIT	AMT. 3.00	QTY.	MECHANICAL PERMIT	AMT. 3.00
	EACH FIXTURE 2.00			INSTALL FURN. DUCTS UP TO 100,000 BTU 4.00	PLAN CHECK
	EACH BUILDING SEWER 5.00			OVER 100,000 BTU 5.00	BUILDING PERMIT
	EACH WATER HEATER AND/OR VENT 2.00			BOILER/COMPRESSOR UP TO 3 HP 4.00	
	EACH GAS SYSTEM 1 to 4 OUTLETS 2.00		2	BOILER/COMPRESSOR 3-15 HP 7.50	15.00 ALL INCLUSIVE PERMIT
	EACH GAS SYSTEM 5 OR MORE 5.00			BOILER/COMPRESSOR 16-30 HP 10.00	TOTAL ELECTRICAL
	EACH INSTAL. ALTER, REPAIR WATER PIPE 2.00			EXTEND DUCTWORK 2.00	PLUMBING
	LAWN SPRINKLER SYSTEM 2.00			MECH EXHAUST - HOOD/DUCTS 3.00	MECHANICAL
					MOBILE HOME
TOTAL PLUMBING			TOTAL MECHANICAL		
CONTRACTOR			CONTRACTOR		18.00
QTY.	ELECTRICAL PERMIT	AMT. 3.00	QTY.	MOBILE HOME PERMIT	AMT. 5.00
	SERVICE AMPS _____ 1 FH @ .25			AWNING/CARPOR 10.00	STRONG MOTION FEE SE
	SERVICE AMPS _____ 3 FH @ .45			PORCH 5.00	CABLE TV SYSTEMS
2	REMODEL, ALTER 5.00	10.00		SET-UP 35.00	DEVELOPMENT FEE *
	SWIMMING POOL 5.00			RAMADA, GABANA 20.00	SCHOOL FEES
	TEMP. POLE 5.00				(ORD 78-2)
	ADD'L. POLES 2.00				SEWER FEE
	SIGN(S) 2.00				OFF SITE WATER FEE
					PARKS & RECREATION FE
TOTAL ELECTRICAL			TOTAL MOBILE HOME		
CONTRACTOR		13.00	OWNER/BUILDER LETTER		MAILED
					RECEIVED
I HAVE CAREFULLY EXAMINED THE COMPLETED "PERMIT APPLICATION" AND DO HEREBY CERTIFY UNDER PENALTY OF PERJURY THAT ALL INFORMATION HEREON INCLUDING THE DECLARATIONS ARE TRUE AND CORRECT AND I FURTHER CERTIFY AND AGREE IF A PERMIT IS ISSUED TO COMPLY WITH ALL CITY COUNTY AND STATE LAWS GOVERNING BUILDING CONSTRUCTION WHETHER SPECIFIED HEREIN OR NOT. I ALSO AGREE TO WAIVE INDEMNIFY AND KEEP HARMLESS THE CITY OF ESCONDIDO AGAINST ALL LIABILITIES, JUDGMENTS, COSTS AND EXPENSES WHICH MAY IN ANY WAY ACCRUE AGAINST SAID CITY IN CONSEQUENCE OF THE GRANTING OF THIS PERMIT.		Expiration: Every permit issued by the Building Official under the provisions of this Code shall expire by limitation and become null and void. If the building or work authorized by such permit is not commenced within 180 days from the date of such permit, or if the building or work authorized by such permit is suspended or abandoned at any time after the work is commenced for a period of 180 days.		* AN OSH 5' 0" DE STRUCT	
APPLICANT'S SIGNATURE		OWNER <input type="checkbox"/> CONTRACTOR <input checked="" type="checkbox"/>			
		Campbell Esc Ref. Inc.		Bentley	

CONTRACTOR
 I hereby affirm that I am licensed under provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect.

