



City of Escondido Zoning Administrator

MEETING AGENDA

201 North Broadway
City Hall – Planning Conference Room
January 30, 2025
4:00 p.m.

A. Call to Order: _____

Zoning Administrator: Veronica Morones, City Planner

Staff Present: _____

B. Agenda items:

1. PL24-0283 – Minor Conditional Use Permit

REQUEST: A request for a Minor Conditional use Permit to allow Massage Services within the existing shopping center (North County Mall). The site is zoned Planned Development – Commercial (PD-C) and has a General Plan land use designation of Planned Commercial (PC). The request also includes an environmental determination for the project.

PROPERTY LOCATION: On the north side of E. Via Rancho Parkway, between Interstate 15 and Beethoven Drive, addressed as 272 E. Via Rancho Parkway, Suite # 309 (North County Mall; APN: 271-030-20-00).

Applicant: Cindy Fu, Soothing Relax
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

2. PL24-0299 – Precise Plan Modification

REQUEST: Approve a Precise Plan Modification (PHG12-0005) for the expansion of an existing restaurant space within an existing shopping center (North County Mall). The expansion will provide 1,210 square feet of covered outdoor dining area for an existing restaurant use. The site is zoned Planned Development – Commercial (PD-C) and has a General Plan land use designation of Planned Commercial (PC).

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



City of Escondido Zoning Administrator

PROPERTY LOCATION: On the north side of E. Via Rancho Parkway, between Interstate 15 and Beethoven Drive, addressed as 272 E. Via Rancho Parkway, Suite # 309 (North County Mall; APN: 271-030-20-00).

Applicant: Giano Nguyen
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

3. [PL24-0294 – Request to rescind 2033 E. Washington Avenue from City’s Local Register](#)

REQUEST: The applicant requests to rescind the project site and its historic structures from the City’s Local Register, pursuant to the Escondido Zoning Ordinance, Article 40, Section 33-795 and obtain approval for the issuance of a Certificate of Appropriateness for exterior changes to the primary residence and proposed permitted Accessory Dwelling Unit.

PROPERTY LOCATION: 2033 E. Washington Avenue (APN: 231-021-05-00)

Applicant: Tyler Caruso
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

C. Adjournment: _____

I certify that these actions were taken at the Zoning Administrator meeting on January 30, 2025.

Zoning Administrator

Witness

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

ZONING ADMINISTRATOR

CASE NUMBER: PL24-0283

APPLICANT: Cindy Fu, Soothing Relax

PROJECT LOCATION: On the north side of E. Via Rancho Parkway, between Interstate 15 and Beethoven Drive, addressed as 272 E. Via Rancho Parkway, Suite # 309 (North County Mall; APN: 271-030-20-00).

REQUEST: Approve a Minor Conditional Use Permit to allow Massage Services within the existing shopping center (North County Mall). The site is zoned Planned Development – Commercial (PD-C) and has a General Plan land use designation of Planned Commercial (PC).

**STAFF
RECOMMENDATION:** Approval

**GENERAL PLAN
DESIGNATION:** Planned Commercial (PC)

ZONING: Planned Development – Commercial (PD-C) – Westfield North County Master Plan

BACKGROUND/PROJECT DESCRIPTION:

The project site is located at the southern end of the city, bounded by Interstate 15 to the west and Via Rancho Parkway to the south. The subject site is within the North County Mall, identified as Target Area 7, “Westfield’s Regional Shopping Center” within the City’s General Plan with a zoning of Planned Development – Commercial (PD-C), and governed by the Westfield North County Mall. The shopping center exists as a multi-story regional shopping center with several anchor tenants, smaller in-line shops, and free-standing up-scale dining establishments in its exterior pad-buildings surrounding the center.

The subject site was most recently redeveloped under a modification to the Westfield North County Master Plan (PHG12-0005). The approval permitted the revitalization of the mall to include the following: expansion of permitted uses, exterior expansion of approximately 20,134 square feet of leasable floor area, design features, sign program alterations, and changes to the parking

requirements for the site. This revitalization effort was approved by the City Council in May of 2012.

Pursuant to the Westfield North County Master Plan, “massage services” as the principal use are permitted through a conditional use permit. The master plan defers to the Escondido Municipal Code (EMC) for the implementation and processing of a CUP. Pursuant to Section 33-1202(c)(2) of Article 61 (Administration and Enforcement), uses that entail no new construction or physical expansion may be permitted through the minor conditional use permit process. The proposed project entails only interior tenant improvements and furniture installation associated with the massage establishment.

The applicant requests a Minor Conditional Use Permit (MCUP) for the operation of a massage establishment facility within the existing North County Mall. The massage area will occupy a 610 square foot suite with two seated spaces, two bed spaces, and a reception area on the third floor of the North County Mall. The tenant space (Suite #309) is currently vacant, previously occupied by a commercial retail tenant.

The proposed will provide multiple tiers of massage services, ranging from foot massage, chair/table massage, and full body massage. Business operations would be conducted during standard North County Mall hours, and subject to the property management requirements set forth by the North County Mall Operators. Hours of operation as of January 30, 2025, are listed as the following: Monday through Thursday: 10 a.m. to 8 p.m. Friday: 10 a.m. to 9 p.m. Saturday: 10 a.m. to 9 p.m. Sunday: 11 a.m. to 7 p.m. All massage services would be conducted entirely within the tenant space, and no exterior changes to the building are proposed as part of this request.

Chapter 16A, “Massage Regulation” of the Escondido Municipal Code (EMC) further regulates massage establishments within the City. All owners, establishments, and operations must comply with the regulations therein, including licensing requirements. Three staff will be operating on-site, requiring current California Massage Therapy Council licenses. Massage Establishment Permits are processed through the Police Department under the processes dictated within Chapter 16A, Article 4 of the EMC.

ANALYSIS:

1. General Plan Conformance:

Section J.2.g of the General Plan’s Land Use Element identifies the project site as Target Area 7, “Westfield Regional Shopping Center,” a multi-story regional shopping center with several anchor tenants and additional commercial uses.

- a. *Commercial Land Use Policy 8.3: Promote the development of a variety of commercial activities within the self-contained, comprehensively planned commercial centers within the Planned Commercial land use designation as described in Figure II-6.*

The proposed use would introduce an additional massage establishment to the shopping center for a total of two. Of the current active business licenses, only one of the active 166 licenses within the shopping center are dedicated to massage establishment. Approval of this request would increase the representation of service-establishments within the shopping center and continue to serve the local community.

- b. *Commercial Land Use Policy 8.7: Support efforts to strengthen and rehabilitate existing commercial areas east of the I-15 freeway.*

Occupancy rates within the mall have fluctuated over the years, specifically the subject tenant suite has been unoccupied for over 4 years, with the last business closing in February of 2020. This request would assist in occupying a vacant suite and assist in bringing additional business to the shopping center, and further populate the in-line shops with more amenities to the public.

2. Zoning Code Conformance:

The project site is located within the Planned Development – Commercial (PD-C) zoning designation, originally established under Case No. 80-182-PD. Planned development zones are governed under Article 19 of the Escondido Zoning Code (EZC), which establishes the purpose, provisions, and standards for this zoning. The subject site is also under the purview of the Westfield North County Master Development Plan, superseding standards within the municipal code with specific details for the overall development, intensity, and types of land uses, among other potential information and standards for the proposed development area.

Case No. PHG12-0005 expanded and clarified the permitted land uses under the Westfield Regional Shopping Center. Pursuant the governing master plan, businesses offering massage services as the principal use are permitted through a conditional use permit. Pursuant to Section 33-1202(c)(2) of Article 61 (Administration and Enforcement), uses that entail no new construction or physical expansion may be permitted through the minor conditional use permit process. The proposed project entails only interior tenant improvements and furniture installation associated with the massage establishment.

The Master Plan modification also includes a fixed parking ratio established for the entire shopping center, requiring 4 spaces per 1,000 square feet of leasable space. The proposed project will not increase the square footage of the shopping center, and no additional parking will be required.

Requirements for massage establishments are identified in Article 38 of the EZC, and Chapter 16A of the Escondido Municipal Code. Chapter 16A provides guidance to general definitions, operations, requirements, enforcement, and permitting operators and establishments. Massage establishment permits are issued directly by the Chief of Police, and must follow all provisions of Chapter 16A. The Police Department has reviewed the proposed use, and found no concerns with the establishment in this location. Conditions have been included within this CUP to ensure conformance with this chapter.

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 No. 2025-01. The proposed project would take place within a fully developed commercial shopping center, and there would be no proposed construction, physical alteration, or expansion of the existing suite.

REASONS FOR RECOMMENDATION:

The proposed new use is not anticipated to have any adverse impacts on the surrounding suites since it is located within an existing commercial space, surrounded by other commercial spaces within an existing shopping center. There are no sensitive uses in the immediate vicinity of the project, such as residential uses. Conditions of Approval have been included with the draft resolution to address potential areas of concern, and ensure compliance with all regulations within the Escondido Zoning Code.

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

Respectfully submitted,



Alex Rangel
Assistant Planner II

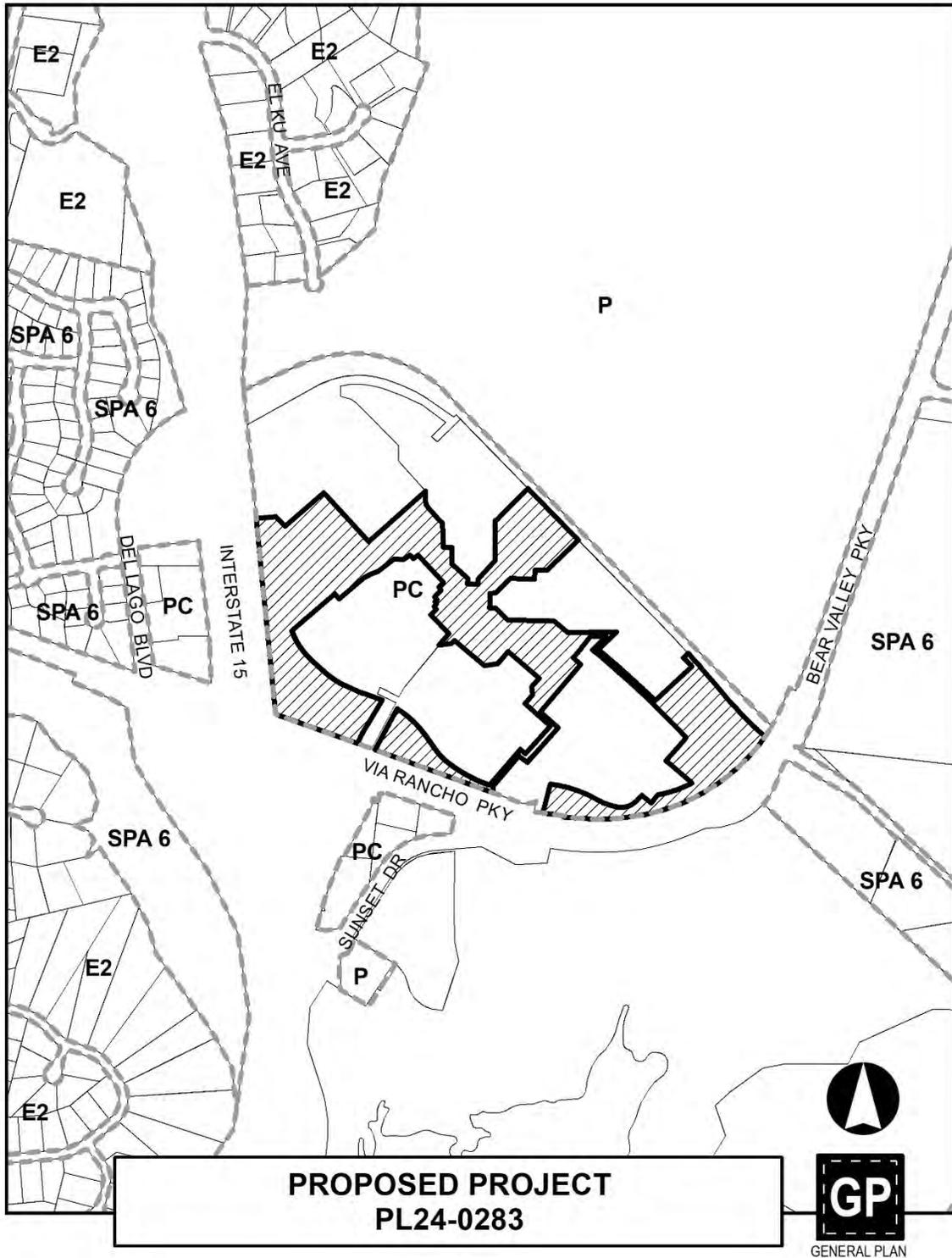
ATTACHMENTS:

1. General Plan Map, Zoning Map, and Aerial Map
2. Site Plan and Floor Plans
3. Draft Zoning Administrator Resolution No. 2025-01
 - a. Exhibit "A," "Legal Description"
 - b. Exhibit "B," "Findings of Fact"
 - c. Exhibit "C," "Project Plans"

Zoning Administrator
January 30, 2025
PL24-0283

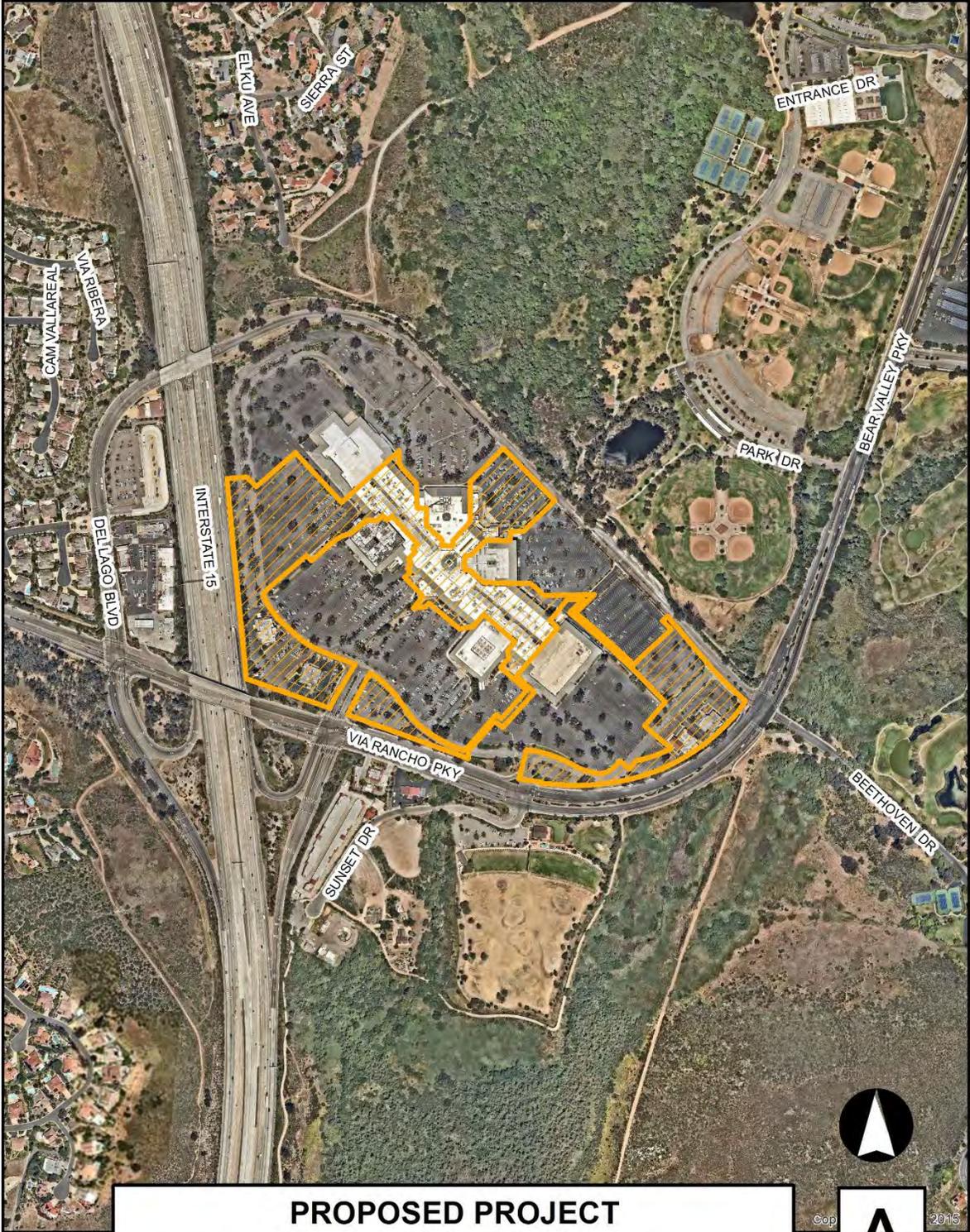
- d. Exhibit "D," "Conditions of Approval"
- 4. CEQA Notice of Exemption

ATTACHMENT 1
GENERAL PLAN, ZONING, AERIAL MAP
PROJECT NO. PL24-0283



**PROPOSED PROJECT
PL24-0283**





**PROPOSED PROJECT
PL24-0283**

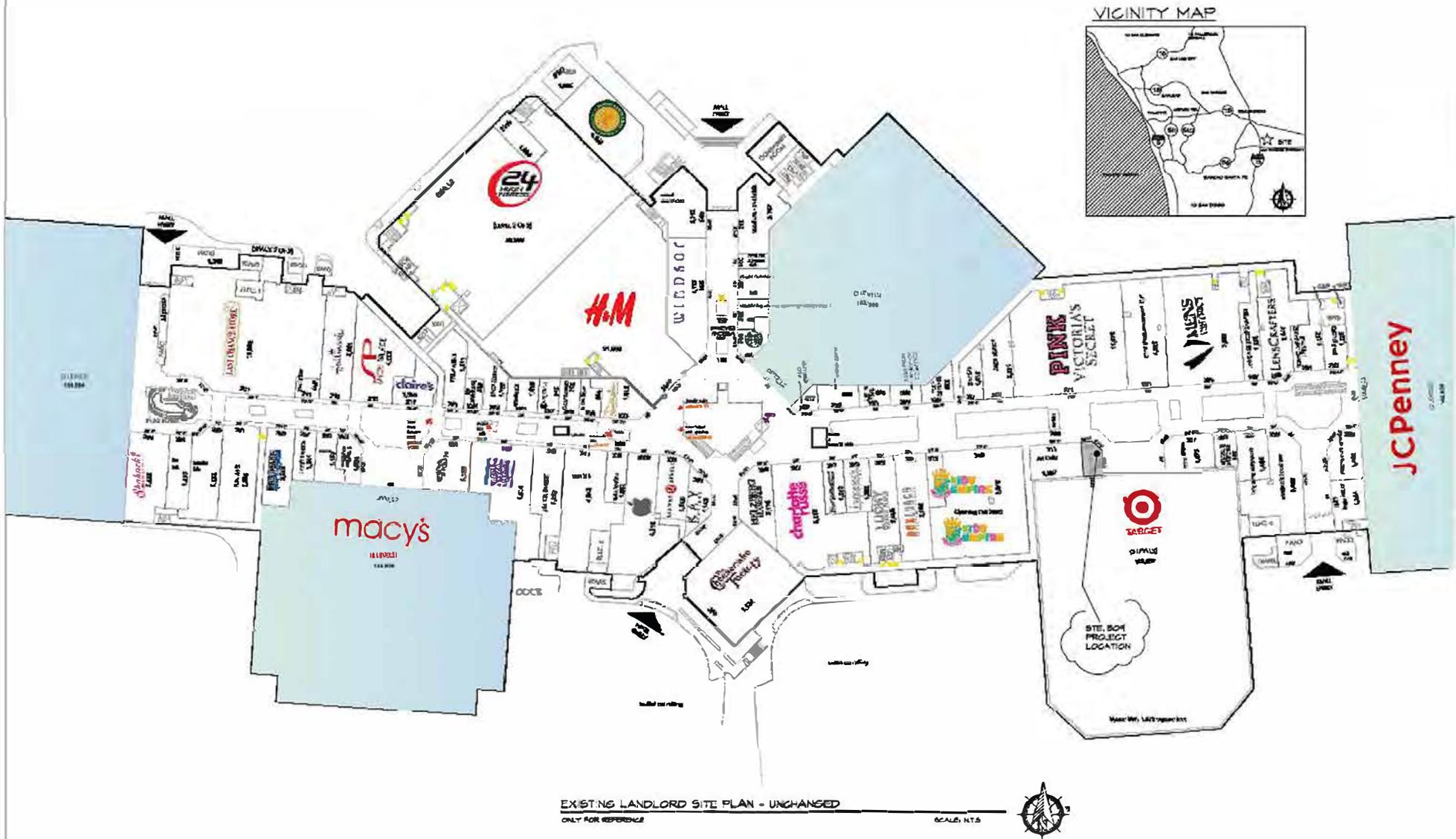


A

AERIAL

© 2015

**ATTACHMENT 2
PLANNING CASE NO PL24-0283
SITE PLAN AND FLOOR PLANS**



EXISTING LANDLORD SITE PLAN - UNCHANGED
ONLY FOR REFERENCE

SCALE: N.T.S.



REVISIONS

NO.	DESCRIPTION


CENTRAL PACIFIC
 ARCHITECTURAL
 COMMERCIAL AND RESIDENTIAL
 10000 WILSON BLVD., SUITE 100
 FONTANA, CA 92335
 TEL: 951-714-7118

SCOTTISH RELAX
212 E VIA RANCHO PKAY #501
ESCONDIDO, CA 92025

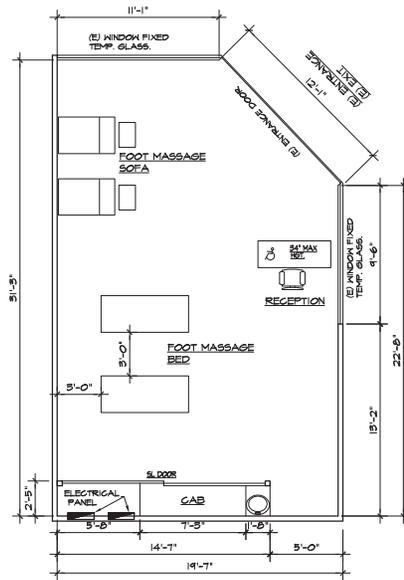
UC

LANDLORD SITE PLAN
Nov. 21, 2024

SHEET: 4

A-1

OR



(E) FLOOR PLAN

610 SQ. FT.

SCALE: 1/4" = 1'-0"

Business name: Soothing Relax
 Email: cinfu@gmail.com
 Phone#: 626-215-7158
 Scope of Work: Condition Use Permit for a
 massage establishment.

Employees: 3
 Operation hours: Monday : 10:00am-8:00 pm
 Tuesday : 10:00am-8:00 pm
 Wednesday : 10:00am-8:00 pm
 Thursday : 10:00am-8:00 pm
 Friday : 10:00am-8:00 pm
 Saturday : 10:00am-8:00 pm
 Sunday : 10:00am-8:00 pm

All operations will comply with Article 3B of the EZC and
 Chapter 16A of the EMC. Suite size 610 SF.

Fire sprinkler plans required to be a deferred submittal to
 Escondido Fire.