OWNER/BUILDER
 I hereby affirm that I am exempt from the Contractor's License Law for the following reason (Sec. 7031.5 Business and Professions Code: Any city or county which requires a permit to construct, alter, improve, demolish, or repair any structure, prior to its issuance also requires the applicant for such permit to file a signed statement that he is licensed pursuant to the provisions of the Contractor's License Law (Chapter 9 commencing with Section 7000 of Division 3 of the Business and Professions Code) or that is exempt therefrom and the basis for the alleged exemption. Any violation of Section 7031.5 by an applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars (\$500).
 I, as owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale (Sec. 7044 Business and Professions Code: The Contractor's License Law does not apply to an owner of property who builds or improves thereon and who does such work himself or through his own employees, provided that such improvements are not intended or offered for sale. If, however, the building or improvement is sold within one year of completion, the owner/builder will have the burden of proving that he did not build or improve for the purpose of sale).
 I, as owner of the property, am exclusively contracting with licensed contractors to construct the project (Sec. 7044 Business and Professions Code: The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who contracts for such projects with a contractor's license pursuant to the Contractor's License Law).
 I am exempt under Sec. _____, B. & P.C. for this reason _____

DECLARATIONS

WORKER'S COMPENSATION
 I hereby affirm that I have a certificate of consent to signature, or a certificate of Workers' Compensation Insurance, or a certified copy thereof (Sec. 3900, Labor Code).
 POLICY NO. **6WCI 7287928**
 COMPANY **W.A. Pacific Exp. Co**
 Copy is filed with the city.
 Certified copy is hereby furnished.
 CERTIFICATE OF EXEMPTION FROM WORKER'S COMPENSATION INSURANCE (This section need not be completed if the permit is for one hundred dollars (\$100) or less)
 I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the Workers' Compensation Laws of California.
 NOTICE TO APPLICANT: If, after making this Certificate of Exemption, you should become subject to the Workers' Compensation provisions of the Labor Code, you must forthwith comply with such provisions or this permit shall be deemed revoked.

LENDER
 I hereby affirm that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3007, Civil Code)
 Lender's Name _____
 Lender's Address _____