REVISIONS

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CENTRAL PACIFIC
 DESIGN/BUILD
 COMMERCIAL AND RESIDENTIAL
 VINCENT TRAM 714-718-8668

SOOTHING RELAX
 212 E VIA RANCHO PKWY #504
 ESCONDIDO, CA. 92025.

U/Celan

(E) FLOOR PLAN
 Nov. 21, 2024

SHEET: 3

A-2

OF:

ATTACHMENT 3

DRAFT ZONING ADMINISTRATOR RESOLUTION 2025-01

PROJECT NO. PL24-0283

Zoning Administrator

Hearing Date: January 30, 2025

Effective Date: February 11, 2025

RESOLUTION NO. 2025-01

A RESOLUTION OF THE ZONING ADMINISTRATOR OF THE CITY OF ESCONDIDO, CALIFORNIA, APPROVING A MINOR CONDITIONAL USE PERMIT FOR THE OPERATION OF A MASSAGE SERVICE USE INSIDE THE NORTH COUNTY MALL IN THE PD-C ZONE – WESTFIELD REGIONAL SHOPPING CENTER MASTER PLAN

APPLICANT: Cindy Fu, Soothing Relax

CASE NO: PL24-0283

WHEREAS, the Zoning Administrator of the City of Escondido did, on January 30, 2025, hold a public hearing to consider a request for a Minor Conditional Use Permit (MCUP) for the operation of a massage establishment use within an existing 610 square foot commercial space at the North County Mall; 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

information, and the staff report dated January 30, 2025, 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, Section 33-1300 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 for the project in conformance with CEQA Section 15301, Class 1, "Existing Facilities;" and

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

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 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 would result from the approval of this application.
3. That, considering the Findings of Fact attached as Exhibit "B" hereto, and applicable law, the Zoning Administrator hereby approves said Minor Conditional Use Permit (City File No. PL24-0283) 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.

PASSED, ADOPTED AND APPROVED by the Zoning Administrator of the City of Escondido, California, at a regular meeting held on the 30th day of January, 2025.

Veronica Morones, City Planner
Zoning Administrator

ANNIE WARD
Witness

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

EXHIBIT "C"

PLANNING CASE NO. PL24-0283

LEGAL DESCRIPTION

PARCELS 7 AND 8 OF ESCONDIDO MAP NO. 85-08, IN THE CITY OF ESCONDIDO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO PARCEL MAP NO. 14270, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, MAY 1, 1986.

EXHIBIT “B”

PLANNING CASE NO. PL24-0283

FACTORS TO BE CONSIDERED / FINDINGS OF FACT

Environmental Determinations:

1. Pursuant to the California Environmental Quality Act (Public Resources Code section 21000 et. seq.) (“CEQA”), and its implementing regulations (14 C.C.R. § 15000 et seq.) (“CEQA Guidelines”), the City of Escondido (“City”) is the Lead Agency for the project (“Project”), as the public agency with the principal responsibility for approving the Project.
2. The Project qualifies for the following exemption which has been determined to not have a significant effect on the environment, and are declared categorically exempt from the requirement for the preparation of environmental documents. The proposed Project is categorically exempt pursuant to CEQA Guidelines Section 15301 (“Existing Facilities”), in that the proposed project consists of a request for a service use (massage) within an existing shopping center, with no exterior modification proposed.
3. Further, the Project also does not trigger any exceptions to categorical exemptions identified in CEQA Guidelines section 15300.2. in that:
 - a. *Cumulative Impact.* The project will not result in a cumulative impact from successive projects of the same type in the same place, over time, as the project is consistent with the General Plan policies which were addressed in the General Plan Final EIR. Furthermore, the project will remain within the developed site and not expand beyond the existing building footprint to create an impact.
 - b. *Significant Effect.* There are no unusual circumstances surrounding the project that would result in a reasonable possibility of a significant effect on the environment, as the area of impact is already disturbed and improved with an existing commercial shopping center.
 - c. *Scenic Highways.* The project will not damage scenic resources, including trees, historic buildings, rock outcroppings, or similar resources as the areas of impact have already been disturbed.
 - d. *Hazardous Waste Sites.* The project site is not located on a site as referenced in Section 65962.5 of the Government Code.
 - e. *Historical Resources.* The project is not on a site which contains a significant historical resource, and would not cause a substantially adverse change to the significance of a historical resource.
4. The Zoning Administrator has independently considered the full administrative record before it, which includes but is not limited to the January 30, 2025 Staff Report; testimony by staff and the public; and other materials and evidence submitted or provide to it. The administrative record demonstrates that each of the above requirements have been satisfied. No substantial evidence has been submitted that would support a finding that any of the above-described exemption requirements has not been satisfied. The Project

will not have a significant effect on the environment, and all of the requirements of CEQA have been met.

CONDITIONAL USE PERMIT Findings (PL24-0283)
(Section 33-1203 of Article 61, Division 1 – CONDITIONAL USE PERMITS of the Escondido Zoning Code)

With respect to the Conditional Use Permit, the Zoning Administrator finds the following findings for approval:

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

The existing North County Mall is a multi-story regional shopping center, identified in the City's General Plan as an opportunity area for attractive businesses including office, commercial, and entertainment. The North County Mall permits the use of "massage services" via the conditional use permit process as referenced within the permitted use table. The proposed massage establishment would be a beneficial personal service for the regional community.

- 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 a variety of commercial uses within the North County Mall, and no building expansions are proposed as part of the project. The massage services would be conducted entirely inside a 610 square foot tenant space within the commercial shopping center. There is adequate parking available on site, and all activities would be subject to the requirements of the adopted Escondido 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;*

The conditional use permit has determined the use to be compatible with the surrounding properties as it adheres to the Master Plan, Escondido Municipal Code and General Plan policies. The proposed use is located within an existing shopping center, which will not expand beyond the existing building footprint. The use is permitted via the review of a CUP as noted in the Master Plan and will continue to follow all guidelines identified in Target Area G – Westfield Regional Shopping Center as identified within the General Plan Land Use and Community Form Element.

EXHIBIT "C"
 PLANNING CASE NO PL24-0283
 SITE PLAN AND FLOOR PLANS



EXISTING LANDLORD SITE PLAN - UNCHANGED
 ONLY FOR REFERENCE

SCALE: NTS



REVISIONS

NO.	DATE	DESCRIPTION
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9		REVISED
10		REVISED

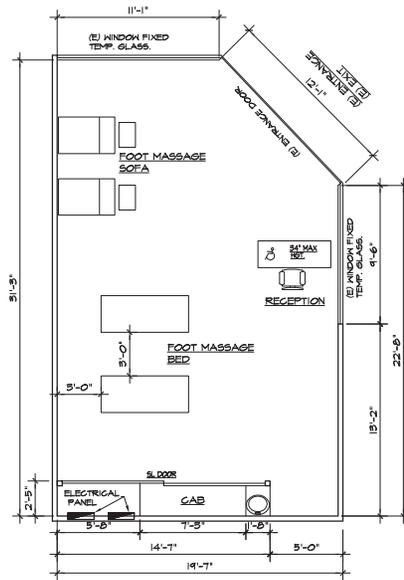
CENTRAL PACIFIC
 COMMERCIAL AND INDUSTRIAL
 ARCHITECTS
 10000 WILSON BLVD., SUITE 100
 SAN DIEGO, CA 92123
 TEL: 619-594-1100
 FAX: 619-594-1101
 WWW: CENTRALPACIFICARCHITECTS.COM

SCOOTING RELAX
 212 E VIA RANCHO PKAY #501
 ESCONDIDO, CA 92025

UCL

LANDLORD SITE PLAN
 SHEET: 4
 Nov. 21, 2024

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(E) FLOOR PLAN

610 SQ. FT.

SCALE: 1/4" = 1'-0"

Business name: Soothing Relax
 Email: cirtfu@gmail.com
 Phone#: 626-215-7158
 Scope of Work: Condition Use Permit for a
 massage establishment.

Employees: 3
 Operation hours: Monday : 10:00am-8:00 pm
 Tuesday : 10:00am-8:00 pm
 Wednesday : 10:00am-8:00 pm
 Thursday : 10:00am-8:00 pm
 Friday : 10:00am-8:00 pm
 Saturday : 10:00am-8:00 pm
 Sunday : 10:00am-8:00 pm

All operations will comply with Article 3B of the EZC and
 Chapter 16A of the EMC. Suite size 610 SF.

Fire sprinkler plans required to be a deferred submittal to
 Escondido Fire.



REVISIONS	
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CENTRAL PACIFIC
 DESIGN/BUILD
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 VINCENT TRAM 714-718-8668

SOOTHING RELAX
 212 E VIA RANCHO PKWY #504
 ESCONDIDO, CA. 92025.

U/Celan

Nov. 21, 2024

(E) FLOOR PLAN

SHEET: 3

A-2

OF:

EXHIBIT "C"

PLANNING CASE NO. PL24-0283

CONDITIONS OF APPROVAL

This Project is conditionally approved as set forth on the application received by the City of Escondido on October 9, 2024, and the Project drawings consisting of Site Plans, Floor Plans, Sections, Architectural Elevations, Civil Sheets/Grading, Landscape Plans and Colored Elevations, received on October 9, 2024; all designated as approved on January 30, 2025, 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. The conditional use permit shall become null and void if not utilized within 24 months of the effective date of approval.
2. All previous conditions of 80-182-PD, 81-176-PD, and any subsequent modifications, shall remain in effect unless expressly modified herein.
3. The conditional use permit allows for massage services to be provided within an existing tenant space, as described in the January 30, 2025, Zoning Administrator staff report, which is incorporated herein by this reference as though fully set forth herein. No other activities are permitted by this approval. No outdoor use or component is permitted as a part of this condition use permit.
4. All business operations shall be conducted during standard North County Mall hours of operation. Hours of operation as of January 30, 2025, are listed as the following: Monday through Thursday: 10 a.m. to 8 p.m. Friday: 10 a.m. to 9 p.m. Saturday: 10 a.m. to 9 p.m. Sunday: 11 a.m. to 7 p.m.
5. A valid City of Escondido Business License, identifying the operation as a massage establishment, shall be maintained at all times for the massage establishment use.
6. The Applicant shall require all operators and technicians possess and display a valid and current California Massage Therapy Council certificate at all times.
7. The Applicant will be subject to all requirements of Chapter 16A, Article 2 (Massage Regulation) of the Escondido Municipal Code shall be in effect at all times.
8. The business owner will maintain appropriate fire access and ADA compliant paths of travel shall be maintained, as may be required by the Fire Department and Building Division.

9. No signage is approved as part of this permit. All proposed signage shall conform to Article 66 - Escondido Sign Ordinance and the North County Mall Comprehensive Sign Program. Separate sign permits will be required for project signage that is visible from outside the mall.
10. All project-generated noise shall comply with the City's Noise Ordinance (Ord. 90-08), to the satisfaction of the Planning Division.
11. The Applicant/business owner of the conditional use permit shall make the premises available for inspection by City staff during normal operating hours, and shall provide such business records, licenses, and other materials necessary to show compliance with these conditions of approval.
12. This item may be referred back to the Zoning Administrator for review and possible revocation or modification at a duly noticed public hearing upon receipt of nuisance complaints and/or non-compliance with the conditions of approval.
13. The legal description attached to this report as Exhibit "A" 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. The City of Escondido hereby notifies the applicant that the County Clerk's office requires a documentary handling fee of \$50.00 in order to file a Notice of Exemption for the project (environmental determination for the project). In order to file the Notice of Exemption with the County Clerk, in conformance with the California Environmental Quality Act (CEQA) 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 hearing date of the Zoning Administrator), a check payable to the "San Diego County Clerk" in the amount of \$50.00. 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 specific time noted above will result in the Notice of Exemption not being filed with the County Clerk, and a 180-day statute of limitations will apply.

ATTACHMENT 4

PLANNING CASE NO. PL24-0283

NOTICE OF EXEMPTION



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

Notice of Exemption

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

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

Project Title/Case No: Minor Conditional Use Permit / PL24-0283

Project Location - Specific: On the north side of E. Via Rancho Parkway, between Interstate 15 and Bear Valley Parkway, addressed as 272 E. Via Rancho Parkway (Westfield North County Mall; APN: 271-030-20-00).

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

Description of Project: A request for a Minor Conditional Use Permit to allow Massage Services within the existing shopping center (North County Mall). The site is zoned Planned Development – Commercial (PD-C) and has a General Plan land use designation of Planned Commercial (PC).

Name of Public Agency Approving Project: City of Escondido

Name of Person or Agency Carrying Out Project:

Name: Cindy Fu, Soothing Relax

Address: 39556 Verbena Way, Temecula, CA 92591

Telephone: 626-589-5686

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

Exempt Status:

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

Reasons why project is exempt:

- The project is consistent with the City of Escondido Zoning Code and General Plan, and no variances are required.
- The proposed Project is categorically exempt pursuant to CEQA Guidelines Section 15301 ("Existing Facilities").
- The request is to establish massage services inside the existing North County Mall, and does not propose an expansion to the existing building.
- The site has been completely developed, and has no value as habitat for endangered, threatened, or rare species.
- Furthermore, none of the exceptions listed under CEQA Guidelines section 15300.2, in that:
o Cumulative Impact.
o Significant Effect.
o Scenic Highways.

- Hazardous Waste Sites. The project site is not located on a site as referenced in Section 65962.5 of the Government Code.
- Historical Resources. The project is not on a site which contains a significant historical resource, and would not cause a substantially adverse change to the significance of a historical resource.

Lead Agency Contact Person: Alex Rangel

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

Signature: _____

Alex Rangel

Assistant Planner II

Signed by Lead Agency

Signed by Applicant

_____ Date

Date received for filing at OPR:

ZONING ADMINISTRATOR

CASE NUMBER: PL24-0299

APPLICANT: Giano Nguyen

PROJECT LOCATION: On the north side of E. Via Rancho Parkway, between Interstate 15 and Beethoven Drive, addressed as 272 E. Via Rancho Parkway, Suite # 309 (North County Mall; APN: 271-030-20-00).

REQUEST: Approve a Precise Plan Modification (PHG12-0005) for the expansion of an existing restaurant space within an existing shopping center (North County Mall). The expansion will provide 1,210 square feet of covered outdoor dining area for an existing restaurant use. The site is zoned Planned Development – Commercial (PD-C) and has a General Plan land use designation of Planned Commercial (PC).

**STAFF
RECOMMENDATION:** Approval

**GENERAL PLAN
DESIGNATION:** Planned Commercial (PC)

ZONING: Planned Development – Commercial (PD-C) – Westfield North County Master Plan

BACKGROUND/PROJECT DESCRIPTION:

The project site is located within Target Area 7, “Westfield’s Regional Shopping Center” of the City’s General Plan, and zoned Planned Development – Commercial zone (PD-C). The shopping center exists as a multi-story regional shopping center with several anchor tenants, smaller in-line shops, and free-standing up-scale dining establishments in its exterior pad-buildings surrounding the center which was originally constructed in 1981.

The North County Mall area was most recently redeveloped under a modification to the Westfield North County Master Plan (PHG12-0005) which proposed a complete revitalization of the mall including an expansion of permitted uses, exterior expansion and design features, sign program

alterations, and changes to the parking requirements for the site. This revitalization effort was approved by the City Council in May of 2012.

The applicant requests a Precise Plan Modification (“PD-Mod”) to construct 1,210 square feet of outdoor dining space for an existing, unoccupied restaurant tenant space at the North County Mall. The proposed expansion consists of a covered patio that wraps around the existing 4,510 square foot building inclusive of dining facilities. The proposed expansion will not involve a change of use to the existing tenant suite, as the request entails only providing additional outdoor dining services adjacent to the restaurant. Business operations for the outdoor dining area would be conducted during the hours of the interior restaurant operations, specifically from 10 a.m. to 9 p.m., and would include alcoholic beverages for consumption within the outdoor dining area by patrons of the restaurant only. The business will be subject to all property management requirements set forth by the North County Mall Operators.

Article 19, Section 33-410 of the Escondido Zoning Code identifies the implementation of a precise development plan, ensuring the consistency of a previously approved master development plan’s purpose, character, and established development standards. Modifications to previously approved precise development plans may be approved by the Zoning Administrator, subject to Section 33-411 of the Escondido Zoning Code.

ANALYSIS:

1. General Plan Conformance:

Section J.2.g of the General Plan’s Land Use Element identifies the project site as Target Area 7, “Westfield Regional Shopping Center,” a multi-story regional shopping center with several anchor tenants and additional commercial uses.

- a. *Commercial Land Use Policy 8.3: Promote the development of a variety of commercial activities within the self-contained, comprehensively planned commercial centers within the Planned Commercial land use designation as described in Figure II-6.*

The proposed project involves the expansion of an existing restaurant use within the commercial shopping center. Restaurant uses are permitted by right as one of the many uses approved within the shopping center, and the proposed project will involve an additional amenity to the center as a well-established restaurant use and outdoor dining component. Outdoor dining will enhance the patron experience with its availability and add opportunities for similar uses to potentially expand and serve the needs of patrons within the area.

- b. *Commercial Land Use Policy 8.7: Support efforts to strengthen and rehabilitate existing commercial areas east of the I-15 freeway.*

The shopping center is experiencing challenges with tenant occupancy and as a result this effort to expand the use would support the revitalization of the center and align with Policy 8.7. The suite proposed to be occupied has been unoccupied for over three years. The outdoor use permits an additional amenity to support retaining and enticing additional business into the shopping center, and further populate the in-line shops with more amenities to the public.

2. Zoning Code Conformance:

The project site is located within the Planned Development – Commercial (PD-C) zoning designation, originally established under Case No. 80-182-PD. Planned development zones are governed under Article 19 of the Escondido Zoning Code (EZC), which establishes the purpose, provisions, and standards for this zoning. The Master Development Plan provides details for the overall development, intensity, and types of land uses, among other potential information and standards for the proposed development area.

Case No. PHG12-0005, a modification to the Master and Precise Development Plan for Westfield North County Mall, expanded and clarified the gross leasable floor area permitted under the shopping center. The project proposed a total gross leasable floor area of 1,279,485 square feet of space, including multiple additions throughout the mall's interior and exterior tenant spaces. Pursuant to Section 33-410 of Article 19 (Planned Development Zones), the Zoning Administrator shall have the authority to approve changes to a precise development plan upon review and determination that the proposed changes are consistent with the purpose, character, and established development standards of the master development plan. The proposed project is consistent with the master plan as the existing restaurant use is consistent with the land uses identified within the planned development, and there are no additional limitations or development standards associated with the master plan as approved.

The previous master plan modification also amended the parking requirements for the shopping center, reducing the parking standards to 4 spaces per 1,000 square feet of gross leasable floor area. This calculation requires that the existing shopping center provide 5,118 parking spaces. The shopping center is currently providing 5,775 parking spaces within the existing parking areas for the site. The proposed project will be increasing the floor area of the site by 1,210 square feet, changing this requirement to 5,122 parking spaces. This parking requirement will still be under the provided 5,775 parking spaces, and not require any additional parking calculation or parking area for the shopping center.

The project application included a scoping agreement that shows the proposed expansion of dining area would not result in any adverse traffic impacts, as the use is permitted within the regional shopping center and no changes to on-site circulation would occur.

Outdoor dining provisions are also subject to Article 57, Section 33-1111 of the Escondido Zoning Code. The project has been reviewed for conformance with all subsections, and has been found to be in conformance with the zoning code. Such requirements include limitations on hours of operation to coincide with the restaurant use, limitation on food preparation within the outdoor dining space, and limitations on alcoholic beverages to include locations, security, and licensing requirements. Associated conditions of approval have been implemented based on the requirements of this section.

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 No. 2025-02. The proposed project would take place within a fully developed commercial shopping center, and involve the expansion of 1,200 square feet of outdoor dining space, falling under the thresholds identified in Section 15301(e)(2).

REASONS FOR RECOMMENDATION:

The proposed expansion of outdoor dining is not anticipated to have any adverse impacts on the surrounding suites since it is located within an existing commercial shopping center, and involves a minor expansion of an existing restaurant use. There are no sensitive uses in the immediate vicinity of the project, such as residential uses, as the nearest residential uses are located over 1,500-feet from the parcel and are separated by a regional park. Further, no adverse impacts related to traffic would occur as the use is a permitted use pursuant to the governing Master Development Plan. Conditions of Approval have been included with the draft resolution to ensure compliance with all regulations within the Escondido Zoning Code.