PERMIT APPLICATION		APPLICANT TO FILL IN INFORMATION WITHIN RED LINES AND DECLARATIONS USE BALL POINT PEN				VALUATION	PLAN CHECK NO.	
 BUILDING DEPARTMENT 100 Valley Boulevard Escondido, Calif, 92025 (714) 741-4847						COMPUTER CODE	# UNITS	VALIDATION
JOB ADDRESS 546 E. 6th Ave Esc		AV. ST. RD.	DATE OF APPLICATION 7-7-81	CITY BUSINESS LICENSE# 813672		OCC. GROUP	DATE	
OWNER'S NAME H.W. Schoell		OWNER'S PHONE 741-5671	PRIME CONTRACTOR Campbell Esc Ref. Inc		STATE LICENSE# 372769	OCC. LOAD	PERMIT NO. 26303	
OWNER'S MAILING ADDRESS 546 E 6th Ave		CONTRACTOR'S ADDRESS 437 Venture St		CONTRACTOR'S PHONE 745-4431	CONTRACTOR'S STATE LICENSE #	TYPE CONST.	VALIDATION 341762	
LOT	BLOCK	SUBDIVISION	ASSESSOR PARCEL NO.	DESIGNER	DESIGNER'S ADDRESS	DESIGNER'S PHONE	DATE 7/10/81	
DESCRIPTION OF WORK inst all a/c				HAS THIS PROJECT BEEN SUBMITTED TO PLANNING DEPT. FOR PLOT PLAN REVIEW?		SPECIAL CONDITIONS Cancelled by Demand 9-2-81 - duplicate permit		
LAND AREA _____ SQ. FT.		NO. STORIES _____		<input type="checkbox"/> YES <input type="checkbox"/> NO				
AREA: BLDG. _____ SQ. FT.		CARPORT /GARAGE _____ SQ. FT.		NO UNITS _____				
QTY.	PLUMBING PERMIT	AMT. 3.00	QTY.	MECHANICAL PERMIT	AMT. 3.00	FEE SUMMARY		
	EACH FIXTURE 2.00			INSTALL FURN. DUCTS UP TO 100,000 BTU 4.00		PLAN CHECK		
	EACH BUILDING SEWER 5.00			OVER 100,000 BTU 5.00		BUILDING PERMIT		
	EACH WATER HEATER AND/OR VENT 2.00			BOILER/COMPRESSOR UP TO 3 HP 4.00		ALL INCLUSIVE PERMIT		
	EACH GAS SYSTEM 1 to 4 OUTLETS 2.00		2	BOILER/COMPRESSOR 3-15 HP 7.50	15.00	TOTAL ELECTRICAL	13.00	
	EACH GAS SYSTEM 5 OR MORE 5.00			BOILER/COMPRESSOR 16-30 HP 10.00		MECHANICAL	18.00	
	EACH INSTAL. ALTER, REPAIR WATER PIPE 2.00			EXTEND DUCTWORK 2.00		MOBILE HOME		
	LAWN SPRINKLER SYSTEM 2.00			MECH EXHAUST -- HOOD/DUCTS 3.00				
TOTAL PLUMBING			TOTAL MECHANICAL		18.00	STRONG MOTION FEE SEN. BILL 1374		
CONTRACTOR			CONTRACTOR			CABLE TV SYSTEMS ORD 76-16		
QTY.	ELECTRICAL PERMIT	AMT. 3.00	QTY.	MOBILE HOME PERMIT	AMT. 5.00	DEVELOPMENT FEE * ORD 75-23		
	SERVICE AMPS 1 PH @ .25			AWNING/CARPORT 10.00		SCHOOL FEES EUHSL		
	SERVICE AMPS 3 PH @ .45			PORCH 5.00		(ORD 78-2) EUSD		
2	REMODEL ALTER 5.00	10.00		SET-UP 35.00		SEWER FEE ORD 75-24		
	SWIMMING POOL 5.00			RAMADA, CABANA 20.00		OFF SITE WATER FEE ORD 78-45		
	TEMP. POLE 5.00			TOTAL MOBILE HOME		PARKS & RECREATION FEE ORD 75-25		
	ADD'L. POLES 2.00							
	SIGN(S) 2.00							
TOTAL ELECTRICAL		13.00	OWNER/BUILDER LETTER		MAILED	* TO BE DOUBLED IF ANNEXED AFTER 1-1-76 & DEVELOPED WITHIN 5 YEARS OF ANNEXATION		
CONTRACTOR			RECEIVED			TOTAL FEES PAYABLE TO: CITY OF ESCONDIDO		
						31.00		
I HAVE CAREFULLY EXAMINED THE COMPLETED "PERMIT APPLICATION" AND DO HEREBY CERTIFY UNDER PENALTY OF PERJURY THAT ALL INFORMATION HEREON INCLUDING THE DECLARATIONS ARE TRUE AND CORRECT AND I FURTHER CERTIFY AND AGREE IF A PERMIT IS ISSUED TO COMPLY WITH ALL CITY, COUNTY AND STATE LAWS GOVERNING BUILDING CONSTRUCTION, WHETHER SPECIFIED HEREIN OR NOT, I ALSO AGREE TO SAVE INDEMNIFY AND KEEP HARMLESS THE CITY OF ESCONDIDO AGAINST ALL LIABILITIES, JUDGMENTS, COSTS AND EXPENSES WHICH MAY IN ANY WAY ACCRUE AGAINST SAID CITY IN CONSEQUENCE OF THE GRANTING OF THIS PERMIT.				Expiration: Every permit issued by the Building Official under the provisions of this Code shall expire by limitation and become null and void. If the building or work authorized by such permit is not commenced within 180 days from the date of such permit, or if the building or work authorized by such permit is suspended or abandoned at any time after the work is commenced for a period of 180 days.		* AN OSHA PERMIT IS REQUIRED FOR EXCAVATIONS OVER 5' 0" DEEP AND DEMOLITION OR CONSTRUCTION OF STRUCTURES OVER 3 STORIES IN HEIGHT.		
APPLICANT'S SIGNATURE				OWNER <input type="checkbox"/>	CONTRACTOR <input checked="" type="checkbox"/>	DATE		
Campbell Esc Ref Inc				Bertel Lake		7-7-81		

INSPECTOR'S COPY

DEMAND
 FROM THE TREASURY OF THE
CITY OF ESCONDIDO
 STATE OF CALIFORNIA

INSTRUCTIONS TO CLAIMANTS — Itemize demand, giving names, dates, places and particular service rendered, number of days engaged, material furnished, to whom delivered, quantity and price.
 Certify to correctness of claim in space provided for "Claimants" below; and then file with the
 City of Escondido, 100 Valley Blvd., Escondido, Calif.