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

Respectfully submitted,



Alex Rangel
Assistant Planner II

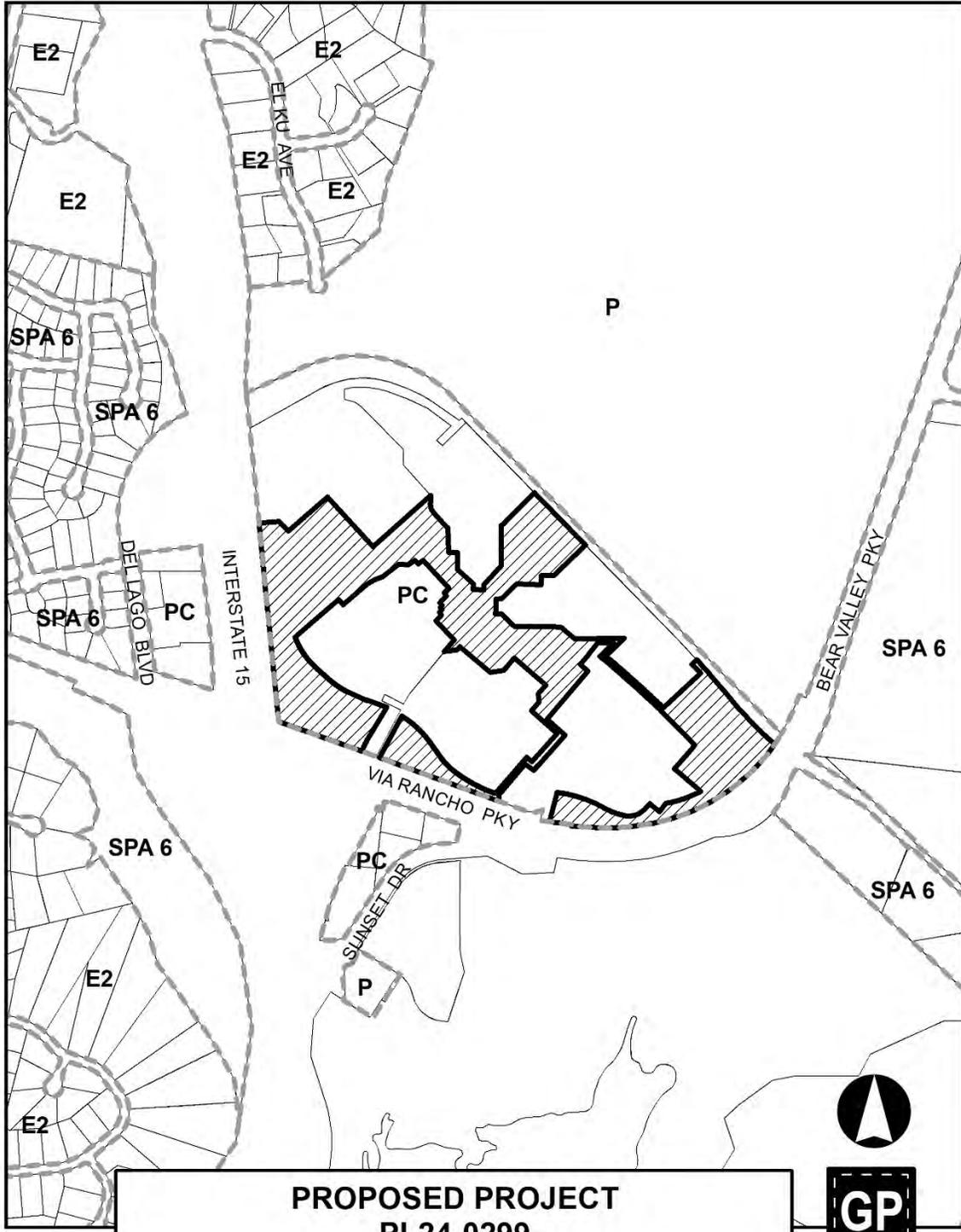
ATTACHMENTS:

1. General Plan Map, Zoning Map, and Aerial Map
2. Site Plan and Floor Plans
3. Draft Zoning Administrator Resolution No. 2025-02

Zoning Administrator
January 30, 2025
PL24-0299

- 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

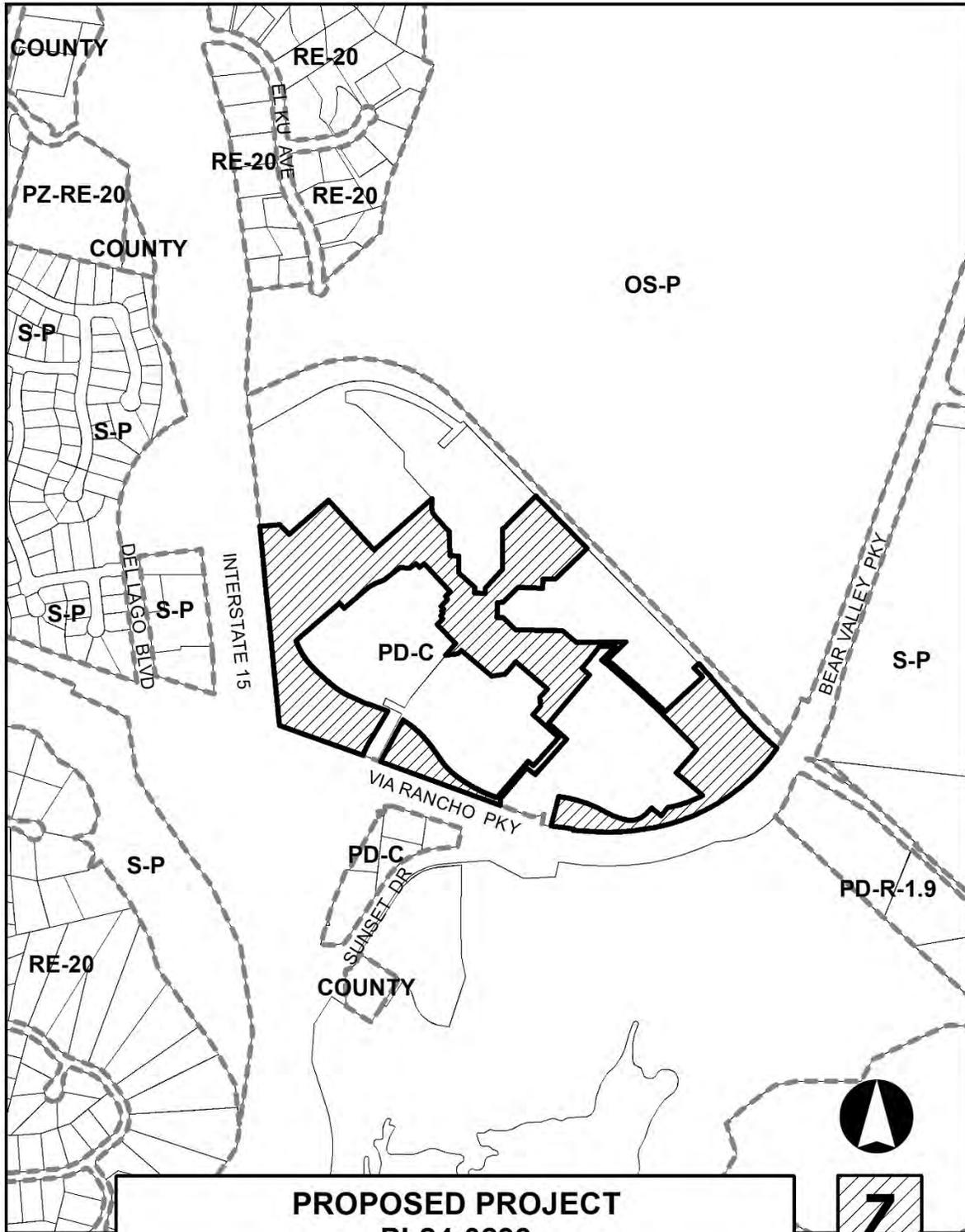
ATTACHMENT 1
GENERAL PLAN, ZONING, AERIAL MAP
PROJECT NO. PL24-0299



**PROPOSED PROJECT
PL24-0299**



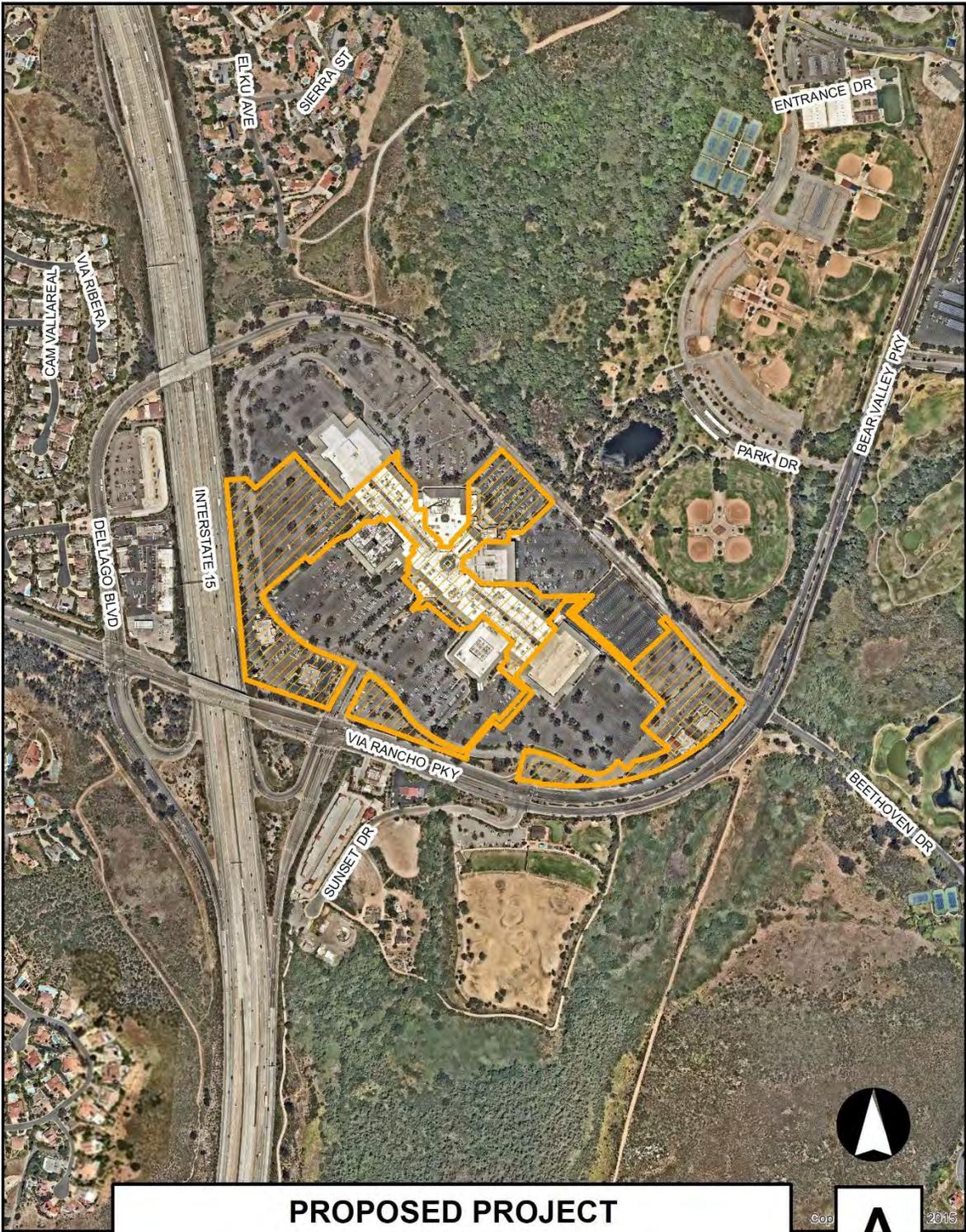
GENERAL PLAN



**PROPOSED PROJECT
PL24-0299**



ZONING



**PROPOSED PROJECT
PL24-0299**



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AERIAL

**ATTACHMENT 2
PROJECT PLANS
PROJECT NO. PL24-0299**



nn ARCHITECTS
architecture | planning | design
8311 Westminster Blvd. Ste. 310
Westminster, CA 92704
714.617.5035 T.
www.nn-arch.com

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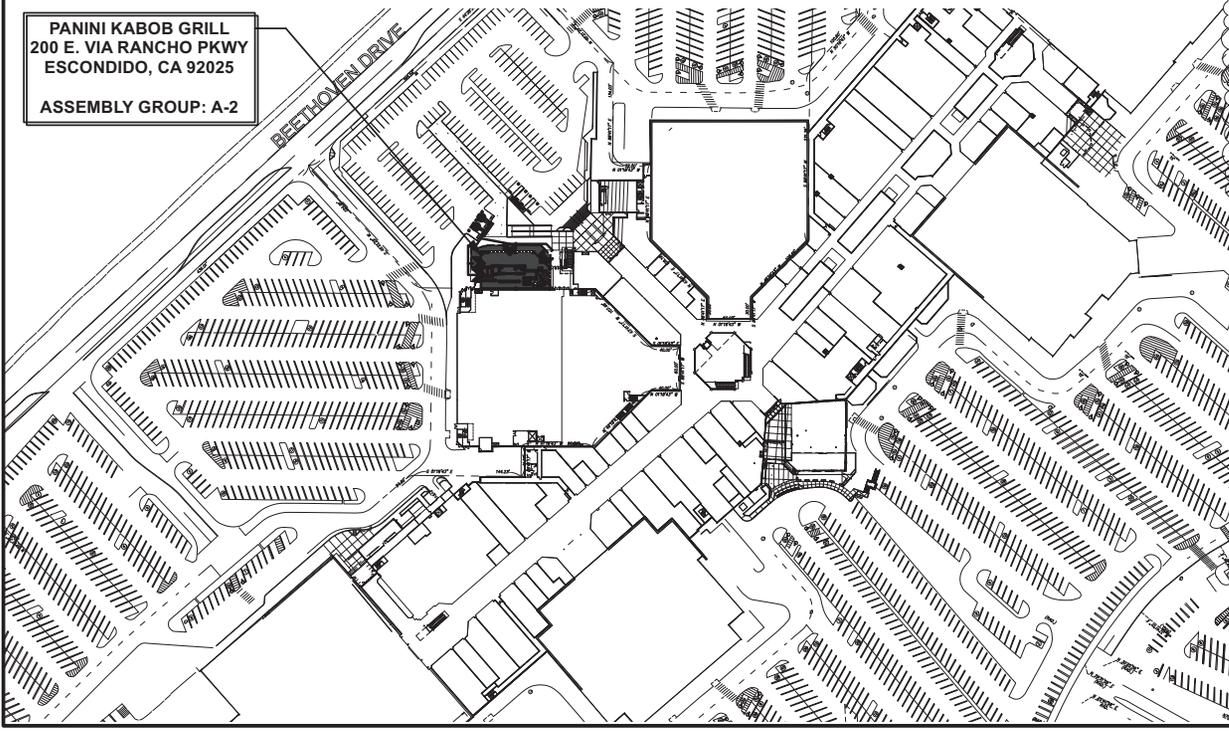
PANINI KABOB GRILL

NORTH COUNTY MALL

200 E VIA RANCHO PKWY.
SPACE #P247
ESCONDIDO, CA 92025

PANINI KABOB GRILL
200 E. VIA RANCHO PKWY
ESCONDIDO, CA 92025

ASSEMBLY GROUP: A-2



PROJECT DATA

PROJECT DESCRIPTION: MODIFICATION TO A PREVIOUSLY APPROVED PRECISE DEVELOPMENT PLAN AND DESIGN REVIEW FOR EXTERIOR RESTAURANT SPACE. PROJECT INCLUDES THE EXPANSION OF THE RESTAURANT SPACE FOR 1,210 SQ.FT. OF OUTDOOR DINING. PREVIOUS PRECISE PLAN PHG12-0005.

ZONING: PD-C
GENERAL PLAN: PD
APN : 237-030-20-00
PREVIOUS APPROVAL: PHG12-0005

BUILDING TYPE: IIIA
FIRE SPRINKLER: SPRINKLERED
NO. OF STORIES: 1-STORY
EXIST. USE: RESTAURANT (A-2 OCCUPANCY)
PROPOSED USE: NO CHANGES
SQUARE FOOTAGE: RESTAURANT: 4,328 SF, COVERED PATIO: 1,210 SF.
TENANT OCCUPANCY: A-2
ADJACENT TENANT OCC. & SEPARATION: A-3 (24-HR FITNESS GYM), NO SEPARATION REQUIRED
TOTAL OCCUPANT: 211
EXIT REQUIRED: 2
EXIT PROVIDED: 3

PROJECT TEAM

LANDLORD: SPINOSO REAL ESTATE GROUP
112 NORTHERN CONCOURSE
SYRACUSE, NY 13212

CONTACT: STEVE HUTZEL
TEL: 240.286.2370
EMAIL: SHUTZEL@SPINOSOREG.COM

TENANT/BUSINESS OWNER: PANINI KABOB GRILL
17821 SKY PARK CIRCLE STE. H
IRVINE, CA 92614

CONTACT: MIKE RAFIPOOR
TEL: 949-788-1620 FAX: 949-788-1621
EMAIL: MIKE@PANINIKABOBGRILL.COM

NO.	DATE	REVISION NOTES

NO.	DATE	ISSUE NOTES

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REVIEWED BY: _____ DATE: 10-30-2023
PROJECT NO.: _____ SCALE: 300-23
DRAWN BY: _____

z
COVER SHEET

A0

P R O J E C T

PANINI KABOB GRILL

NORTH COUNTY MALL

**200 E. VIA RANCHO PKWY.
 SPACE #P247
 ESCONDIDO, CA 92025**

NO.	DATE	REVISION NOTES

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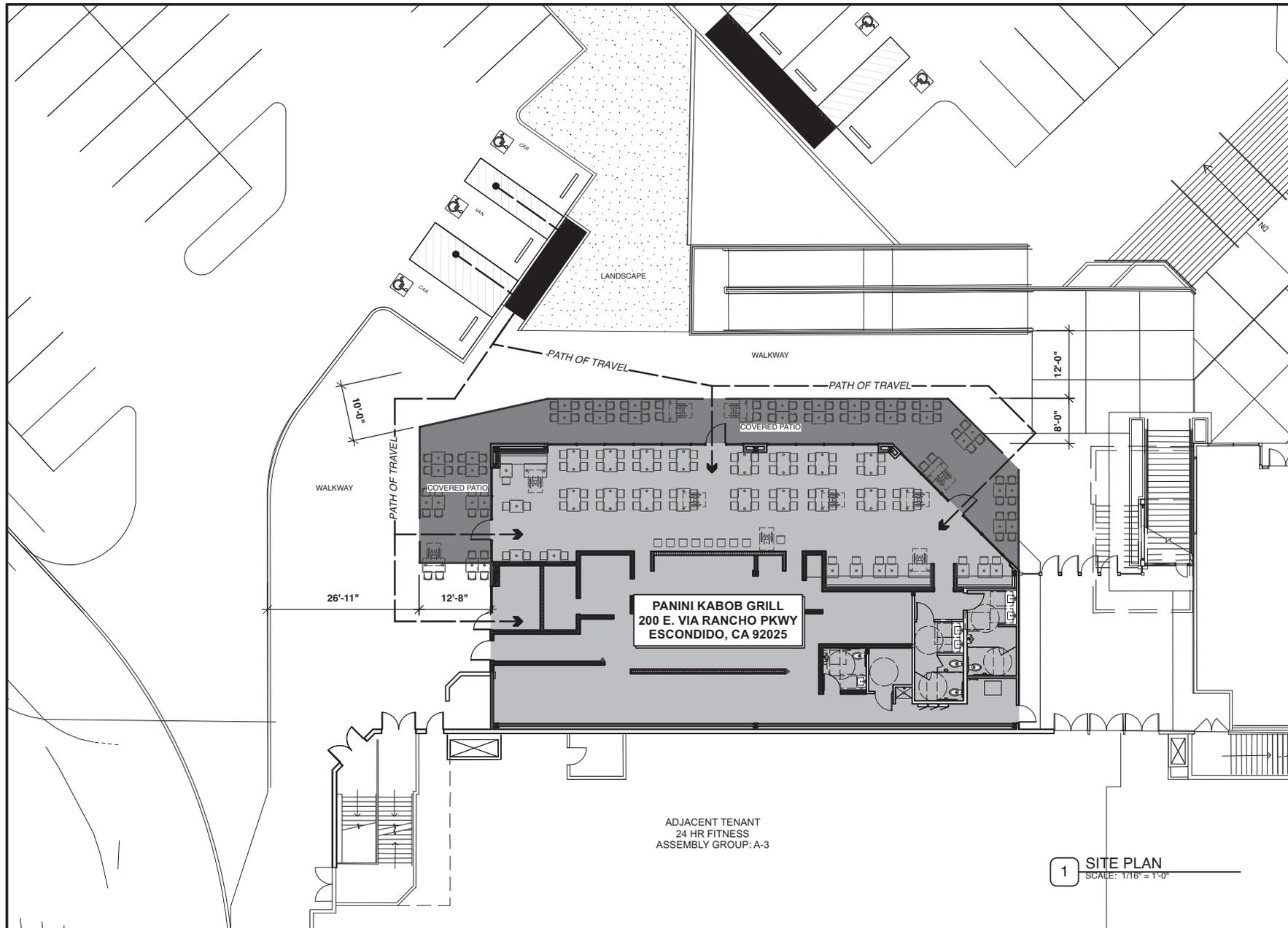
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SITE PLAN

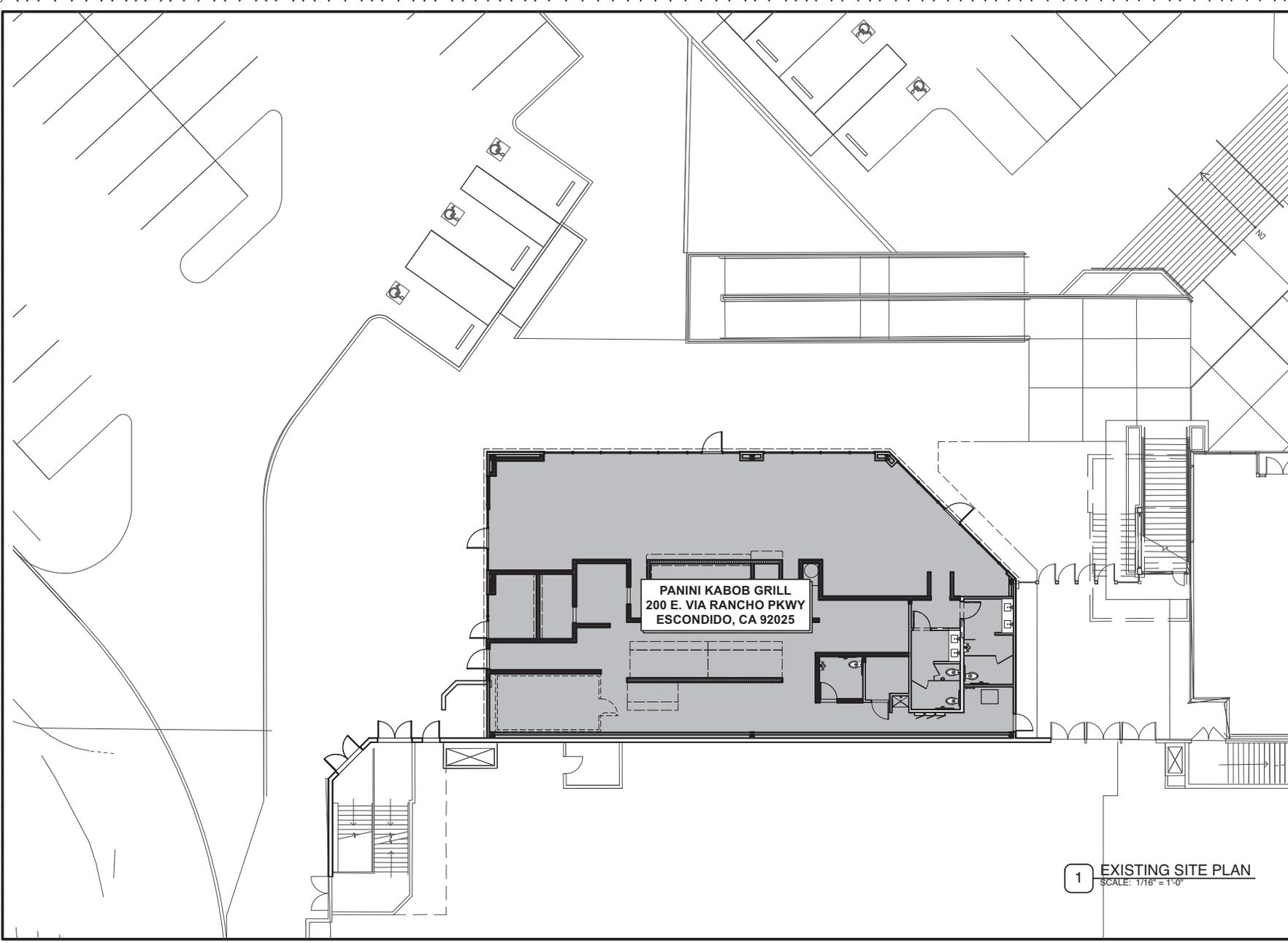
1 SITE PLAN
 SCALE: 1/16" = 1'-0"