PAY TO:

Campbell Escondido Ref. Inc.
 NAME
 427 Venture St.
 STREET ADDRESS
 Escondido CA 92025
 CITY STATE ZIP

September 2, 1981
 DATE

DATE	ITEMS	DOLLARS	CENTS
	Please refund fees paid on permit #26303 for mechanical and plumbing to be done at 546 E. Sixth Ave., Escondido.		
	Applicant took out two permits for same job.		
	Plumbing	13	00
	Mechanical	18	00
	Total	31	00

 ACCOUNT NO.

 P.O. NO.

 VENDOR NO.

INVOICE NO.

temporary vendor

I declare under the penalty of making a false statement that the foregoing account is a correct, legitimate and true claim against the city for the full amount for which the same is presented and the items therein contained were furnished to said city; that the said amount, accrued as set forth therein, is due and no part of the same has been paid.

Submitted By: _____

Name

Approved For Payment

Gene Brown
 Name

Director, Bldg. Dept.

Title

Return Warrant to Department

546 E 6th



PERMIT APPLICATION

BUILDING DEPARTMENT
100 Valley Boulevard Escondido, Calif. 92025
(714) 741-4647

APPLICANT TO FILL IN INFORMATION WITHIN RED LINES
AND DECLARATIONS
USE BALL POINT PEN

VALUATION		PLAN CHECK NO.
COMPUTER CODE	# UNITS	VALIDATION
OCC. GROUP		DATE
OCC. LOAD		PERMIT NO.
TYPE CONST.		VALIDATION
USE ZONE		DATE
SPECIAL CONDITIONS		

JOB ADDRESS 546 EAST 6th AVE. **AV ST. RD.** **DATE OF APPLICATION** 6/22/81 **CITY BUSINESS LICENSE#** 813672

OWNER'S NAME H.W. Schoell **OWNER'S PHONE** 741-5671 **PRIME CONTRACTOR** CAMPBELL ESC RERVIS INC **STATE LICENSE#** 272769

OWNER'S MAILING ADDRESS SAME **CONTRACTOR'S ADDRESS** 427 VENTURE ST. **CONTRACTOR'S PHONE** 745-4431 **CONTRACTOR'S STATE LICENSE#**

LOT **BLOCK** **SUBDIVISION** **ASSESSOR PARCEL NO.** **DESIGNER** SAME **DESIGNER'S ADDRESS** **DESIGNER'S PHONE**

DESCRIPTION OF WORK

LAND AREA SQ. FT. **NO. STORIES** **HAS THIS PROJECT BEEN SUBMITTED TO PLANNING DEPT. FOR PLOT PLAN REVIEW?** YES NO

AREA: BLDG. SQ. FT. **CARPOR /GARAGE** SQ. FT. **NO UNITS.**

QTY.	PLUMBING PERMIT	AMT. 3.00	QTY.	MECHANICAL PERMIT	AMT. 3.00	FEE SUMMARY	
	EACH FIXTURE	2.00		INSTALL FURN. DUCTS UP TO 100,000 BTU	4.00	PLAN CHECK	
	EACH BUILDING SEWER	5.00		OVER 100,000 BTU	5.00	BUILDING PERMIT	
	EACH WATER HEATER AND/OR VENT	2.00	2	BOILER/COMPRESSOR UP TO 3 HP	4.00	ALL INCLUSIVE PERMIT	
	EACH GAS SYSTEM 1 to 4 OUTLETS	2.00		BOILER/COMPRESSOR 3-15 HP	7.50	TOTAL ELECTRICAL	8.00
	EACH GAS SYSTEM 5 OR MORE	.50		BOILER/COMPRESSOR 16-30 HP	10.00	PLUMBING	
	EACH INSTAL, ALTER, REPAIR WATER PIPE	2.00		EXTEND DUCTWORK	2.00	MECHANICAL	118.00
	LAWN SPRINKLER SYSTEM	2.00		MECH EXHAUST - HOOD/DUCTS	3.00	MOBILE HOME	
TOTAL PLUMBING			TOTAL MECHANICAL		11.00	STRONG MOTION FEE SEN. BILL 1374	