A1



P R O J E C T

PANINI KABOB GRILL
 NORTH COUNTY MALL
 200 E. VIA RANCHO PKWY.
 SPACE #P247
 ESCONDIDO, CA 92025



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EXISTING SITE PLAN

1 EXISTING SITE PLAN
 SCALE: 1/16" = 1'-0"

P R O J E C T

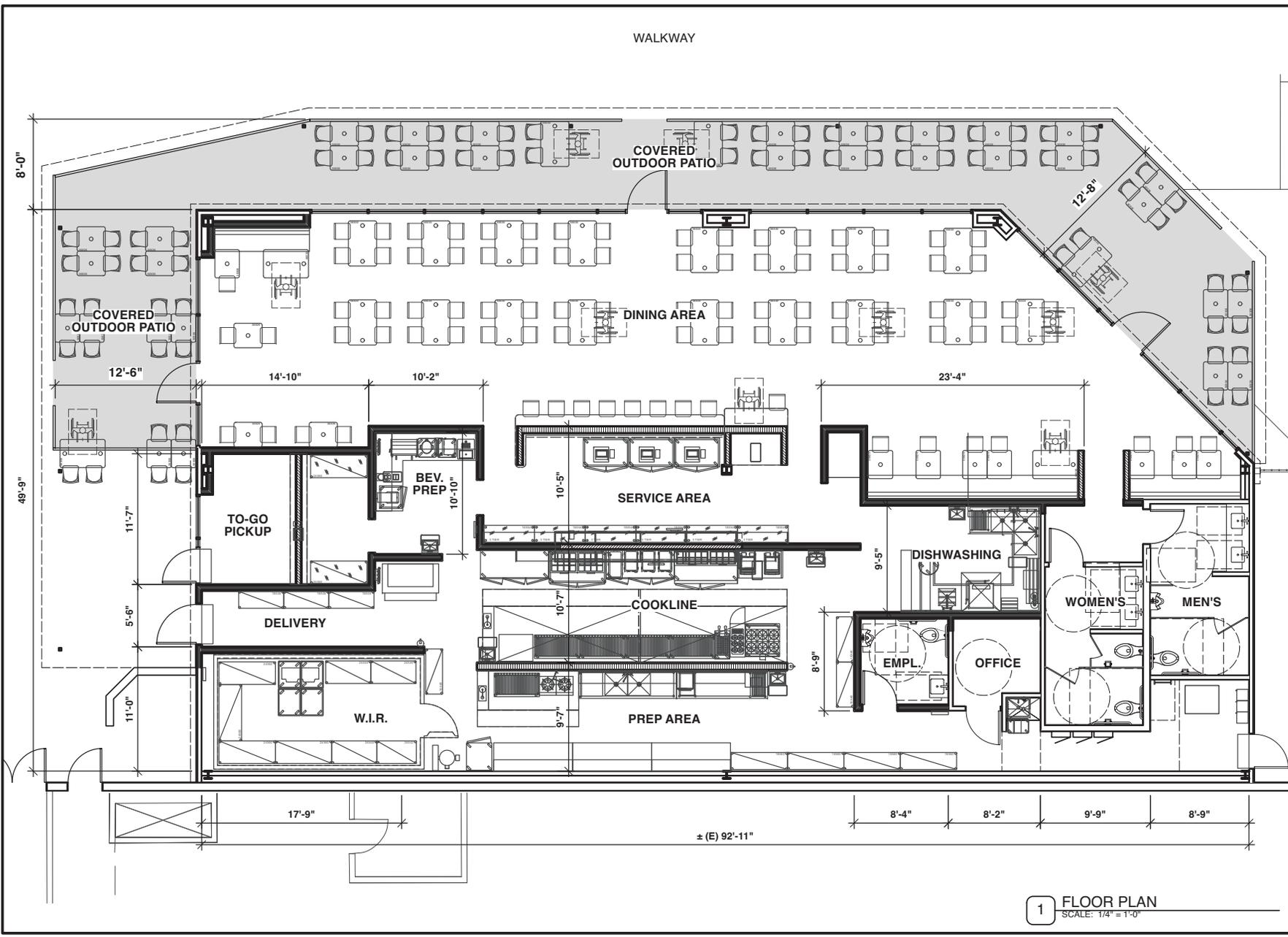
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1 FLOOR PLAN
 SCALE: 1/4" = 1'-0"

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 SPACE #P247
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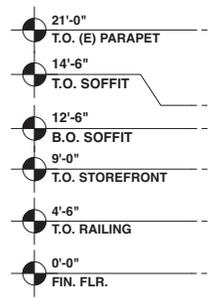
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1 ELEVATION NORTH
 SCALE: 3/32" = 1'-0"



2 ELEVATION EAST
 SCALE: 3/32" = 1'-0"



3 ELEVATION SOUTH
 SCALE: 3/32" = 1'-0"

ELEVATIONS



2 RENDERING
FROM PARKING LOT



1 RENDERING
NORTH ENTRANCE



4 RENDERING
SOUTH ENTRANCE



3 RENDERING
AERIAL

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RENDERINGS



CANVAS AWNING
SUNBRELLA: FOREST VINTAGE BAR STRIPE, 4949-0000



CANVAS AWNING VALANCE
SUNBRELLA: APEX SUNSET, 2653-0000

AWNING FABRIC



52"H. PATIO GLASS ENCLOSURE



BARRIQUE 8" X 40" WOOD LOOK MATTE PORCELAIN TILE IN VERT

PORCELAIN TILE 20x20
SLATE RUST

TRAVERTINE

EXTERIOR FINISH



ALUM. STOREFRONT
ALESTA: ORANGE BROWN, RAL-8023

P R O J E C T

PANINI KABOB GRILL

NORTH COUNTY MALL

**200 E VIA RANCHO PKWY.
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MATERIAL BOARD



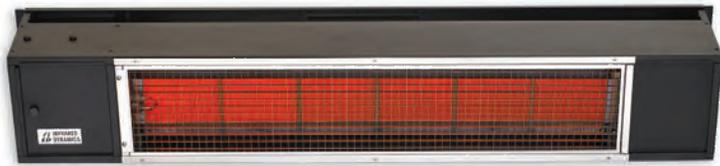
STRING LIGHTS



PATIO DINING
TABLES & CHAIRS



STONE TABLE TOP



PATIO HEATERS



CEILING FAN

P R O J E C T

PANINI KABOB GRILL

NORTH COUNTY MALL

200 E VIA RANCHO PKWY.
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MATERIAL BOARD

ATTACHMENT 3
DRAFT ZONING ADMINISTRATOR RESOLUTION 2025-02
PROJECT NO. PL24-0299

Zoning Administrator

Hearing Date: January 30, 2025

Effective Date: February 10, 2025

RESOLUTION NO. 2025-02

A RESOLUTION OF THE ZONING ADMINISTRATOR
OF THE CITY OF ESCONDIDO, CALIFORNIA,
APPROVING A PRECISE PLAN MODIFICATION
FOR THE EXPANSION OF OUTDOOR DINING FOR
AN EXISTING RESTAURANT USE WITHIN THE
NORTH COUNTY MALL IN THE PD-C ZONE –
WESTFIELD REGIONAL SHOPPING CENTER
MASTER PLAN

APPLICANT: Giano Nguyen

CASE NO: PL24-0299

WHEREAS, the Zoning Administrator of the City of Escondido did, on January 30, 2025 hold a public meeting to consider a request for a Precise Plan Modification for a 1,210 square foot outdoor dining expansion of an existing restaurant use on property addressed as 272 E. Via Rancho Pkwy, more particularly described in Exhibit “A,” and all persons desiring to speak did so; 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 January 30, 2025, 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) 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.

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 Precise Plan 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 36 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.

PASSED, ADOPTED AND APPROVED by the Zoning Administrator of the
City of Escondido, California, at a regular meeting held on the 30th day of January, 2025.

Veronica Morones, City Planner
Zoning Administrator,
City of Escondido

Annie Ward, WITNESS

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

EXHIBIT "A"

PLANNING CASE NO. PL24-0299

LEGAL DESCRIPTION

PARCELS 7 AND 8 OF ESCONDIDO MAP NO. 85-08, IN THE CITY OF ESCONDIDO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO PARCEL MAP NO. 14270, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, MAY 1, 1986.

EXHIBIT "B"

PLANNING CASE NO. PL24-0299

FACTORS TO BE CONSIDERED / FINDINGS OF FACT

Environmental Determinations:

1. Pursuant to the California Environmental Quality Act (Public Resources Code section 21000 et. seq.) ("CEQA"), and its implementing regulations (14 C.C.R. § 15000 et seq.) ("CEQA Guidelines"), the City of Escondido ("City") is the Lead Agency for the project ("Project"), as the public agency with the principal responsibility for approving the Project.
2. The Project qualifies for the following exemption which has been determined to not have a significant effect on the environment, and are declared categorically exempt from the requirement for the preparation of environmental documents. The proposed Project is categorically exempt pursuant to CEQA Guidelines Section 15301 ("Existing Facilities"), in that the proposed project consists of a request to expand an existing restaurant use by 1,210 square feet, falling beneath the identified 10,000 square feet threshold as listed in Section 15301(e)(2).
3. Further, the Project also does not trigger any exceptions to categorical exemptions identified in CEQA Guidelines section 15300.2. in that:
 - a. *Cumulative Impact.* The project will not result in a cumulative impact from successive projects of the same type in the same place, over time, as the project is consistent with the General Plan policies which were addressed in the General Plan Final EIR.
 - b. *Significant Effect.* There are no unusual circumstances surrounding the project that would result in a reasonable possibility of a significant effect on the environment, as the area of impact is already disturbed and improved with an existing commercial shopping center.
 - c. *Scenic Highways.* The project will not damage scenic resources, including trees, historic buildings, rock outcroppings, or similar resources as the areas of impact have already been disturbed.
 - d. *Hazardous Waste Sites.* The project site is not located on a site as referenced in Section 65962.5 of the Government Code.
 - e. *Historical Resources.* The project is not on a site which contains a significant historical resource, and would not cause a substantially adverse change to the significance of a historical resource.
1. The Zoning Administrator has independently considered the full administrative record before it, which includes but is not limited to the January 30, 2025 Staff Report; testimony by staff and the public; and other materials and evidence submitted or provide to it. The administrative record demonstrates that each of the above requirements have been satisfied. No substantial evidence has been submitted that would support a finding that

any of the above-described exemption requirements has not been satisfied. The Project will not have a significant effect on the environment, and all of the requirements of CEQA have been met.

PLANNED DEVELOPMENT Findings (PL24-0299)

(Section 33-403 of Article 19 – PLANNED DEVELOPMENT (P-D) ZONE of the Escondido Zoning Code)

With respect to the Precise Plan Modification, the Zoning Administrator makes the following findings for approval:

1. *The location, design, and residential density of the proposed planned development is consistent with the goals and policies of the Escondido General Plan and any applicable specific plan or with any policies adopted by, or being considered by the Escondido city council, or in the process of being prepared and adopted;*

The proposed project is consistent with the goals and policies of the Westfield Regional Shopping Center, identified as Target Area 7 of the Escondido General Plan, and General Plan Policies 8.3 and 8.7. The proposed project will involve the expansion of an existing restaurant use within the shopping center, and no changes to general plan policy or the master development plan are requested, as expansion of the outdoor dining area is a permitted use identified within the master development plan.

2. *The proposed location allows the planned development to be well integrated with its surroundings;*

The proposed project involves expansion of an existing restaurant use by increasing the outdoor dining area, and is well integrated with its surroundings as it is proposed within an established area of the existing restaurant building in which it will occupy. The architectural design and features of the proposed development remain consistent with the existing character of the overall shopping center.

3. *All vehicular traffic generated by the planned development will be accommodated safely and without causing undue congestion upon adjoining streets;*

The shopping center requires a parking ratio of 4.0 spaces per 1,000 square feet of leasable floor area, requiring a total of 5,118 parking spaces per previous Master Plan modification case number PHG12-0005. Approved plans provide a total of 5,775 spaces within the shopping center. The proposed project would increase parking demand on-site by 4 spaces totaling 5,122 spaces, and would fall under the maximum capacity of the site.

Further, a traffic scoping agreement was submitted as part of this project and found to be under any significant thresholds that would yield adverse traffic impacts. The proposed project would result in negligible increases of trips to the regional facility, and no changes to the onsite and offsite circulation are proposed as part of the expansion of outdoor dining.

4. *The proposed location and design allows residents and business establishments proposed within the zone to be adequately serviced by existing or proposed public facilities and services and does not provide an undue or negative impact on existing public facilities and services. In appropriate circumstances, and as provided elsewhere by city code, the*

city may require that suitable areas for schools, parks and playgrounds, pedestrian ways or public open spaces be dedicated for public use, or reserved by deed covenant for the common use of all residents, establishments or operations in the development;

The proposed project does not provide an undue or negative impact on existing public facilities and services, as it is an expansion of an existing restaurant use within an existing regional shopping center which is adequately serviced by such facilities, and no significant expansion is proposed. The proposed project will not be expanding or impacting existing utilities and will remain in compliance with existing regulations and requirements identified under the Escondido Municipal Code.

5. The overall design of the proposed planned development produces an attractive, efficient and stable environment;

The proposed project will be compatible with the existing shopping center as it follows the existing shopping center architecture, and will be compatible with its surroundings. City staff reviewed the design and found it to be consistent with the existing design of the center.

6. The planned development is well integrated with its settings, does not require excessive earthmoving or grading, or destruction of desirable natural features, nor is visually obstructive or disharmonious with surrounding areas and facilities, and does not substantially harm major views from adjacent properties;

The proposed project is well integrated with its settings, as the outdoor dining expansion is proposed on previously disturbed ground. No excessive earthmoving, grading, or destruction of desirable natural features will be part of this project. The exterior design is harmonious with the existing shopping center, and does not substantially harm major views from adjacent properties as the pad is located in the interior of the shopping center.

7. The uses proposed have a beneficial effect not obtainable under existing zoning regulations. Any departure from existing ordinance requirements shall be warranted by the design and the amenities incorporated in the planned development in accord with adopted city policy.

The proposed project does not involve any departures from existing ordinance requirements, and provides an existing amenity to the shopping center in the form of a restaurant use. The proposed outdoor dining expansion complies with all requirements of the Master Development Plan for the North County Mall and complies with the requirements for outdoor dining facilities identified within Article 57 of the Escondido Zoning Code.

EXHIBIT "C"
PROJECT PLANS
PROJECT NO. PL24-0299

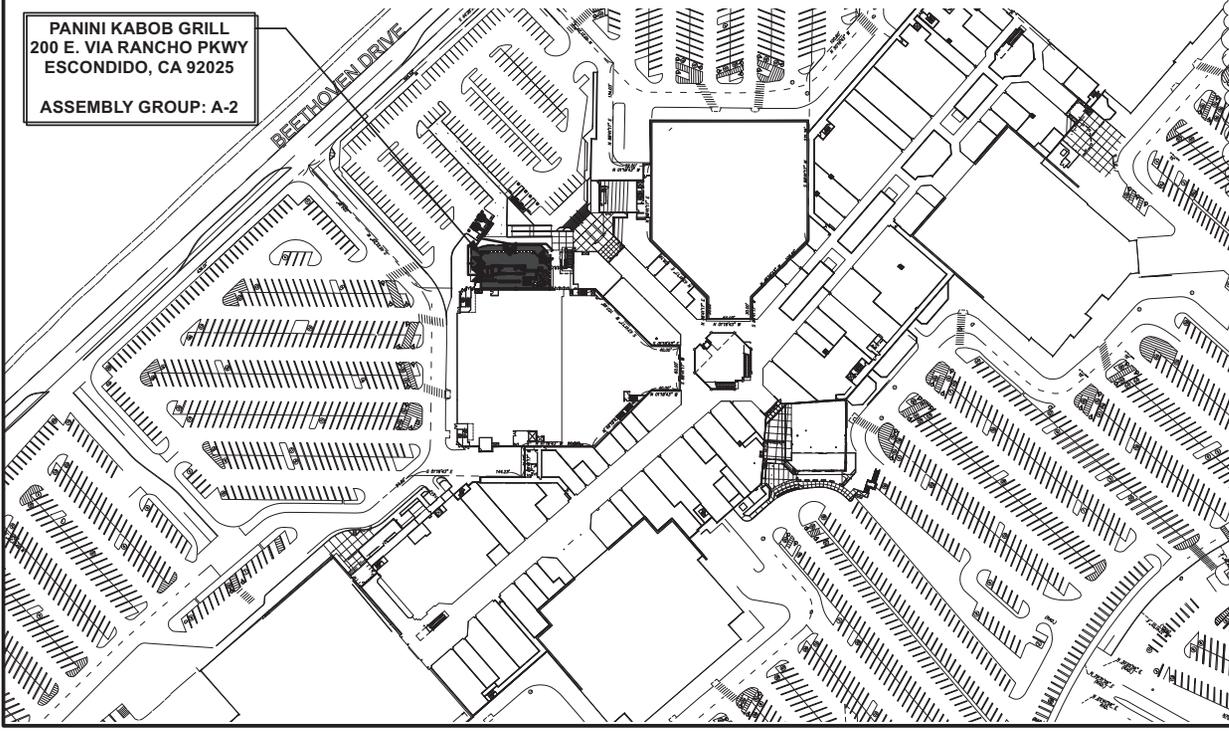


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 714.617.5035 T.
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P R O J E C T

PANINI KABOB GRILL
 NORTH COUNTY MALL
 200 E VIA RANCHO PKWY.
 SPACE #P247
 ESCONDIDO, CA 92025

PANINI KABOB GRILL
 200 E. VIA RANCHO PKWY
 ESCONDIDO, CA 92025
 ASSEMBLY GROUP: A-2



PROJECT DATA

PROJECT DESCRIPTION: MODIFICATION TO A PREVIOUSLY APPROVED PRECISE DEVELOPMENT PLAN AND DESIGN REVIEW FOR EXTERIOR RESTAURANT SPACE. PROJECT INCLUDES THE EXPANSION OF THE RESTAURANT SPACE FOR 1,210 SQ.FT. OF OUTDOOR DINING. PREVIOUS PRECISE PLAN PHG12-0005.

ZONING: PD-C
GENERAL PLAN: PD
APN : 237-030-20-00
PREVIOUS APPROVAL: PHG12-0005

BUILDING TYPE: IIIA
FIRE SPRINKLER: SPRINKLERED
NO. OF STORIES: 1-STORY
EXIST. USE: RESTAURANT (A-2 OCCUPANCY)
PROPOSED USE: NO CHANGES
SQUARE FOOTAGE: RESTAURANT: 4,328 SF, COVERED PATIO: 1,210 SF.
TENANT OCCUPANCY: A-2
ADJACENT TENANT OCC. & SEPARATION: A-3 (24-HR FITNESS GYM), NO SEPARATION REQUIRED
TOTAL OCCUPANT: 211
EXIT REQUIRED: 2
EXIT PROVIDED: 3

PROJECT TEAM

LANDLORD: SPINOSO REAL ESTATE GROUP
 112 NORTHERN CONCOURSE
 SYRACUSE, NY 13212
 CONTACT: STEVE HUTZEL
 TEL: 240.286.2370
 EMAIL: SHUTZEL@SPINOSOREG.COM

TENANT/BUSINESS OWNER: PANINI KABOB GRILL
 17821 SKY PARK CIRCLE STE. H
 IRVINE, CA 92614
 CONTACT: MIKE RAFIPOOR
 TEL: 949-788-1620 FAX: 949-788-1621
 EMAIL: MIKE@PANINIKABOBGRILL.COM

NO.	DATE	REVISION NOTES

NO.	DATE	ISSUE NOTES

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REVIEWED BY: _____ DATE: 10-30-2023
 PROJECT NO.: _____ SCALE: 300-23
 DRAWN BY: _____

z
COVER SHEET

A0

P R O J E C T

PANINI KABOB GRILL

NORTH COUNTY MALL

**200 E. VIA RANCHO PKWY.
 SPACE #P247
 ESCONDIDO, CA 92025**

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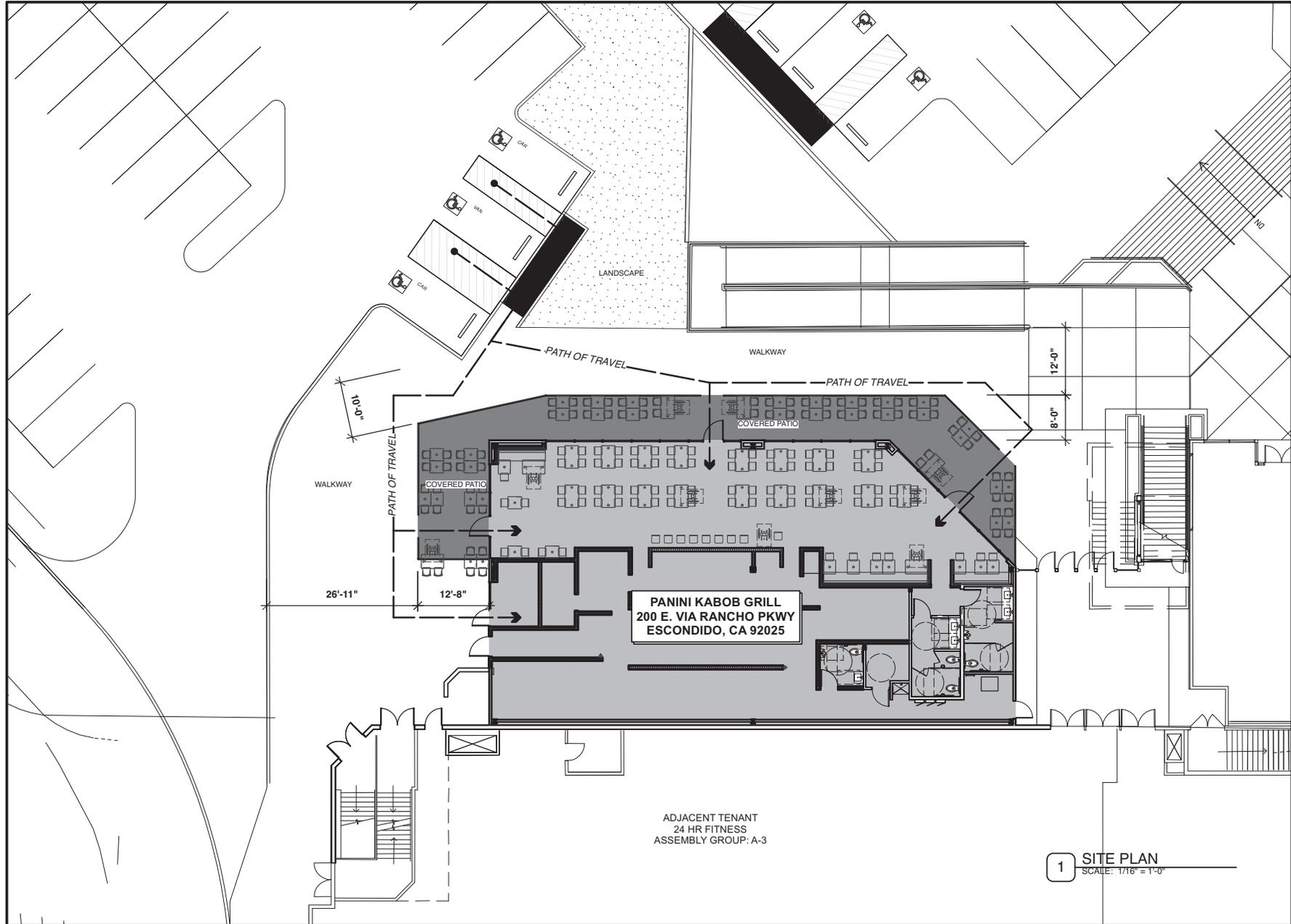
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DATE:	10-30-2023
PROJECT NO.:	300-23
SCALE:	
DRAWN BY:	



SITE PLAN

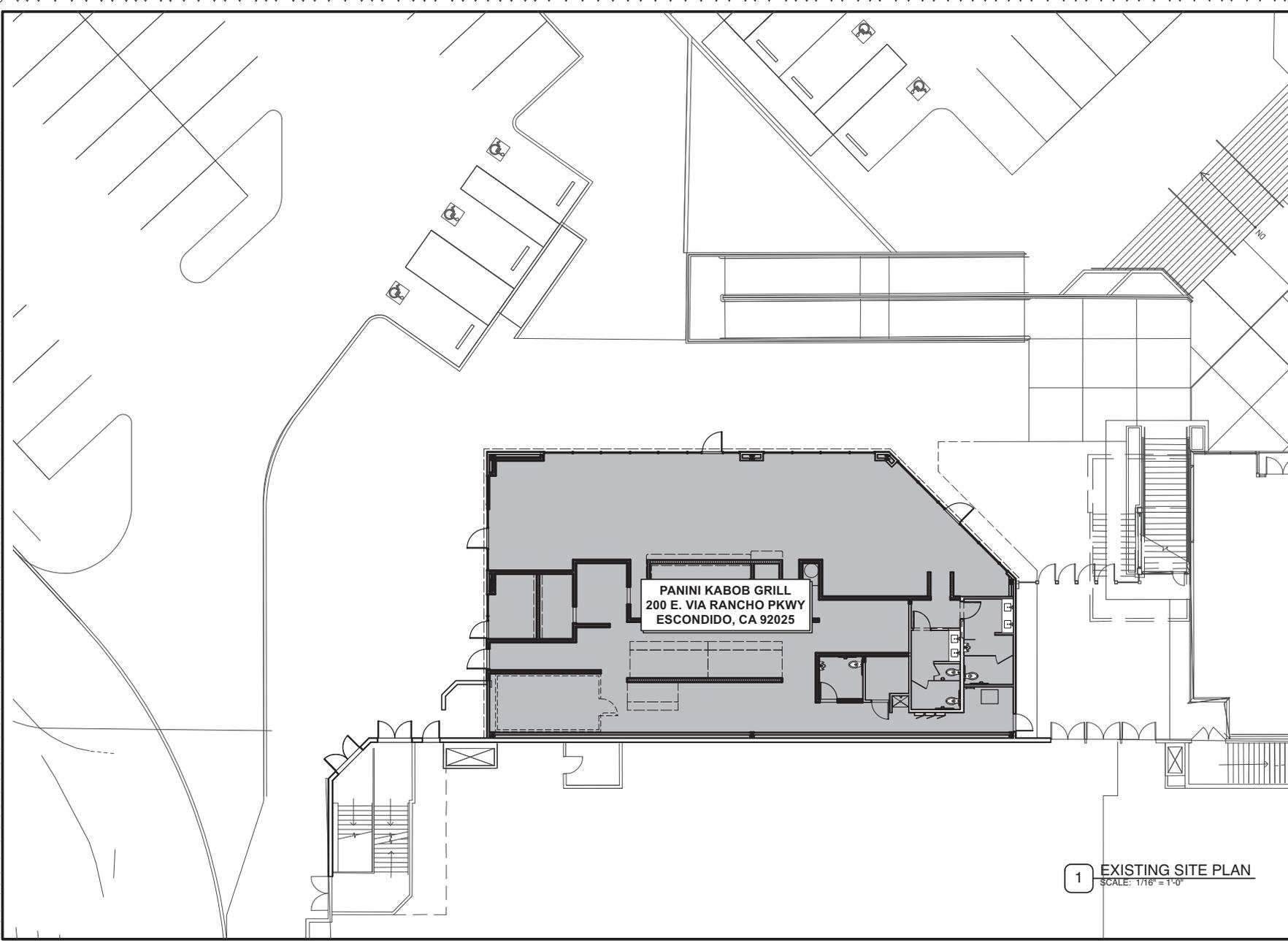
1 SITE PLAN
 SCALE: 1/16" = 1'-0"

A1



P R O J E C T

PANINI KABOB GRILL
 NORTH COUNTY MALL
 200 E. VIA RANCHO PKWY.
 SPACE #P247
 ESCONDIDO, CA 92025



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EXISTING SITE PLAN

1 EXISTING SITE PLAN
 SCALE: 1/16" = 1'-0"

A2

P R O J E C T

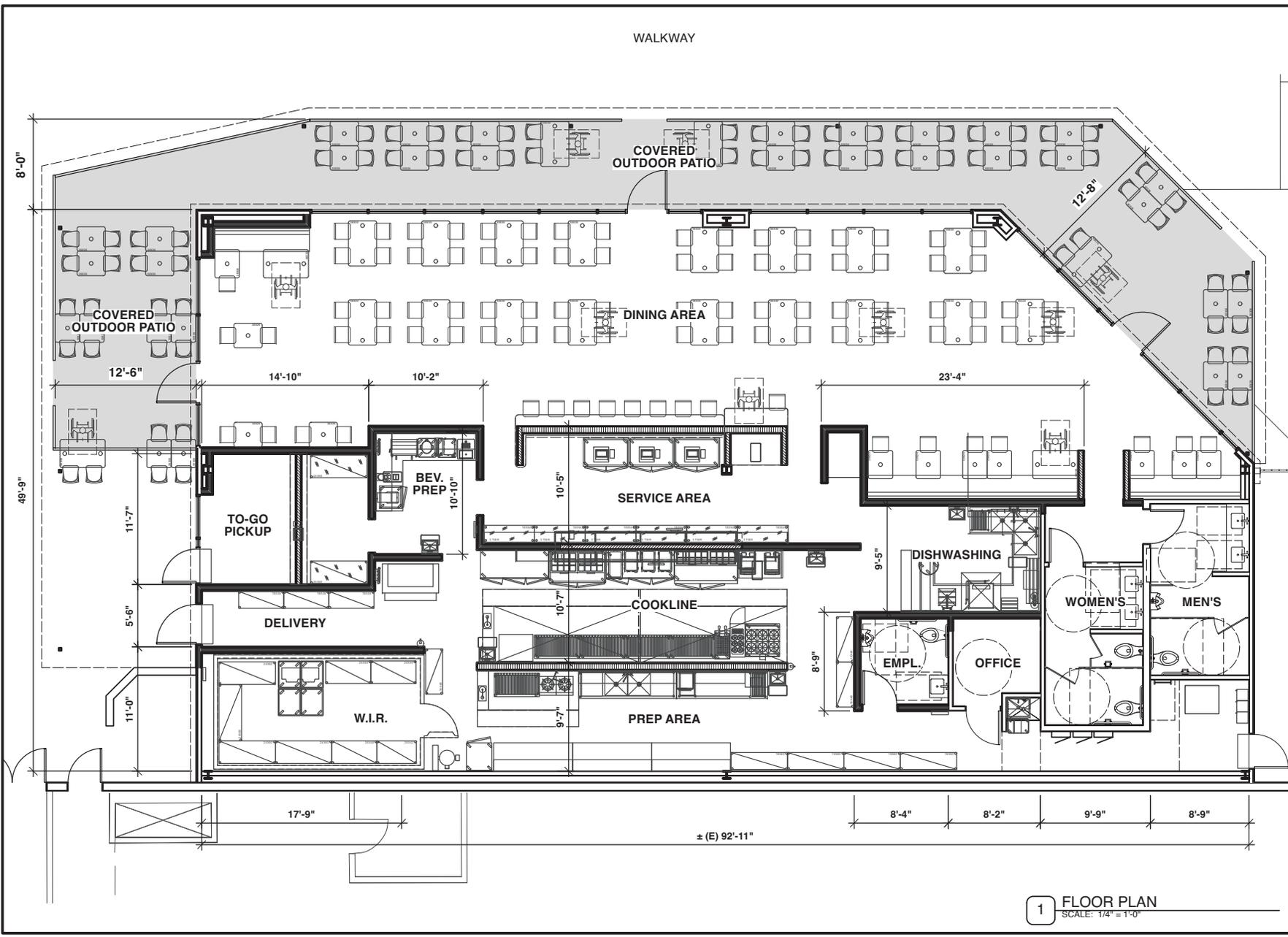
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1 FLOOR PLAN
 SCALE: 1/4" = 1'-0"

P R O J E C T

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 NORTH COUNTY MALL
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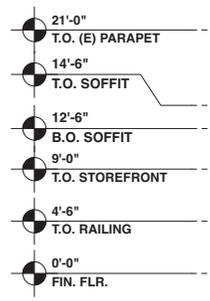
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 DRAWN BY: _____



1 ELEVATION NORTH
 SCALE: 3/32" = 1'-0"



2 ELEVATION EAST
 SCALE: 3/32" = 1'-0"



3 ELEVATION SOUTH
 SCALE: 3/32" = 1'-0"

ELEVATIONS



2 RENDERING
FROM PARKING LOT



1 RENDERING
NORTH ENTRANCE



4 RENDERING
SOUTH ENTRANCE



3 RENDERING
AERIAL

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DRAWN BY: _____

RENDERINGS



CANVAS AWNING
SUNBRELLA: FOREST VINTAGE BAR STRIPE, 4949-0000



CANVAS AWNING VALANCE
SUNBRELLA: APEX SUNSET, 2653-0000

AWNING FABRIC



52"H. PATIO GLASS ENCLOSURE



BARRIQUE 8" X 40" WOOD LOOK MATTE PORCELAIN TILE IN VERT

PORCELAIN TILE 20x20
SLATE RUST

TRAVERTINE

EXTERIOR FINISH



ALUM. STOREFRONT
ALESTA: ORANGE BROWN, RAL-8023

P R O J E C T

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NORTH COUNTY MALL

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SPACE #P247
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REVIEWED BY:
DATE: 10-30-2023
PROJECT NO.: 300-23
SCALE:
DRAWN BY:

MATERIAL BOARD



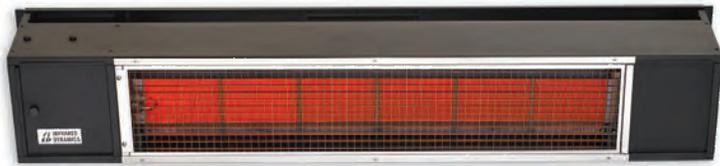
STRING LIGHTS



PATIO DINING
TABLES & CHAIRS



STONE TABLE TOP



PATIO HEATERS



CEILING FAN

P R O J E C T

PANINI KABOB GRILL

NORTH COUNTY MALL

**200 E VIA RANCHO PKWY.
 SPACE #P247
 ESCONDIDO, CA 92025**

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 SCALE: _____
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MATERIAL BOARD

EXHIBIT "C"

PLANNING CASE NO. PL24-0299

CONDITIONS OF APPROVAL

This Project is conditionally approved as set forth on the application received by the City of Escondido on October 14, 2024, and the Project drawings consisting of Site Plans, Floor Plans, Sections, Architectural Elevations, Civil Sheets/Grading, Landscape Plans and Colored Elevations, received on October 14, 2024; all designated as approved on January 30, 2025, 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.

1. 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.** This permit shall expire 36 months from the effective date of approval, unless additional time is granted pursuant to the Map Act or to the Escondido Municipal Code.

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

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

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

4. Conformance to Approved Plans.

- a.** The operation and use of the subject property shall be consistent with the Project Description and Details of Request, designated with the Approved Plan set.
- b.** Nothing in this Permit shall authorize the Applicant to intensify the authorized activity beyond that which is specifically described in this Permit.
- c.** Once a permit has been issued, the Applicant may request Permit modifications. "Minor" modifications may be granted if found by the Director of Development Services to be in substantial conformity with the Approved Plan set, including all exhibits and Permit conditions attached hereto. Such "minor" modifications shall be processed through a substantial conformance process identified by the Planning Division. 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.

2. 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.

3. Specific Planning Division Conditions:

1. All previous conditions of 80-182-PD, 81-176-PD, PHG12-0005 and any subsequent modifications, shall remain in effect unless expressly modified herein.
2. The precise plan modification allows for a 1,210 square foot expansion of an existing tenant space, as described in the January 30, 2025, Zoning Administrator staff report, which is incorporated herein by this reference as though fully set forth herein. No other activities are permitted by this approval. No outdoor use or component is permitted as a part of this conditional use permit.
3. The hours of operation shall be identical to those of the indoor operations of the eating establishment. All business operations shall be conducted Monday through Friday, 10 a.m. to 9 p.m.
4. A valid Alcohol Beverage Control (ABC) license shall be required for the sale and consumption of alcoholic beverages within the outdoor patio area. A copy of this license shall be provided to the Planning Division.
5. The outdoor dining area may only serve food and beverages prepared or stocked for sale by the adjoining indoor eating establishment, provided that the service of alcoholic beverages solely for on-premises consumption by customers within the area of the

outdoor dining area has been licensed by the state authorities to sell such beverages for consumption within the outdoor dining area.

- 6.** The preparation of food or busing facilities are prohibited within the outdoor dining areas.
- 7.** All outdoor dining furniture, including tables, chairs, umbrellas and planters, shall be moveable.
- 8.** A valid City of Escondido Business License shall be maintained at all times for the restaurant use.
- 9.** Outdoor dining shall meet current California Building Code and Americans with Disabilities Act requirements for accessibility.
- 10.** Appropriate fire access and ADA compliant paths of travel shall be maintained, as may be required by the Fire Department and Building Division.
- 11.** No signage is approved as part of this permit. All proposed signage shall conform to Article 66 - Escondido Sign Ordinance and the North County Mall Comprehensive Sign Program. Separate sign permits will be required for project signage that is visible from outside the mall.
- 12.** This item may be referred back to the Zoning Administrator for review and possible revocation or modification at a duly noticed public hearing upon receipt of nuisance complaints and/or non-compliance with the conditions of approval.

**ATTACHMENT 4
DRAFT NOTICE OF EXEMPTION
PROJECT NO. PL24-0299**



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: Precise Development Plan Modification Permit (PL24-0299)

Project Location - Specific: On the north side of E. Via Rancho Parkway, between Interstate 15 and Bear Valley Parkway, addressed as 272 E. Via Rancho Parkway Suite #247 (Westfield North County Mall; APN: 271-030-20-00).

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

Description of Project: Approval for a Precise Plan Modification for the expansion of an existing restaurant space within an existing shopping center (North County Mall). The expansion will provide 1,210 square feet of covered outdoor dining area for an existing restaurant use. The site is zoned Planned Development – Commercial (PD-C) and has a General Plan land use designation of Planned Commercial (PC).

Name of Public Agency Approving Project: City of Escondido

Name of Person or Agency Carrying Out Project:

Name: Giano Nguyen

Address: 8311 Westminster Blvd. #310, Westminster, CA 92683 Telephone: 301-951-2469

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:

- The project is consistent with the City of Escondido Zoning Code and General Plan, and no variances are required. The subject parcel is located within a developed area of the City, which has all services, public utilities, and access available on site.
- The proposed Project is categorically exempt pursuant to CEQA Guidelines Section 15301 (“Existing Facilities”), in that the proposed project consists of a request to expand an existing restaurant use by 1,210 square feet, falling beneath the identified 10,000 square feet threshold as listed in Section 15301(e)(2).
- The request is for a 1,210 square foot outdoor dining expansion of an existing restaurant use on the exterior of the existing North County Mall, and does not propose a significant expansion to the existing building. Approval of the project would not result in any significant effects relating to traffic, air quality, or water quality.
- The site has been completely developed, and has no value as habitat for endangered, threatened, or rare species. The proposed development would not have the potential to cause an adverse impact on the environment and is not subject to further CEQA review.
- Further, the Project also does not trigger any exceptions to categorical exemptions identified in CEQA Guidelines section 15300.2. in that:
 - o Cumulative Impact. The project will not result in a cumulative impact from successive projects of the same type in the same place, over time, as the project is consistent with the General Plan policies which were addressed in the General Plan Final EIR.

- Significant Effect. There are no unusual circumstances surrounding the project that would result in a reasonable possibility of a significant effect on the environment, as the area of impact is already disturbed and improved with an existing commercial shopping center.
- Scenic Highways. The project will not damage scenic resources, including trees, historic buildings, rock outcroppings, or similar resources as the areas of impact have already been disturbed.
- Hazardous Waste Sites. The project site is not located on a site as referenced in Section 65962.5 of the Government Code.
- Historical Resources. The project is not on a site which contains a significant historical resource, and would not cause a substantially adverse change to the significance of a historical resource.

Lead Agency Contact Person: Alex Rangel

Area Code/Telephone/Extension:

Signature: _____

Alex Rangel
Assistant Planner II

_____ Date

Signed by Lead Agency

Date received for filing at OPR:

Signed by Applicant

ZONING ADMINISTRATOR

CASE NUMBER: PL24-0294

APPLICANT: Tyler Caruso

PROJECT LOCATION: 2033 E. Washington Avenue (APN: 231-021-05-00)

REQUEST: The applicant requests to rescind the project site and its historic structures from the City's Local Register, pursuant to the Escondido Zoning Ordinance, Article 40, Section 33-795.

STAFF RECOMMENDATION: Approval

GENERAL PLAN DESIGNATION: U1 – Urban I

ZONING: R-1-6 (Single-Family Residential)

BACKGROUND/PROJECT DESCRIPTION:

The project site is located outside of the Old Escondido Neighborhood, on the east side of Washington Avenue, between North Midway Drive and Weatherby Avenue, addressed as 2033 East Washington Avenue (APN: 231-021-05-00). The project site is approximately 10,042 square feet and located in the Single-Family Residential zone (R-1-6) with a General Plan Designation of Urban I (U1) (Attachment 1).

Per the Escondido Zoning Code (EZC), Article 40, Section 33-794, a historical resource must meet at least two criteria for addition to the local register. The City conducted an initial historic resources inventory in 1990 and determined the primary structure met the criteria for a "local contributor" per the City's Historic Structure Categorization in the Historic Resources Survey of 1990. The primary structure was then nominated by City staff for placement on the Local Register, and was officially placed on the Register by the City's Historic Preservation Commission on May 5, 1992. Staff asserted the subject site met criteria 2 and 5, which supported the project site's nomination to the Local Register, and are further described below:

- (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; and,*
- (5) *Escondido historical resources that are fifty (50) years old or have achieved historical significance within the past fifty (50) years.*

The nomination report for the project site to the Local Register provided justification of the historic contribution as a "1-story Victorian Cottage with a hipped, gable roof with sheathing and slightly turned vertical shiplap siding. The siding butts into a horizontal band under the eaves and slightly turned vertical members finish the corners. A sloping roofed porch supported two, plain square posts shelters to the front door. The balustrade of pierced planks in a Dutch style is modern as are the aluminum framed windows. The landscaping is of high quality". (Nomination Report under Attachment 2).

In or around May of 2024, the property owner modified the subject property without the appropriate permits required by the City's Municipal Code and was cited with a Code violation (Administrative Citation) on June 7, 2024, under Code Compliance case C24-0735. Pursuant to Article 40 of the EZC, exterior improvements to a property on the Local Register would require a Certificate of Appropriateness (Section 33-798 (e)(B)). Without the Certificate of Appropriateness, the property owner replaced the structure's aluminum frame windows with vinyl, replaced the vertical shiplap siding with stucco, and painted the structure. If the property owner obtained the Certificate of Appropriateness, they then would be subject to a building permit for the window replacement for compliance with Building Code requirements. After Code Compliance issued the citation for unpermitted work, the property owner met with Code Compliance, Building, and Planning staff to address the unpermitted changes via a request to rescind the Local Register status of the subject property ("Project"). Project materials submitted for the delisting request are provided under Attachment 6. Under the proposed Project, the unpermitted changes to the primary structure and site would not be subject to the Certificate of Appropriateness process and require only a subsequent building permit.

ANALYSIS:

The applicant prepared a Cultural Resources Report as part of the Historical Assessment for 2033 E. Washington Avenue (Attachment 3) to evaluate whether the subject property meets the criteria required for rescinding pursuant to Article 40, Section 33-795 – *Procedure and Criteria for Rescinding Local Register or Landmark Status*. Staff reviewed the project-specific Historical Resource Eligibility Evaluation for consistency with Section 33-795's listed criteria, which are provided below for reference:

- (c) *Criteria. The criteria listed in this section shall be used to determine whether to remove a resource from the local register or to rescind its local landmark designation.*
 - (1) *New documentation has been presented disproving the information upon which the resource was placed on the local register or given landmark status;*

(2) Evidence has been presented showing that modifications and alterations to the resource have eliminated the distinctive architectural features that warranted its placement on the local register or its designation as a local landmark.

In addition to delisting requirements outlined in Section 33-795, Attachment 4 evaluates the structure in its current state against the Local Register Criteria listed in Article 40, Section 33-794. There are 13 listing criteria (as previously stated, Criteria 2 and 5 were used to originally justify the placement of the subject property); however, according to the Historical Assessment, the subject property would not currently qualify for listing on the Local Register based on these criteria.

Table 1 below demonstrates the subject site’s consistency with the two listed criteria needed for delisting (Section 33-795 of Article 40). A detailed substantiation of the criteria required for determination is provided under Attachment 4.

Table 1 – Project Consistency with Delisting Criteria

Criteria	Project Consistency
(1) New documentation has been presented disproving the information upon which the resource was placed on the local register or given landmark status	<ul style="list-style-type: none"> • Records indicate the property was listed in error and bears no association with a prominent historical figure, nor does it match the description or setting provided on the Local Register listing. • The subject property did not possess the architectural characteristics of a Victorian Cottage at the time it was designated and does not possess distinctive characteristics of a Victorian Cottage now. • The subject property was originally constructed between 1898 and 1930, an addition was completed in 1945. The residence was extensively remodeled in or around 1960. •
(2) Evidence has been presented showing that modifications and alterations to the resource have eliminated the distinctive architectural features that warranted its placement on the Local Register or its designation as a Local Landmark	<ul style="list-style-type: none"> • Records indicate the property was listed in error and bears no association with a prominent historical figure, nor does it match the description or setting provided on the Local Register listing. • The subject property did not possess the architectural characteristics of a Victorian Cottage at the time it was designated and does not possess distinctive characteristics of a Victorian Cottage now. • The subject property has been altered extensively since its original construction. No documentation, photographic or otherwise supports the assertion of the 1992 listing report that the structure

	possesses architectural features of a Victorian Cottage.
--	--

In order to delist a site from the City's Local Register, the criteria provided in Table 1 above must be met. Attachment 4 of this report analyzes the history of the subject property and uses historic resources such as the Escondido Historical Society, the Escondido City and Rural Directory, the San Diego Union Tribune, The Times-Advocate, and historic aerials, to support the findings that the property complies with Criteria (1) and (2) above. The Historical Assessment provided was reviewed by the City's consultant who is a qualified professional under the Secretary of the Interior's Standards for Historic Preservation, and found to be consistent with the requirements of Article 40, Section 33-795.

STAFF RECOMMENDATION:

Staff recommends the Zoning Administrator approve Resolution No. 2025-03, approving the request to delist the subject property from the City's Local Register, pursuant to Article 40 Section 33-795 of the Escondido Zoning Code.