QTY.	ELECTRICAL PERMIT	AMT. 3.00	QTY.	MOBILE HOME PERMIT	AMT. 5.00	FEE SUMMARY	
	SERVICE AMPS 1 PH @ .25			AWNING/CARPOR	10.00	CABLE TV SYSTEMS	ORD 76-16
	SERVICE AMPS 3 PH @ .45			PORCH	5.00	DEVELOPMENT FEE *	ORD 75-23
	REMODEL ALTER	5.00		SET-UP	35.00	SCHOOL FEES	EUHSD
	SWIMMING POOL	5.00		RAMADA, CABANA	20.00	(ORD 78-2)	EUSD
	TEMP. POLE	5.00		TOTAL MOBILE HOME		SEWER FEE	ORD 75-24
	ADD'L POLES	2.00				OFF SITE WATER FEE	ORD 73-45
	SIGN(S)	2.00				PARKS & RECREATION FEE	ORD 75-25
TOTAL ELECTRICAL		8.00	OWNER/BUILDER LETTER		MAILED RECEIVED	* TO BE DOUBLED IF ANNEXED AFTER	
CONTRACTOR						1-1-76 & DEVELOPED WITHIN 5 YEARS	
						OF ANNEXATION	
						TOTAL FEES PAYABLE TO:	
						CITY OF ESCONDIDO	\$ 1900

I HAVE CAREFULLY EXAMINED THE COMPLETED "PERMIT APPLICATION" AND DO HEREBY CERTIFY UNDER PENALTY OF PERJURY THAT ALL INFORMATION HEREON INCLUDING THE DECLARATIONS ARE TRUE AND CORRECT AND I FURTHER CERTIFY AND AGREE IF A PERMIT IS ISSUED: TO COMPLY WITH ALL CITY, COUNTY AND STATE LAWS GOVERNING BUILDING CONSTRUCTION, WHETHER SPECIFIED HEREIN OR NOT. I ALSO AGREE TO SAVE INDEMNIFY AND KEEP HARMLESS THE CITY OF ESCONDIDO AGAINST ALL LIABILITIES, JUDGMENTS, COSTS AND EXPENSES WHICH MAY IN ANY WAY ACCRUE AGAINST SAID CITY IN CONSEQUENCE OF THE GRANTING OF THIS PERMIT.

Expiration: Every permit issued by the Building Official under the provisions of this Code shall expire by limitation and become null and void. If the building or work authorized by such permit is not commenced within 180 days from the date of such permit, or if the building or work authorized by such permit is suspended or abandoned at any time after the work is commenced for a period of 180 days.

APPLICANT'S SIGNATURE: *Rebecca L. Vargas* OWNER CONTRACTOR DATE: 6/22/81

* AN OSHA PERMIT IS REQUIRED FOR EXCAVATIONS OVER 5' 0" DEEP AND DEMOLITION OR CONSTRUCTION OF STRUCTURES OVER 3 STORIES IN HEIGHT

CONTRACTOR

OWNER/BUILDER

DECLARATIONS

WORKER'S COMPENSATION

LENDER

I hereby affirm that I am licensed under provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect.

I hereby affirm that I am exempt from the Contractor's License Law for the following reason (Sec. 7031.5 Business and Professions Code: Any city or county which requires a permit to construct alter, improve, demolish, or repair any structure, prior to its issuance also requires the applicant for such permit to file a signed statement that he is licensed pursuant to the provisions of the Contractor's License Law (Chapter 9 commencing with Section 7000 of Division 3 of the Business and Professions Code) or that is exempt therefrom and the basis for the alleged exemption. Any violation of Section 7031.5 by an applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars (\$500).

I, as owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale (Sec. 7044, Business and Professions Code: The Contractor's License Law does not apply to an owner of property who builds or improves thereon and who does such work himself or through his own employees, provided that such improvements are not intended or offered for sale. If, however, the building or improvement is sold within one year of completion, the owner-builder will have the burden of proving that he did not build or improve for the purpose of sale).

I, as owner of the property, am exclusively contracting with licensed contractors to construct the project (Sec. 7044, Business and Professions Code: The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who contracts for such projects with a contractor's license pursuant to the Contractor's License Law).

I am exempt under Sec. B. & P.C. for this reason _____

I hereby affirm that I have a certificate of consent to self-insure, or a certificate of Workers' Compensation Insurance, or a certified copy thereof (Sec. 3803, Labor Code).