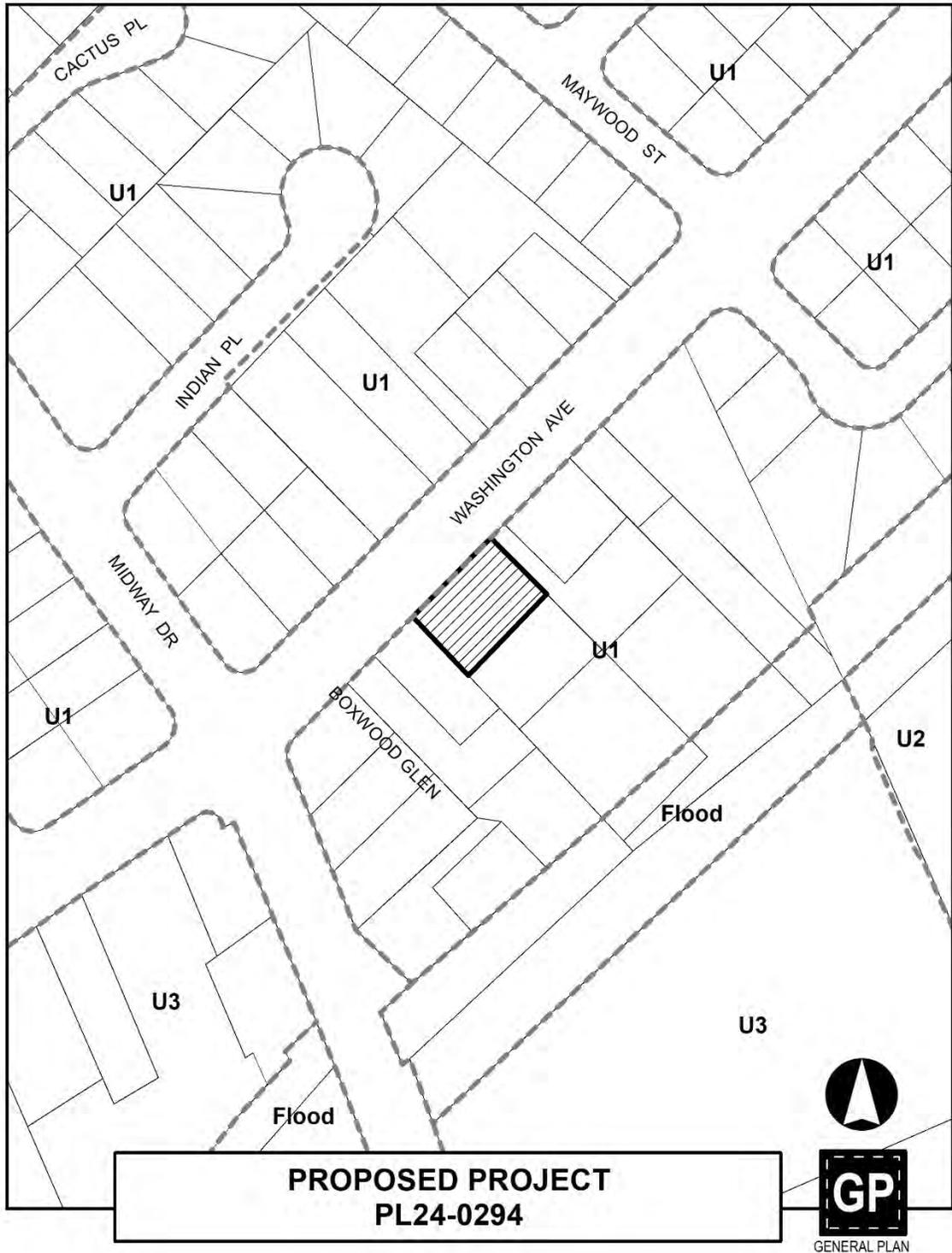
Respectfully submitted,

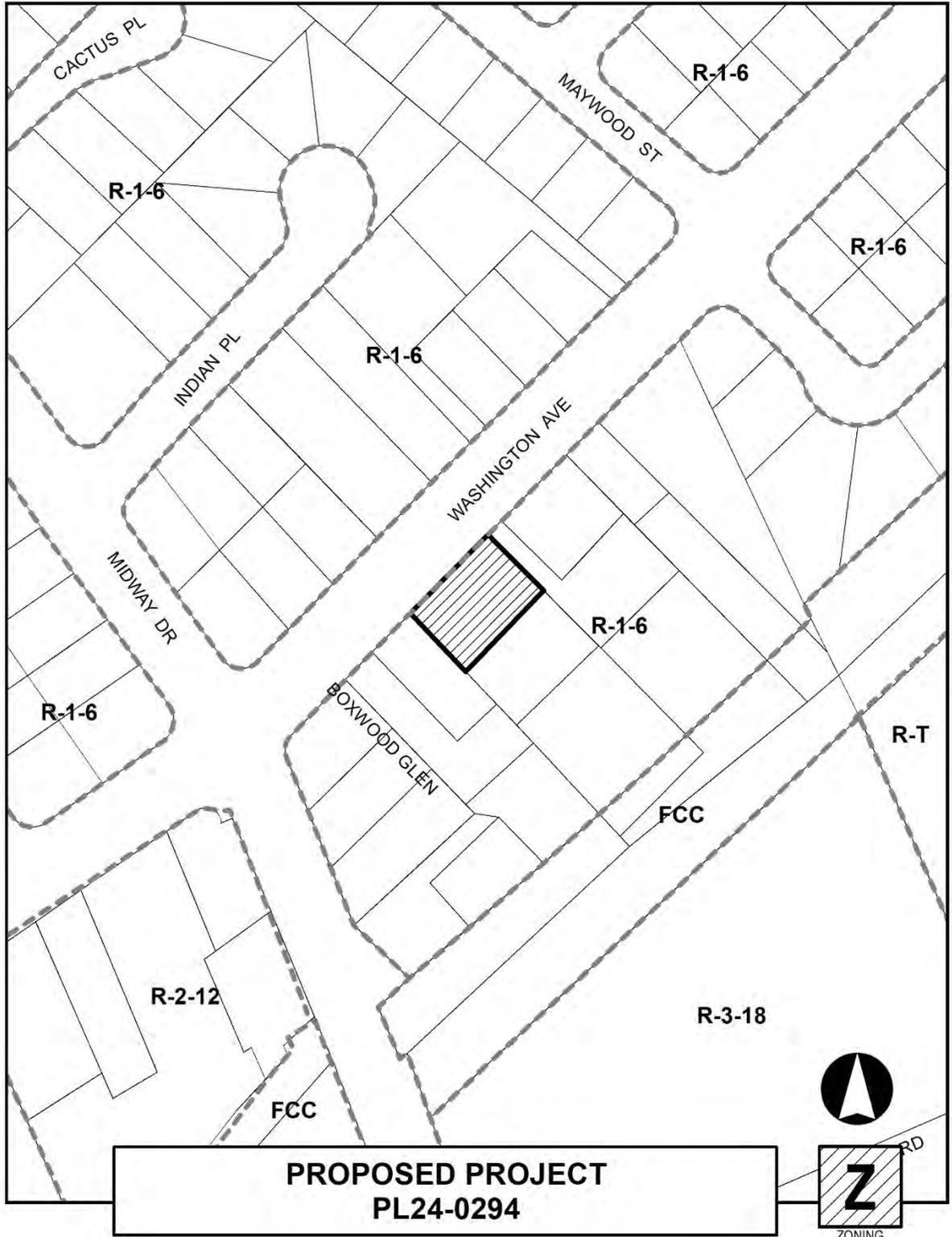
Melissa DiMarzo

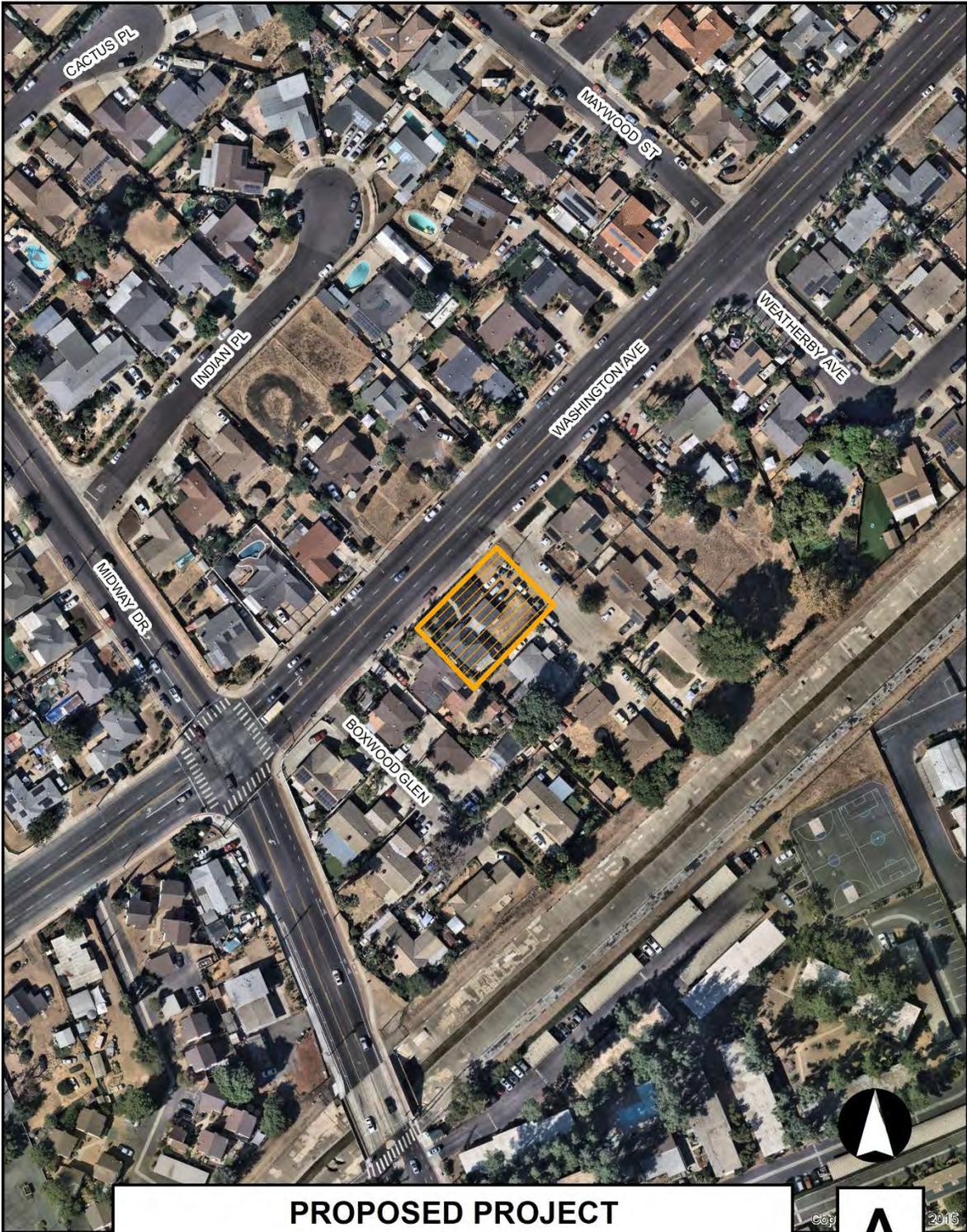
ATTACHMENTS:

1. General Plan Map, Zoning Map, and Aerial Map
2. 2033 East Washington Avenue Historic Resources Form and Nomination Report (1992)
3. Cultural Resources Report for the Historical Assessment for 2033 E. Washington Avenue (2024)
4. Criteria to be Considered
5. 350 South Vine Street Historic Resources Form and Nomination Report (1992)
6. Project Materials (Delisting Application, Letter from Historian, Site Plan, Title Report)
7. Zoning Administrator Resolution 2025-03, Exhibits A and B

ATTACHMENT 1
PL24-0294
General Plan Map, Zoning Map, and Aerial Map







**PROPOSED PROJECT
PHG 20-0013**



A

AERIAL

cop

2016

City of Escondido
HISTORIC RESOURCES INVENTORY

IDENTIFICATION AND LOCATION

- 1. Historic Name
- 2. Common or Current Name
- 3. Number & Street 2033 East Washington Avenue

Ser.No.
 Natl. Reg. Status
 Local Designation
 Local Ranking Contributor

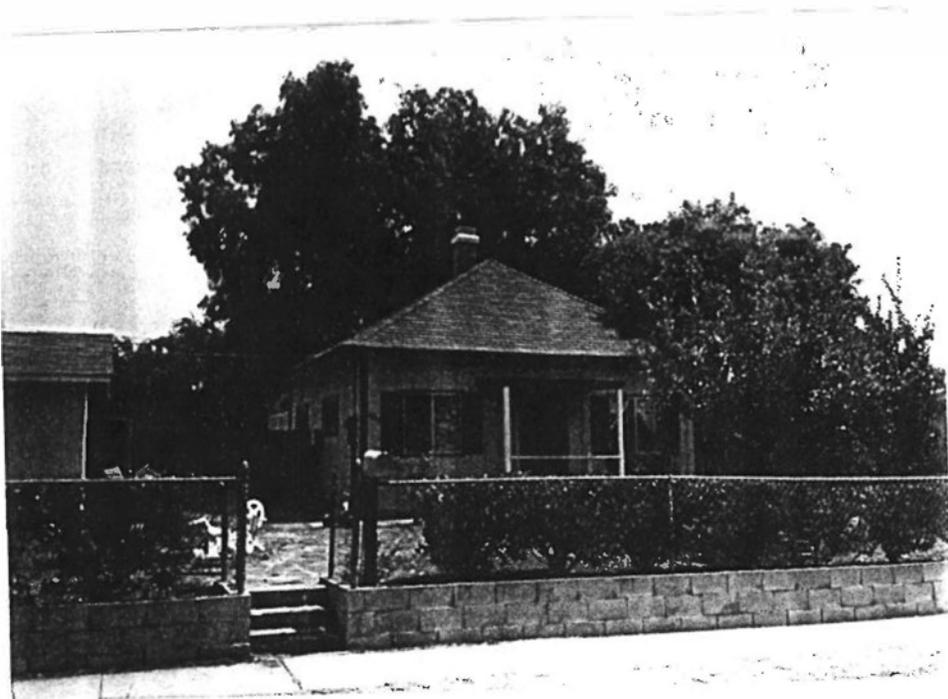
- City: Escondido Vicinity Only Zip 92025 County: San Diego
- 4. UTM zone A E4951.20 B H36658.00 C Zone 11 D
- 5. Quad map No. Parcel No. 231-021-05 Other

DESCRIPTION

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

This one story Victorian Cottage with a hipped, gable roof is sheathed in vertical shiplap siding. The siding butts into a horizontal band under the eaves and slightly turned vertical members finish the corners. A sloping roofed porch supported on two, plain square posts shelters the modern front door. The balustrade of pierced planks in a dutch style is modern as are the aluminum framed windows. The landscaping is of a high quality.

The architectural style is: Victorian Cottage
 The condition is: good
 The related features are: detached modern garage
 The surroundings are: residential; densely built-up
 The boundaries are:



- 8. Planning Agency City of Escondido
- 9. Owner and Address Larry E. and Sheryl L. same
- 10. Type of Ownership private
- 11. Present Use residence
- 12. Zoning
- 13. Threats none known

HISTORICAL INFORMATION

14. Construction Date(s) c1900 Original location unknown Date moved
15. Alterations & date see Description
16. Architect unknown Builder unknown
17. Historic attributes (with number from list)

SIGNIFICANCE AND EVALUATION

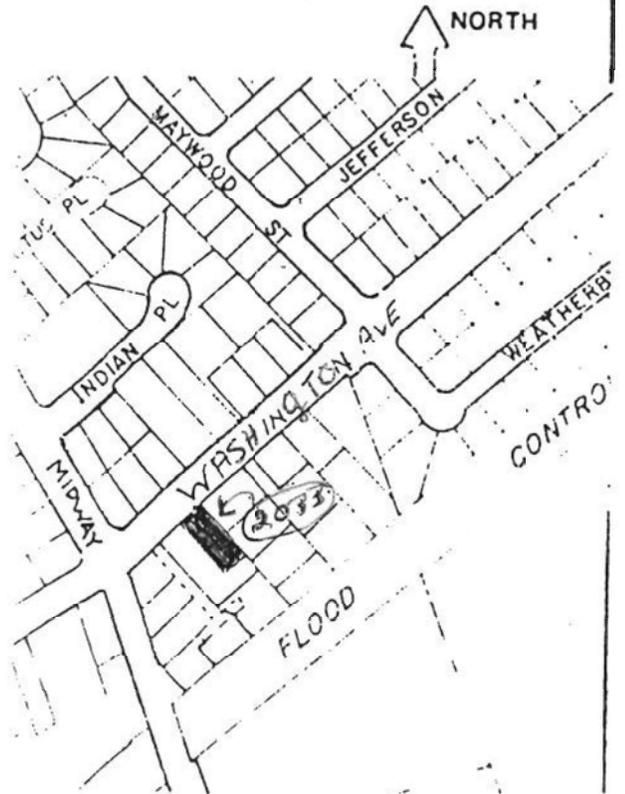
18. Context for Evaluation: Theme architecture Area
Period Property Type Context formally developed?
19. Briefly discuss the property's importance within the context. Use historical and architectural analysis as appropriate. Compare with similar properties.

Despite its fairly extensive alterations, this cottage retains much of its architectural integrity.

J. Sources

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

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



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

Address of Resource: 2033 East Washington Avenue

Existing Use: Residential

Zoning: R-1-6

General Plan Designation: Urban 1

Tier Designation: Midway/Tier 1

Construction Date: 1915

Meets Ordinance Criteria 2 and 5 for Local Register Listing.

Justification for Register Listing:

This was the home of Miss Dolla Scripps, daughter of E.W. Scripps, the great capitalist and newspaper magnate. Building under the direction of Water Williams, it contains 14 rooms all on one floor and cost \$10,000 to building in 1915. A separate set of rooms for Miss Scripps was duplicated for her mother, who often came to Escondido from Miramar to visit her daughter. The house and garage were the only buildings on top of the hill and were surrounded by citrus trees. The land was purchased from M.L. and Caroline Howell in 1915. The building is now a rest home. The McFerrals bought the house with much of the furniture in it and it is still in use. The original telephones and bath fixtures are still intact.

This one-story Victorian Cottage embodies architectural elements of a hipped gable roof, vertical shiplap siding, and a horizontal band under the eaves with slightly turned vertical members. A sloping roofed porch supported on two plain square posts shelters the modern front door. Alterations include the balustrade of pierced planks in a Dutch style and aluminum framed windows.

Staff Recommendation:

Staff recommends this resource be placed on the Local Register.

Commission Action:

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

HISTORIC RESOURCES INVENTORY

UTM: A E 4951.20 B N 36668.00
 C Zone II D _____

7.5M-0-1

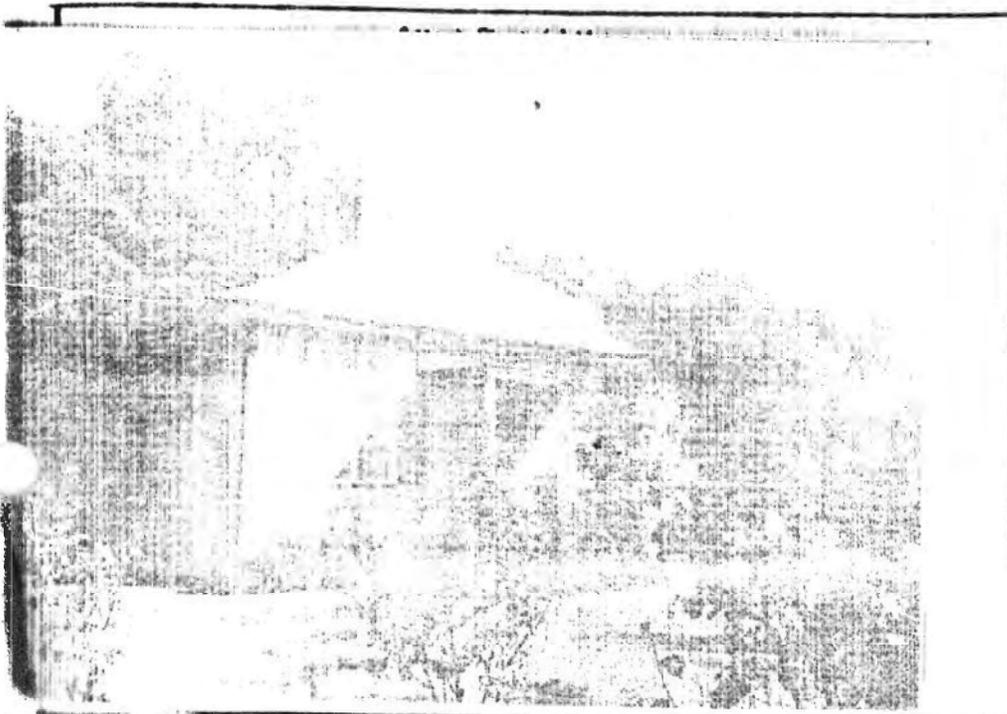
IDENTIFICATION

1. Common name: _____
2. Historic name: _____
3. Street or rural address: 2033 E. Washington Avenue
 City Espanola Zip 92025 County San Diego
4. Parcel number: 931-021-05
5. Present Owner: Jacques, Larry E + Sheryl Address: same
 City _____ Zip _____ Ownership is: Public _____ Private X
6. Present Use: residence Original use: residence

DESCRIPTION

- 7a. Architectural style: Victorian Cottage
- 7b. Briefly describe the present physical description of the site or structure and describe any major alterations from its original condition:

This one story Victorian Cottage with a hipped, gable roof is sheathed in vertical shiplap siding. The siding butts into a horizontal band under the eaves and slightly turned vertical members finish the corners. A sloping roofed porch supported on two, plain square posts shelters the modern front door. The balustrade of pierced planks in a dutch style is modern as are the aluminum framed windows. The landscaping is of a high quality.



8. Construction date:
 Estimated 1900 Factual _____
9. Architect Unknown
10. Builder Unknown
11. Approx. property size (in feet)
 Frontage _____ Depth _____
 or approx. acreage _____
12. Date(s) of enclosed photograph(s)
10,018 sf
June '83

13. Condition: Excellent ___ Good Fair ___ Deteriorated ___ No longer in existence ___
14. Alterations: see 7b
15. Surroundings: (Check more than one if necessary) Open land ___ Scattered buildings ___ Densely built-up
Residential Industrial ___ Commercial ___ Other: ___
16. Threats to site: None known Private development ___ Zoning ___ Vandalism ___
Public Works project ___ Other: ___
17. Is the structure: On its original site? ___ Moved? ___ Unknown?
18. Related features: detached, modern garage

SIGNIFICANCE

19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site.)

Despite its fairly extensive alterations, this cottage retains much of its architectural integrity.

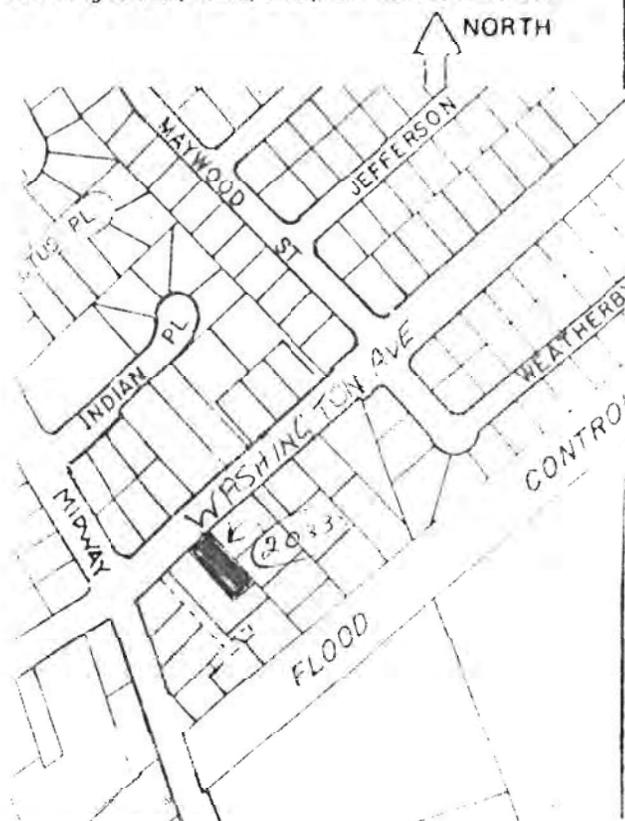
20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)
 Architecture Arts & Leisure ___
 Economic/Industrial ___ Exploration/Settlement ___
 Government ___ Military ___
 Religion ___ Social/Education ___

21. Sources (List books, documents, surveys, personal interviews and their dates).

A

22. Date form prepared June '83
 By (name) Pippa Leary
 Organization Donald A. Jotton Assoc.
 Address: 747 Locust St.
 City Fayetteville Zip 61101
 Phone: (213) 793-0401

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



**ATTACHMENT 3
PL24-0294**

**CULTURAL RESOURCES REPORT
FOR
THE HISTORICAL ASSESSMENT FOR
2033 E. WASHINGTON AVENUE
ESCONDID, CALIFORNIA 92027**

Prepared by:
Kristi S. Hawthorne
601 S. Ditmar Street
Oceanside CA 92054
(760) 390-4192
kristihawthorne@cox.net

September 30, 2024

September 30, 2024

City of Escondido
Development Services Department
201 North Broadway
Escondido CA 92025

RESULTS OF THE HISTORICAL CULTURAL ASSESSMENT FOR 2033 EAST WASHINGTON AVENUE, ESCONDIDO CA 92027

I. INTRODUCTION

This letter details the findings of the historical assessment conducted for a single-family residence located at 2033 E. Washington Avenue in the City of Escondido, California 92027 (Figures 1 and 2). This study was conducted to assess the building's potential for historical and architectural significance as defined by the California Environmental Quality Act, and the impact of the proposed project. The house was included in the City of Escondido Historic Resources Survey prepared in 1990 by Donald A. Cotton Associates.

The property description is: The Northwesterly 125.00 feet of the following described Parcel of land:

That portion of Lot 8 and of the Washington Avenue, in Block 177 of Rancho Rincon Del Diablo, in the City of Escondido, County of San Diego, State of California, according to Map thereof No. 723, filed in the Office of the County Recorder of San Diego County, described as follows:

Beginning at a point in the Northwesterly line of said Lot, distant thereon North 44° 25' West 289.59 from the most Northerly corner of said Lot; thence South 45° 35' East 323.00 feet; thence South 44° 25' West, parallel with said Northeasterly line, 120.00 feet to a point in the Northeasterly line of the land described in the deed to Roscoe C. Acock, et ux, recorded April 14, 1958 in Book 7035, Page 567 of Official Records; thence along said Northeasterly line of said land and the Northwesterly prolongation thereof, North 45° 35' West 363.00 feet to the center line of Washington Avenue; thence North 44° 25' East along said center line, 120.00 feet to a line which bears North 49° 35' West from the Point of Beginning; thence South 45° 35' East 40.00 feet to the Point of Beginning.

The Assessor Parcel Number is 231-021-05-00.

II. PROJECT DESCRIPTION

This resource consists of a single-story home and detached accessory building. The project plan is for the construction of an ADU on the property.



Figure 1 Project Location, Escondido, San Diego County, California

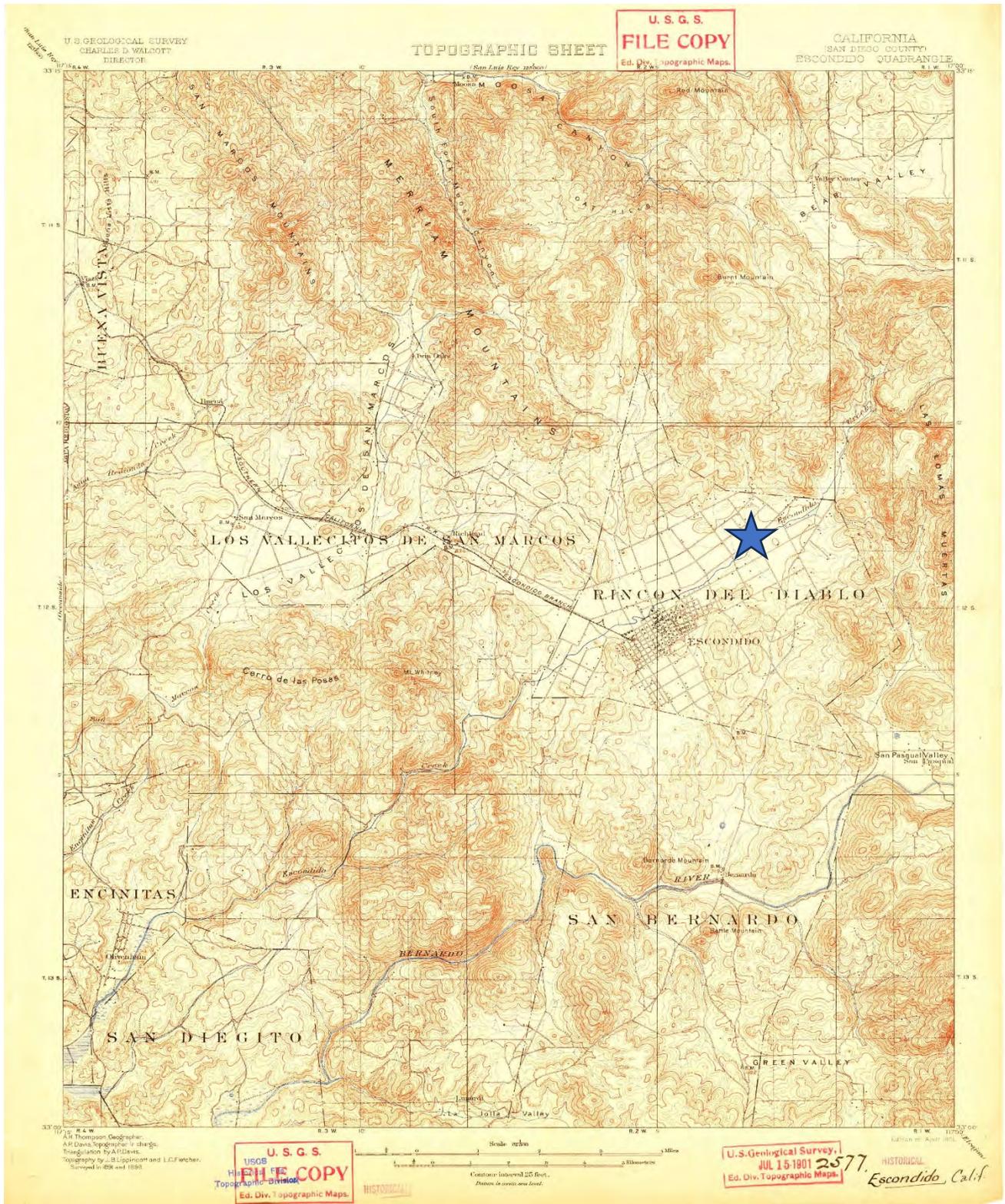


Figure 2 Project Location on USGS 7.5 Escondido Quadrangle (1901)

III. HISTORICAL CULTURAL ENVIRONMENT

The property is located on the south side of Escondido Avenue between Midway Drive and Weatherby Avenue. The subject property is located within Rancho Rincon Del Diablo, a former land grant owned by Juan Bautista Alvarado.

The North County Times newspaper of Escondido published a history of Escondido on October 17, 1913 which began with Rancho Rincon Del Diablo:

"The early history of Escondido would undoubtedly be interesting if it could be obtained, but this is difficult. About the first authentic date in the modern history of Escondido valley is May 18th, 1843. On that date the Mexican government granted to Juan Baptista (sic) Alvarado a tract of land then and still known as Rincon Del Diablo, containing three square leagues. The brave and adventurous dons, who first settled California found it quite inconvenient to take their land in a square, especially so when getting it in large tracts. Consequently, the lines are run more with a view of getting all the good land possible as well as all living water.

During the next decade this rich grant of over 13,000 acres was cultivated in true Spanish fashion, that is a few wild cattle were placed on the ranch, and a long straggly ranch house was built. The latter was still standing only a few years back and stood as the silent monument to the energy of the early Spaniards. After Alvarado's death the heirs decided to dispose of the property and on November 4, 1864, the deeds were signed covering the entire property to Judge O. S. Witherby at a consideration of 30 cents an acre, or \$4016.66 for the ranch. The investment did not prove profitable for some reason and on May 16, 1866, he sold the ranch, building and some 500 head of cattle to Edward McGeary and Wolfskill Bros. for \$8000. John Wolfskill moved on the ranch as manager and inside of ten days sold over \$5000 worth of cattle, off the ranch, leaving the net cost less than \$3000. The cattle business had its up and downs during those years and the general tendency seemed to be down. Anyhow, the cattle were before long traded for sheep, with which the ranch was stocked.

In the fall of 1883, a sale of the entire property was effected, to a syndicate of Stockton capitalists at the then considered magnificent price of \$128,138.70. The purchasers were all shrewd businessmen who prepared 300 acres for vine planting. Two years later the company sold out its entire holdings. The new purchaser of this ranch was the Escondido Land and Town Company.

The deed was recorded in February 1886, and the price paid was \$178,000, or nearly \$14 an acre. The boom in city real estate was now on in dead earnest all over Southern California and the completion of the Southern California railway to San Diego. The previous year had stimulated a desire in the minds of Escondidoans for direct railroad communications with the world. The nearest point by rail was Stewart's landing, about 18 miles southwest and from this point all lumber, material and provisions had to be hauled. Still a number of houses were built and considerable work done.

In March 1886 the Land and Town Company began active operations by laying out the town of Escondido in about the center of the tract and subdividing the entire tract into 5, 10, 20 and 40 acre lots. While the survey was being made, there was a general boom going on all over the valley. Every day brought carriage loads of prospective purchasers, and when in August, the company's books were opened for a business \$50,000 worth of real estate had been marked off the maps.

The first building of any size erected in the town was built by S. P. Abell and designed for a livery stable, but Mr. Abell soon found that his stalls were in great demand as bedrooms and during the next during the few weeks following, he did considerable business in lodging transients. The manager of the Escondido Land and Town Company at the time was C. E. Thomas, a man of exceptionally ability, push and pluck. The grant was rented for grain raising during the season of 1886 and as the harvest was very heavy, the company realized a good sum from its rental.

One peculiar thing about the town of Escondido is, that notwithstanding the phenomenal activity in building, which followed close to the heels of the boom, there never there has never been a time up to date when any desirable building fit for occupancy has been idle very long, and there is not a single incomplete structure inside the corporate limits outside of those being erected."

As late as 1946, an aerial image indicates that the immediate area was largely rural and even into the early 1960s was sparsely developed. Today the area is largely residential and Washington Avenue is a busy through street.

HISTORICAL OVERVIEW

A brief history written in 1963 by Margie B. Whetstone, a long-time resident of Escondido and one of the founding members of the Escondido Historical Society reads as follows:

"The Indians were the first folk who found the Escondido Valley a good place in which to live, and they built their tiny villages here more than four thousand years ago, according to the late Malcolm Rogers, the well-known archeologist. These early people and their descendants left many legends and artifacts which add color to our history.

Scouting parties from the San Diego Mission found the Indians living here and pressed them into service as shepherds and caretakers of the Mission flocks. When the Act of Secularization was passed in 1832 it broke up the large holdings of the Missions. The Indians who had lived at the Missions were given small parcels of land, but they had not learned the significance of ownership or property, and were soon cheated out of their holdings.

Men in political favor then found it easy to acquire large parcels of this land. 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, who had been regidor of tiny Los Angeles pueblo and of San Diego. This grant, consisting of 12,633 acres, now Escondido Valley, was called Rincon del Diablo, meaning "Corner of the Devil." The origin of the name is not definitely known. A suggested explanation is that during the Mission period, this section was not under the jurisdiction of either San Luis Rey or San Diego Missions. Anything not held by the church belonged to the devil, so this Spanish grant became Rincon del Diablo.

Senor Alvarado built a rather pretentious six-room adobe on a little knoll in Dead Horse Canyon, about a half mile south of "the Tepee" as a home for his wife, himself and their six children. Alvarado died on the ranch after only three years' residence, and some time in the 1850 the heirs sold it to Judge Oliver S. Witherby of San Diego, who also was a member of the Boundary Commission, and San Diego's first representative to the state legislature. It is reported that he was a jolly bachelor, who loved good food and dancing. Friends from San Diego would ride out on horseback to the Rancho, dance all night, and return to the city the next day.

Judge Witherby sold the property in 1868 to the Wolfskill brothers, John, Josiah and Matthew, of Los Angeles, for \$8000, and the Valley was known as Wolfskill Plains for a while.

The land boom of the 1880s penetrated to Rincon del Diablo, and the first settlement was made near the present site of Jesmond Dene on the McDougall ranch, where a post office called Apex was opened with Mr. McDougall as postmaster. He was succeeded by Thomas W. Adams on June 28, 1883, and the name was changed to Escondido April 24, 1884.

According to a deed dated October 1883, a group of investors from Los Angeles and San Diego bought the grant from the Wolfskills for \$128,000, but a year later sold it to a so-called Escondido Company. This is the first time the name Escondido appears on a document. The Spanish name Escondido means "hidden" and was probably chosen because the valley is surrounded by foothills.

On March 1, 1886, the Escondido Company deeded the grant to the newly formed Escondido Land & Town Company, which proceeded to subdivide the valley into small farms and lay out the town site. 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. The need for water was urgent, so the first city wells and Pipe systems were started.

In 1887 a 100-room hotel was built at the eastern end of Grand Avenue, on the present site of Palomar Hospital. A real estate brochure dated that year describes the hotel as one of the finest and best equipped in Southern California. For many years it served as the social center of the community, and many well-known people were entertained there as guests.

A branch line of the Santa Fe railway was extended to Escondido in 1887, and was a great boon to the community in the transportation of passengers and freight. As an inducement to the railroad company to build the line, the Land and Town Company offered a \$50,000 bonus, which the railroad collected by laying the rails across the creek bed where the bridge was not completed. As the Land & Town Company had just erected a two-story building and opened a bank, they did not have the capital to proceed as planned. The company advertised for a buyer and A. W. Wohlford, who was living in the Midwest, read the advertisement and was interested. He later came to Escondido, bought the building and bank, and was prominent for many years in the financial development of the city.

A trolley line from the depot up Grand Avenue to the Escondido Hotel was constructed, but it is questionable whether it was ever used except by railroad handcar crews. A horse-drawn bus from the Hotel did, however, meet the train each evening for years, and a reporter from the local paper was always on hand to greet people.

The Escondido Land & Town Company donated alternate blocks on Grand Avenue to the University of Southern California as an endowment for a seminary, which was to be operated as a feeder for students to the University. The brick for the seminary, which was built on a slightly knoll overlooking the city, was made in Escondido. The college functioned only a few years, and in 1894 a High School district was formed and the building was acquired from the University of Southern California. The Land & Town Company also gave lots to any religious group which wished to build a church.

The now famous Wyatt Earp, then a tavern owner in San Diego, was one of the judges of the horse races at a County Fair held in Escondido in 1889, on the Fair Grounds north of town. Sam Brannan, who is reputed to have been California's first millionaire, spent his last years in Escondido. He planted a fig orchard here and hoped to make a fortune on it, but died penniless.

The people who settled in Escondido in the early nineties were well educated and in comfortable financial circumstances; they built many beautiful homes, some of which are still standing.

On October 8, 1888, Escondido was incorporated as a city with a simple form of government consisting of five trustees elected by the people. These trustees in turn elected one of the five to be president or mayor; A. K. Crovath was the first president. The voters also elected the city clerk, city treasurer and marshal.

About 1891, the Escondido Irrigation District was organized and bonds in the amount of \$350,000 were issued; they were sold to Henry W. Putnam of San Diego, for the construction of the Escondido Reservoir, later named Lake Wohlford. A period of depression followed, and many people were not able to pay their irrigation taxes; finally, a compromise was worked out, whereby the land would be released from the bonded indebtedness upon payment of 43% of the amount due. The burning of the bonds was the occasion for a joyful celebration on Admission Day, September 9, 1905, and a crowd of

three thousand people gathered at the Lime Street school grounds in what is now Grape Day Park. When the papers went up in flames, men tossed their hats into the air and women waved their handkerchiefs; Judge J. N. Turrentine gave the speech of the day, which was loudly applauded.

On September 9, 1908, the people of Escondido started holding an annual celebration in remembrance of the burning of the bonds. It was called "Grape Day" because grapes were then one of the most important agricultural products of the valley, and each yearly celebration, tons of free grapes were distributed to the crowds. W. L. Ramey of the Escondido Lumber Hay and Grain Company, and Sig Steiner, early store owner and civic leader, were the originators of Grape Day, the community's largest event for many years.

The education of its children has always been foremost in the minds of the Escondido residents. The first school was built near the Rock Springs Road in 1880 and Elizabeth Judson Roberts, who has been mentioned before, was the first teacher. This school was soon outgrown and a two-story, brick building was erected on the present site of Grape Day Park; it was named the Lime Street School. At the present time in the city there are two high schools, two junior high schools, six elementary schools and several parochial schools.

With a population of about 1200 in 1900, Escondido began its slow but steady climb to prosperity and a population of more than 24,000. Factors which have contributed to its growth have been the citrus and grape industries, and hay and grain farming. Lemon production was at its prime for two decades, starting from the late twenties; Escondido once boasted the largest lemon packing house in the world. Avocados were first planted here in the twenties and are still a big business. A large packing plant is maintained for the handling of the fruit.

The acquisition of water from the Colorado River aqueduct made farming more diversified. Now the orchards are being removed to make way for homes and subdivisions, and the Chamber of Commerce has been successful in attracting light industry to the valley as a means of broadening the tax base."

IV. METHODS AND RESULTS

Background studies consisting of research from the Escondido newspapers, the Escondido Historical Society, San Diego County Master Property Records, a field check of the property, photographs, census records, and recorded deeds were conducted as part of the project. Primary, Continuation and Building, Structure and Object forms for the resource were completed and appear in this report as Appendix A.

DESCRIPTION OF RESOURCE

The dwelling at 2033 E. Washington Avenue is a one-story, 912 square ft. wood-frame house with a pyramidal roof. It was originally square in shape and was likely built as a Classic Box farmhouse.

The original description in the 1990 Historic Resources Inventory describes the house as follows: *“This one-story Victorian cottage with a hipped gable roof is sheathed in a vertical shiplap siding. The siding butts into a horizontal band under the eaves and slightly turned vertical members finish the corners. A sloped roof porch supported on two, plain square post shelters the modern front door. The balustrade of pierced planks in a Dutch style is modern as are the aluminum frame windows.”* It concludes stating: *“Despite its fairly extensive alterations, the cottage retains much of its architectural integrity.”*

It is questionable as to what integrity was retained except for the roof shape and chimney. If in fact this was a Victorian Cottage, all features were removed by the time the house was evaluated in 1990. This description of a Victorian cottage misses the mark as Victorian-style homes, whether small cottages or large houses, often have steep roofs, are asymmetrical in shape, feature large porches with spindle-work or "gingerbread" along with stain or lead glass windows. This house includes none of these features.

While the current owner has updated the house with a stucco exterior and replaced the aluminum windows with vinyl, the house remains intact along with its hipped or pyramidal roofline. The porch covering is also new, but the prior porch was not original to the house either.

A view of the resource is shown in Figure 4 with additional views in Appendix C. The resource is in good condition.

DESCREPENANCIES IN 1990 HISTORICAL SURVEY

The findings in the survey done in 1990 by Donald A. Cotton Associates contain several errors and discrepancies and confuse the address with that of a large home at a different location (350 South Vine Street).

In the report there are two dates of construction provided: One date is given as circa 1900, but elsewhere a narrative provides a date of 1915. (The San Diego County Tax Assessor gives the build date of 1930, but the home may have been built between 1898 and 1908 according to the Residential Building Record.)

A detailed narrative in the 1990 Historic Resource Survey is given of a home that is clearly not describing the small, two-bedroom residence located at 2033 East Washington Avenue. It reads as follows: *"This was the home of Miss Dolla Scripps, daughter of E.W. Scripps, the great capitalist and newspaper magnate. Building under the direction of*

Water Williams, it contains 14 rooms all on one floor and cost \$10,000 to building in 1915. A separate set of rooms for Miss Scripps was duplicated for her mother, who often came to Escondido from Miramar to visit her daughter. The house and garage were the only buildings on top of the hill and were surrounded by citrus trees. The land was purchased from M. L. and Caroline Howell in 1915. The building is now a rest home. The McFeron's bought the house with much of the furniture in it and it is still in use. The original telephones and bath fixtures are still intact."

Based on this description, and its association with the Scripps family, this property was erroneously found to be eligible for nomination for local register of historic places, meeting criteria, two and five for local register listing. Then, the Commission on May 5, 1992 "voted unanimously to approve placing this resource on the Local Register."

The house at 2033 East Washington is a small, two-bedroom home, and just 912 square feet and was never owned by the Scripps family. The information is an obvious error and misplaced from another survey intended for the Scripps home, which is located at 350 South Vine Street and is now Crest View Manor, a rest home.

Based upon these findings and the errors in the 1990 report done by Donald A. Cotton Associates, the small house at 2033 E. Washington Avenue may have been confused with the palatial Scripps home at 350 South Vine Street. The house at 2033 East Washington Street has no association whatsoever with the Scripps family.

HISTORY OF OWNERSHIP

History of ownership was determined through San Diego County Master Property Records, newspaper records and Recorded Deeds through the San Diego County Assessor/Recorder's Office.

The Escondido Land and Town Company acquired the lands of Rancho Rincon Del Diablo in 1886. It sold Lot 8 in Block 177 of Rancho Rincon Del Diablo to Alexander and Caroline F. Gorsline in 1907. At that time the property consisted of 5.67 acres with a small house or building.

Alexander L. Gorsline was born in June 1840 in New York. He relocated to Wisconsin and married Caroline F. Guynn in 1863. Gorsline enlisted in the 50th Infantry in 1865 and was mustered out in 1866, serving in the Civil War long enough to receive a pension in 1904. In 1893 Alexander Gorsline was living in Salem, Oregon. By 1900 the couple had moved to San Diego. It is unknown if the Gorslines ever lived on the subject property as they sold it just eight months later to Jacob and Justina Ediger in August 1907.

Jacob T. Ediger was born in 1880 in Reno County, Kansas. He married Justina Schellenberg in 1902 while in Oklahoma. In the 1910 US census the Edigers are listed as living in Escondido and Jacob working as an orchard farmer. Jacob and Justina sold the property to Peter Reimer in 1910 and moved to Canada.