POLICY NO: EWC 172 919 28
COMPANY: JNA/PACIFIC EMP
Copy is filed with the city.
 Certified copy is hereby furnished.

CERTIFICATE OF EXEMPTION FROM WORKERS' COMPENSATION INSURANCE (This section need not be completed if the permit is for one hundred dollars (\$100) or less)

I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the Workers' Compensation Laws of California.

NOTICE TO APPLICANT: If, after making this Certificate of Exemption, you should become subject to the Workers' Compensation provisions of the Labor Code, you must forthwith comply with such provisions or this permit shall be deemed revoked.

I hereby affirm that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3097, Civil Code).
Lender's Name: _____
Lender's Address: _____

INSPECTOR'S COPY

1-0100

JOB ADDRESS

546 E. 6th

OWNER

FIELD INSPECTION RECORD

FIELD NOTES

BUILDING	INSPECTOR	DATE	PLUMBING	INSPECTOR	DATE	ELECTRICAL	INSPECTOR	DATE
SETBACKS			UNDERGRD PLBG.			UNDERGRD ELEC		
FOUNDATION			HOUSE SEWER			TEMP POLE		
						TSPB		
MASONRY			UNDERGRD WATER			TEMP TESTING		
			WATER SERVICE			POOL BONDING		
						POOL ROUGH ELEC		
POOR STEEL			LAWN SPRINKLERS			POOL FINAL		
HYDRO VALVE (POOL)			PRESSURE REGULATOR					
FRAME			ROUGH PLBG (TOP OUT)			ROUGH ELEC		
			WATER HEATER			GROUND PROVIDED		
			GAS (HOUSE)			SUPPLEMENT GROUND		
INSULATION			GAS (YARD)			FIRE DETECTOR		
INT. LATH DRYWALL			GAS (LEAK REPAIR)			CEIL HEAT		
EXT. LATH			GAS (POOL)					
FINAL GRADING			GAS (AIR TEST)			GFI INSTALLED		
FINAL BUILDING			FINAL PLUMBING			FINAL ELECTRICAL		

MECHANICAL	INSPECTOR	DATE	INSPECTOR'S REMARKS
HEATING _____ A/C _____ VENT _____			<i>Expired</i>
FURNACES: GRAVITY _____ F.A. _____			
UNIT HEATERS			
DUCTS			
CHIMNEYS VENTS			
CONDENSATE PIPING			
FIRE DAMPERS			
SMOKE DETECTORS			
EVAPORATIVE COOLERS			
VENTILATION FANS			
CHILLERS/BOILERS			
COMMERCIAL EQUIPT. GREASE HOODS			
OTHER			
FINAL MECHANICAL			

ATTACHMENT 5
PL24-0100

Zoning Administrator

Hearing Date: August 1, 2024

Effective Date: August 13, 2024

RESOLUTION NO. 2023-10

A RESOLUTION OF THE ZONING ADMINISTRATOR
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

APPLICANT: RODNEY L. GEORGE & DENISE A. LINCOLN

CASE NO: PL24-0100

WHEREAS, the Zoning Administrator of the City of Escondido did, on August 1, 2024, hold a public meeting to consider a request to designate a single-family residence as a Historic Resource on the City of Escondido's Local Register of Historic Places ("Application"); 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, evidence was submitted to and considered by the Zoning Administrator at or before the public meeting, including, without limitation, written information, and the staff report dated August 1, 2024, which along with its attachments is incorporated herein by this reference; and

WHEREAS, the application was assessed in conformance with the California Environmental Quality Act (“CEQA”) Guidelines and found that the activity is not a “Project” as defined under Section 15378(b)(5) of the California Environmental Quality Act State Guidelines. Therefore, pursuant to State Guidelines Section 15060(c)(3), no environmental review is required; and

WHEREAS, a staff report was presented discussing the issues in the matter;
and

WHEREAS, Ordinance No. 78-02, enacted pursuant to Section 65974 of the Government Code and pertaining to the dedication of land and fees for school facilities, has been adopted by the City of Escondido.

NOW, THEREFORE, BE IT RESOLVED by the Zoning Administrator of the City of Escondido:

1. That the above recitations are true and correct.
2. That considering the Findings of Fact attached as Exhibit “B” hereto, and applicable law, the Zoning Administrator hereby approves designation of the subject property and the Historic Designation Application.

Zoning Administrator
August 1, 2024
PL24-0100

PASSED, ADOPTED AND APPROVED by the Zoning Administrator of the
City of Escondido, California, at a regular meeting held on the 1st day of August, 2024.

VERONICA MORONES
Zoning Administrator

BERNADETTE BJORK
Witness

Note: This action may be appealed to Planning Commission
pursuant to Zoning Code Section 33-1303

Zoning Administrator
August 1, 2024
PL24-0100

EXHIBIT "A"

PLANNING CASE NO. PL24-0100

LEGAL DESCRIPTION

LOT 6 AND THE WEST 1/2 OF LOT 7 IN BLOCK "E" 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.

Commonly Known as: 546 East 6th Avenue, Escondido, CA 92025

EXHIBIT “B”

PLANNING CASE NO. PL24-0100

FINDINGS OF FACT

Environmental Determination:

1. Pursuant to California Environmental Quality Act (“CEQA”), Public Resources Code section 2100 et. Seq., and its implementing regulations (the State CEQA Guidelines), Article 14 of the California Code of Regulations section 15000 et. Seq., the City of Escondido (“City”) is the Lead Agency for the application (“Application”), as the public agency with the principal responsibility for approving the project.
2. The Application qualifies for an exemption from further environmental review pursuant to CEQA Guidelines section 15378(b)(5), as it is not a “Project.” The Application constitutes an administrative action by the Lead Agency, and will not result in a direct or indirect change to the physical environment.
3. The Zoning Administrator has independently considered the full administrative record before it, which includes but is not limited to the August 1, 2024 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 Application will not have a significant effect on the environment, and all of the requirements of CEQA have been met.

Local Register Listing (Article 40, Section 33-794)

The Application has been reviewed pursuant to Article 40 (Historical Resources), Section 33-794 of the Escondido Zoning Code, and meets three of the seven required criteria listed in Section 33-794(c).

1. *Criteria 1. Escondido historical resources that are strongly identified with a person or persons who significantly contributed to the culture, history, prehistory, or development of the City of Escondido, Region, state or nation.*
 - a. The property was owned by Judge Pierce Jefferson Wisdom and spouse, Ella B. Wisdom, from 1917 through 1921. Judge Wisdom and his sons operated and owned a mercantile business on Grand Avenue (Formerly Ohio); he also served as the Deputy County Clerk for San Diego County, the City’s Recorder, and as a police judge until his passing in 1925.

Judge Wisdom purchased the property and the adjoining parcels in order to redevelop the vacant land for low-level farming crops to support the ongoing war effort. Post-war, Judge Wisdom redeveloped the farmland property in 1919 into one of the City's original parks, "Boulder Heights Park", in cooperation with the City's trustee group.

2. *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.*
 - a. The residence is a notable example of the post-1750s "Dutch Colonial Revival" architecture identified within "A Field Guide to American Houses", exhibiting several character defining features such as roof type, eaves, window type, etc. listed for this specific architectural style (gambrel roof, original 12 over 12 double hung windows, operable/inoperable shutters). The redevelopment of the property in 1975 sought to mimic the primary design features of the Dutch Colonial style, while incorporating more modern features of the Rural Traditional principal sub-type. The property's defining features include a gambrel roof with unflared eaves, and double-hung wood sash windows adorning the property. A brick walkway straddles the property from 6th Avenue into the adjoining alley, complimenting the yard and landscaping features, and blending into the deck and lower-level stem wall which surrounds the property. While wood siding was not common with Dutch Colonial architecture, construction began to deviate from brick/stone for these properties in the 1750s with the integration of the architectural style into the English Colony traditions. The detached garage on the property compliments the architectural style of the main residence, sharing the same gambrel roof, window design, and siding.

3. *Criteria 5. Escondido historical resources that are fifty years old or have achieved historical significance within the past fifty years.*
 - a. The property owner submitted records from the San Diego County Assessor's office indicating construction originating in 1896. However, the Assessor's records vary from the Residential Building Records with the original appraisal of the property in 1903, indicating the original structure to be at least 121 years old. Of note, the improvements of the site in 1975 and 1977 are only 48 and 46 years old and therefore do not meet the requirement for criteria 5.