Peter A. Reimer was born in 1871 in Russia. He came to the US as a young boy and became a naturalized citizen in 1890. Peter married Sarah H. Martens in 1896 in Harvey, Kansas. Peter and Sarah Reimer owned the property less than two years but remained in Escondido as late as 1920. The Reimers sold the subject property on Washington Avenue in January of 1912 to Herman Janzen and later moved to Kern County, California.

While a deed could not be found because of this sale because records from that particular index were unreadable, a note of the sale was found in the San Diego Union newspaper on January 12, 1912 on page 6, below:

P A Reimer et ux to Herman Janzen, lot S, blk 177, Ro Rincon del Diablo.

Herman Janzen was a native of Russia, born in 1871. He married his wife Elizabeth in Oklahoma and the couple had six children, five born in Oklahoma and one born in California. The Janzen family did not own the property long, selling it in 1913 to John Shaner, and relocating to Montana.

The North County Times newspaper of April 22, 1913 reported the following: "*John Shaner, formally of Kansas and recently of Pueblo Colorado, arrived recently and has now bought through L. B. Hooper, the Herman Janzen ranch of 6 acres, 2 miles east of Grand Avenue. The place has a nice house, a well, 4 acres of alfalfa and other nice improvements. The price was \$2750.*"

Like previous owners, Shaner did not hold onto the property long. The January 8, 1914 edition of the North County Times reported: "*Ora P. Townsend of Des Moines, Iowa has bought the 6-acre Ranch of John Shaner, east of the John C. Dixon place in the valley. Mr. Townsend will take charge at once and intends to make a permanent resident. Mr. Shaner will return to Kansas to look after his land interest. While Escondido regrets to lose such good men as Mr. Shaner, the hope is that the newcomer will fill his place. The sale was made by Louis Leonard.*"

Ora P. Townsend was born 1873 in Iowa and was a wholesale paper salesman. He married his wife Lottie Inners in 1894. Lottie gave birth to three children while in Iowa: Ora, Jr., Hazel, and Ruth. The Townsends stayed in Escondido for five to six years but sold their property in Block 177 in January 1920 and returned to Des Moines, Iowa. The property was sold to Henry and Emma Bishop.

Henry Clay and Emma Bishop owned the property just 8 months when the local paper announced that: "*H. C. Bishop and family, who have been here since February, plan to leave Saturday for Houston, Texas, where they will locate. Mr. Bishop will go into the real estate business at Houston.*"

The subject property was to James H. Baker. Baker was a native of Ohio born 1852. In 1910 Baker was living in Del Mar. The 1920 US Census lists his occupation as a stockman on a farm range, presumably living in the small home on Washington Avenue. Baker died February 10, 1924. The property, along with his estate was divided between his siblings, namely his sister Nellie Baker Maguire. She sold the property that same year to Rosine Voss and son William A. Voss.

Rosine Geyer was born in 1847 in Wisconsin and in 1862 she married Frederick Voss in Platteville, Wisconsin. The couple had seven children, William being the youngest, born in 1878. After her husband's death Rosine relocated to Minnesota and then by 1920 to California where her daughter Anna was living in Orange, California. Anna Voss was by then married to Casimir Clausen.

Rosine Voss died in 1925 and son William Voss retained ownership of the property until 1932 when he sold it to his sister and brother-in-law, Casimir and Anna Clausen. The Clausen's may have occupied the property prior to 1932, as the 1931 North County Times newspaper references them living on Washington Street.

An addition to the rear of the house was done in 1945 and the Clausens moved to South Dakota that year, where Casimir died the following January. Anna sold the property to William and Fily Reina in May of 1946.

The Reinas were from Texas who came to Southern California in the 1940s. William Reina's mother was Juana Reina, who co-owned the property with her son and daughter-in-law. Juana Reina was born in Mexico in about 1887. The three sold the subject property to the younger sibling of William, Alfred Reina and his wife Cynthia in 1950. Three years later the property was yet again sold to Clifford Ingraham in 1953.

Clifford Burton Ingram was born June 16, 1926 in Orange County, California. By the time he was 10 years old, his family had moved to Escondido where his parents owned an auto wrecking yard. Clifford worked in the family business after serving in the Navy during World War II. He married Thelma May Young in 1947. Clifford and Thelma owned several businesses including Ingraham & Son auto wrecking, Palomar Trailer Park and a propane delivery service and made their home on Grant Street in Escondido. The couple had several children but later divorced. Clifford Ingraham died September 7, 1987 and is buried in Oak Hill Memorial Park.

The property was subdivided in 1958 and the portions divided from the current property were developed. It appears that at this time the property was given the address of 2033 E. Washington Avenue. Ingraham sold the subject property, which was likely used as a rental, in 1959 to Victor Termine.

Victor Termine was born in 1916 in Los Angeles, California. He married Alice Miller in 1939 and the couple lived in Riverside County, California, where he was a goat rancher with his father. Alice and Victor and their two sons moved to Escondido in 1952. Victor operated a paving business and an auto wrecking business for several years. The family

occupied the subject residence for about one year before selling it to Frank and Katrina Runtz and Rolf and Myrtle Koen in May of 1960. The Termes then moved to a home next door at 2035 East Washington Avenue.

The two married couples bought the property as an investment as the house was remodeled and put up for sale just four months later. The North County Times published an ad in the Classified section September 13, 1960: "*Remodeled home on lot 125 x 120 2 bedroom, living and dining room, wall-to-wall carpet, kitchen and bath, vinyl tile. Good well, sewer, shade trees \$9950 2033 E. Washington. Phone evenings SH 5-4338.*"

It is more than likely by this time the house was updated inside and out. Windows were replaced with aluminum sliders (originals would have been double-hung) with a new porch and front door.

By 1961 the house was rented to Mr. and Mrs. Arthur Lawton. In 1963 it was rented to William Dowler. Then in 1964 Frank and Katrina Runtz and Rolf and Myrtle Koen sold the property to Dillard and Margaret Lyles.

Dillard Leslie Lyles, Jr. was born in 1917 in Missouri. He married Margaret Seward in 1946. The couple made their home in Encinitas before moving to Escondido. The Lyles owned the Orange Glen Market and lived at 2731 Valley Blvd. San Diego. In 1965, Margaret's parents, Francis G. and Margaret Seward, were renting and living in the small house located at 2033 E. Washington Avenue.

The house was sold in June 1968 to William and Opal Rainbolt, residents of Inglewood, who sold it six months later to John and Emily Beukelman. The couple did not reside at the subject property but made their home at 1364 Taft Street in Escondido.

The Beukelmans sold the home to William and Mary Phillip in 1972 who were residents of San Marcos. The Phillips sold the property ten months later to Jack and Sue Donlin in 1973. No evidence could be found that the Donlins lived on the subject property for the length of their ownership and they sold it to Wayne and Carole Ogletree in November 1975.

Wayne L. Ogletree was in the real estate business and the Ogletrees presumably purchased the property as an investment or rental income as they did not reside on the property. They sold it less than a year later in July 1976 to Charles and Dorothy Harris who may have lived there briefly before they sold the property to Larry and Sheryl Sauerwein in 1977.

Larry and Sheryl Sauerwein lived and occupied the property for a brief time in 1977 and added the accessory building in 1981. It is likely at that time the exterior of the house was changed to match it. The property was foreclosed upon in 1987 and sold to Alexander and Kate Stanton that year. The Stantons were residents of San Marcos.

In 1991 the property was sold to Ramiro Arroyo and Enrique Martinez. Ramiro Arroyo occupied the property for several years with his wife Maria Norma Villareal. The property was sold in 2024 to the current owner.

Figure 3

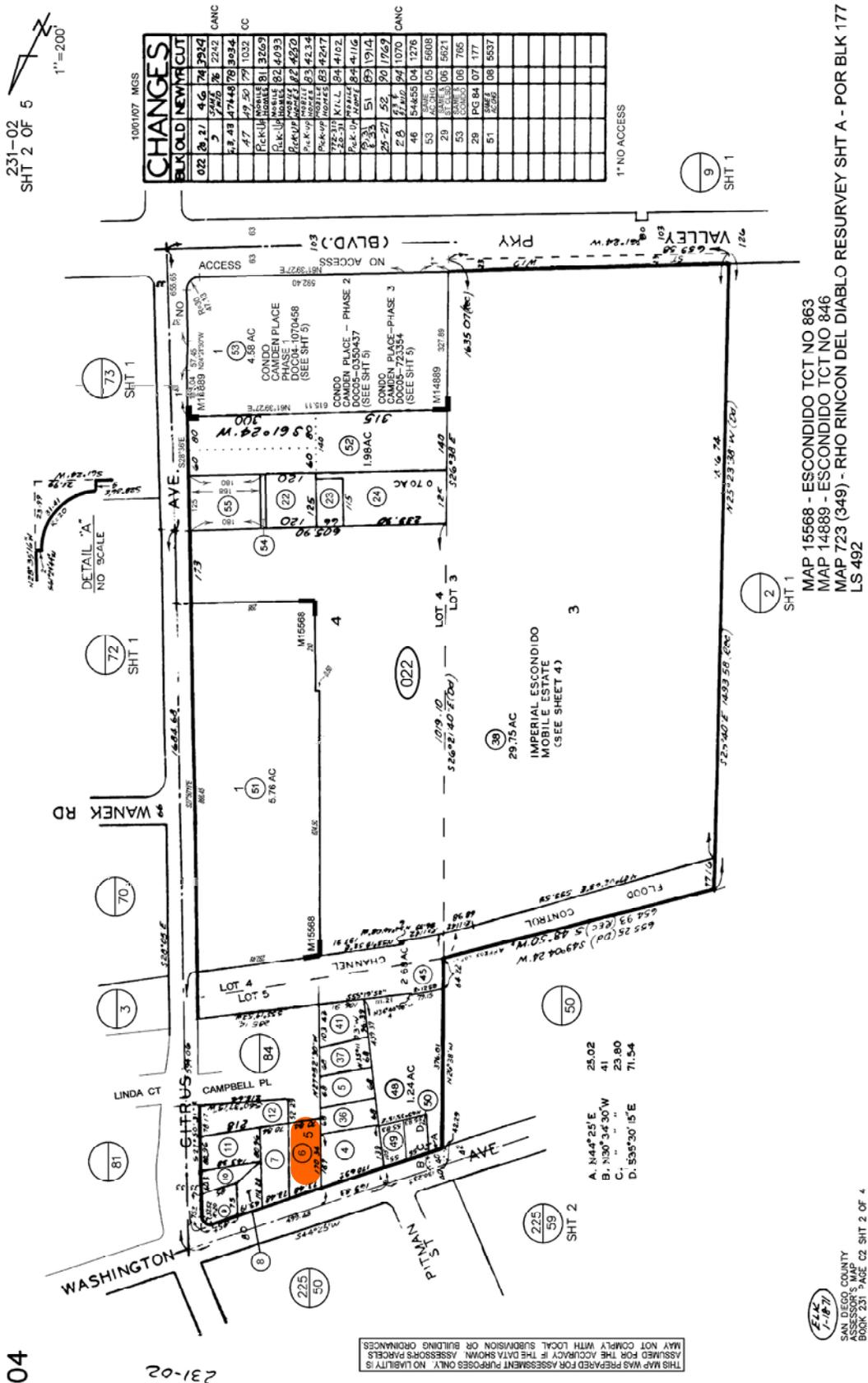




Figure 4 View of 2033 E. Washington Avenue, Escondido, California

ANALYSIS OF SUBJECT RESOURCE ARCHITECTURE

The residence at 2003 E. Washington Avenue was listed as a Victorian Cottage in the 1990 survey done by Donald A. Cotton Associates. However, the house lacks any Victorian features, and its hipped or pyramidal roof is not necessarily common in that style.

Victorian-style roofs are usually high-pitched gabled and ornately decorated with small carved ornaments on the gable ends and the ridge where the two sloping sides of the roof meet. Special wooden panels were also added to the gable ends of Victorian roofs, making the roof one of the most attractive and identifiable parts of this style.

In addition, Victorian homes are identified by specific features which include porches with railing and spindle work, symmetrical facades and cornice line brackets. Front gable roofs are most common and are generally ornate with "gingerbread" detailing, horizontal siding, narrow, double hung windows, and typically painted in a three-color scheme. Victorian homes were popular from 1870 to 1910.

The house at 2033 E. Washington Avenue may have had some Victorian detailing at one time, however there is no photographic evidence to either support or confirm this. The oldest image is the one taken for the 1990 report, and while an original could not be located, the image does not denote any features of a Victorian Cottage.

More likely, the house was built as a simple farmhouse with little or no architectural detailing, built for function rather than architectural style.

V. ELIGIBILITY CRITERIA

CALIFORNIA ENVIRONMENTAL QUALITY ACT

Under the California Environmental Quality Act (CEQA), a significant historic resource is one that is eligible for listing in the California Register of Historical Resources/National Register of Historic Places or other local historic register or is deemed significant in a historical resource survey (Section 5024.1(g) of the Public Resources Code).

To be eligible for listing under the California Register/National Register (the standards of which are both very similar), a resource must be significant within a historic context and must also meet one or more of the following criteria:

Criterion A: Be associated with an event, or series of events, that have made a significant contribution to the broad pattern of history.

Criterion B: Have an unequivocal association with the lives of people significant in the past.

Criterion C: Embody the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or possesses high artistic values, or represents a significant, distinguishable entity whose components lack individual distinction.

Criterion D: Have yielded or may be likely to yield information important in local, state or national prehistory or history.

VI. REGISTER STANDARDS

CALIFORNIA REGISTER CRITERIA

When evaluated within its historic context, under CEQA a property must be shown to be significant for one or more of the four Criteria for Evaluation – A, B, C, or D. The Criteria describe how properties are significant for their association with important events or persons, for their importance in design or construction, or for their information potential. In addition, a property must not only be shown to be significant under the California Register criteria, but it also must have integrity.

Criterion A: Event. To be considered for listing under Criterion A, a property must be associated with one or more events important in the defined historic context. The event or trends must clearly be important within the associated context. Mere association with historic events or trends is not enough, in and of itself, to qualify under Criterion A – the property’s specific association must be considered important as well.

Criterion B: Person. Criterion B applies to properties associated with individuals whose specific contributions to history can be identified and documented. Persons “significant in our past” refers to individuals whose activities are demonstrably important within a local, state or national historic context. The criterion is generally restricted to those properties that illustrate (rather than commemorate) a person’s important achievements. The persons associated with the property must be individually significant within a historic event. Significant individuals must be directly associated with the nominated property.

Properties eligible under Criterion B are usually those associated with a person’s productive life, reflecting the time period when he or she achieved significance. Speculative associations are not acceptable. Documentation must make clear how the nominated property represents an individual’s significant contributions. A property must retain integrity from the period of its significant historic associations. Architects are often represented by their works, which are eligible under Criterion C. Their homes, however, can be eligible for consideration under Criterion B, if these properties were personally associated with the individual.

Criterion C: Design/Construction: Properties may be eligible under Criterion C if they embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a

significant and distinguishable entity whose components may lack individual distinction. Properties which embody the distinctive characteristics of a type, period, or method of construction refer to the way in which a property was conceived, designed, or fabricated by a people or culture in past periods of history. Distinctive characteristics are the physical features or traits that commonly recur in individual types, periods, or methods of construction. To be eligible, a property must clearly contain enough of those characteristics to be considered a true representative of a particular type, period, or method of construction.

A master is a figure of generally recognized greatness in a field, a known craftsman of consummate skill, or an anonymous craftsman whose work is distinguishable from others by its characteristic style and quality. The property must express a particular phase in the development of the master's career, an aspect of his or her work, or a particular theme in his or her craft.

Criterion D: Information Potential. Properties may be eligible under Criterion D if they have yielded, or may be likely to yield, information important in prehistory or history.

Integrity. Integrity is the ability of a property to convey and maintain its significance. A property must not only be shown to be significant under the California Register criteria, but it also must have integrity. To retain historic integrity, a property will always possess several, and usually most, of the aspects. The seven key aspects of integrity include: location, design, setting, materials, workmanship, feeling and association.

VII. APPLICATION OF CRITERIA FOR 2033 EAST WASHINGTON AVENUE

Criterion A (association with a significant historical event): No known significant event occurred on the property, before or after the resource was constructed. The property is not significant under Criterion A.

Criterion B (association with a historic person or persons): The residence had 30 owners, many of whom did not occupy the house during their ownership. No evidence through extensive research could be found that any of the individuals who owned the property were important in the development of the City of Escondido, the State of California or the Nation. The Escondido Historical Society could provide no additional information outside of the research contained in this report. Therefore, the property does not qualify under Criterion B.

Criterion C (represents a significant design or style of construction): The subject residence was likely built as simple farmhouse. It is a small dwelling with a pyramidal roof. It has been misidentified as a Victorian Cottage, but has no Victorian features. It was built around 1908 (the San Diego County Assessor gives a date of 1930.) Regardless of the build date, the dwelling has an addition which was added in 1945 and was remodeled in 1960. During the 1960 remodel, any Victorian features were likely

removed (if in fact it was built as a Victorian cottage). The house is not considered a valuable example of the use of indigenous materials or craftsmanship and the architect, if any, is unknown.

A resource must express a particular phase in the development of a master builder's career, an aspect of his/her work, or a particular idea or theme in the craft. The work of an unidentified craftsman is eligible if it rises above the level of workmanship of the other properties encompassed by the historic context. In addition, the property is not eligible under Criterion C simply because it was designed by a prominent architect, builder, etc. but must be the work of a master. Criterion C requires that the resource be a notable work of a Master, and that must be clearly demonstrated in the nomination. There are no indications that a notable builder or architect was involved with the design or construction of this house. The resource is not significant under Criterion C.

Criterion D (ability to yield further information): It is unlikely that any further information of importance would be revealed with additional study. The resource is not significant under Criterion D.

VIII. INTEGRITY

Integrity is the ability of a property to convey and maintain its significance. A property must not only be shown to be significant under the California Register criteria, but it also must have integrity. To retain historic integrity, a property will always possess several, and usually most, of the aspects. The seven key aspects of integrity include: location, design, setting, materials, workmanship, feeling, and association.

Location. Location is the place where the historic property was constructed or the place where the historic event occurred.

FINDING: The location of the dwelling has not changed therefore it retains the location element for integrity purposes.

Design. Design is the combination of elements that create the form, plan, space, structure, and style of a property. It results from conscious decisions made during the original conception and planning of a property (or its significant alteration) and applies to activities as diverse as community planning, engineering, architecture, and landscape architecture. Design includes such elements as organization of space, proportion, scale, technology, ornamentation, and materials.

FINDING: If in fact the residence at 2033 E. Washington Avenue was a Victorian cottage, it did not exhibit those features in 1990 when evaluated. It does not retain sufficient design element

Setting. Setting is the physical environment of a historic property. Whereas location refers to the specific place where a property was built or an event occurred, setting refers

to the character of the place in which the property played its historical role. It involves how, not just where, the property is situated and its relationship to surrounding features and open space.

FINDING: The setting in which the resource is located has changed dramatically to a farm setting to that of a densely built residential neighborhood on a busy thoroughfare. At one time the property was 5.67 acres and included a well. It does not retain its setting element for integrity purposes.

Materials. Materials are the physical elements that were combined or deposited during a particular period of time and in a particular pattern or configuration to form a historic property.

FINDING: The resource does not retain sufficient material element for integrity purposes. The exterior façade has been changed from vertical wood siding to stucco and modern windows. The vertical siding was not original to the house and the windows were already replacements prior to the vinyl windows. Previously aluminum windows replaced original double-hung windows. The door and front porch have also been replaced at least twice.

Workmanship. Workmanship is the physical evidence of the crafts of a particular culture or people during any given period in history or prehistory. It can be expressed in vernacular methods of construction and plain finishes or in highly sophisticated configurations and ornamental detailing. It can be based on common traditions or innovative period techniques. Workmanship is important because it can furnish evidence of the technology of a craft, illustrate the aesthetic principles of a historic or prehistoric period, and reveal individual, local, regional, or national applications of both technological practices and aesthetic principles.

FINDING: There is no evidence of a crafts of a particular culture or people, nor a quality of workmanship demonstrated in the construction of this resource. The dwelling does not exhibit or reflect a quality of workmanship element for integrity purposes.

Feeling. Feeling is a property's expression of the aesthetic or historic sense of a particular period of time.

FINDING: The residence does not express any historic sense of past time and place. The property does not evoke its feeling element for integrity purposes.

Association. Association is the direct link between an important historic event or person and a historic property.

FINDING: The subject resource is not directly linked to any historic important event or persons.

IX. CONCLUSION

No historical evidence was identified to support that the 2033 E. Washington Avenue residence exemplifies or reflects an important or unique aspect of Escondido's general historical development, nor is it associated with any person important to the city's history. The subject resource is not important with respect to representing a particular form of architectural style. The residence is not eligible for listing under any Criterion and does not retain sufficient integrity; therefore, mitigation measures are not required.

Sincerely,

A handwritten signature in cursive script, appearing to read "Kristi S. Hawthorne".

Kristi S. Hawthorne

X. RESOURCES

A Field Guide to American Houses, by Virginia Savage McAlester, 2013, New York, Penguin Random House

Escondido City and Rural Directory, 1955-1986

Escondido Historical Society

"Mennonite Weekly Review" obituary: May 20, 1954, page 9

North County Times (Escondido, California) October 17, 1913, Page 3

The Bakersfield Californian (Bakersfield, California) January 3, 1946, Page 11

San Diego Union Tribune (San Diego, California) January 12, 1912, Page 6

San Diego Union Tribune (San Diego, California) May 13, 1913, Page 21

San Diego Union Tribune (San Diego, California) January 24, 1914, Page 14

San Diego Union Tribune (San Diego, California) March 7, 1920, Page 24

San Diego Union Tribune (San Diego, California) January 10, 1988, Page 183

Times-Advocate (Escondido, California) April 25, 1913

Times-Advocate (Escondido, California) January 9, 1914, Page 3

Times-Advocate (Escondido, California) May 24, 1918, Page 8

Times-Advocate (Escondido, California) August 13, 1920, Page 3

Times-Advocate (Escondido, California) July 24, 1925, Page 3

Times-Advocate (Escondido, California) October 3, 1930, Page 9

Times-Advocate (Escondido, California) April 20, 1934, Page 4

Times-Advocate (Escondido, California) July 17, 1936, Page 3

Times Advocate (Escondido, California) September 25, 1936, Page 11

Times-Advocate (Escondido, California) October 23, 1944, Page 3

Times-Advocate (Escondido, California) December 19, 1952, Page 6

Times-Advocate (Escondido, California) September 11, 1953, Page 6

Times-Advocate (Escondido, California) July 29, 1958, Page 8

Times-Advocate (Escondido, California) December 5, 1959, Page 11

Times-Advocate (Escondido, California) February 25, 1960, Page 2

Times-Advocate (Escondido, California) April 23, 1960, Page 1

Times-Advocate (Escondido, California) September 12, 1960, Page 11

Times-Advocate (Escondido, California) November 20, 1961, Page 17

Times-Advocate (Escondido, California) June 8, 1963, Page 2

Times-Advocate (Escondido, California) July 9, 1972, Page 27

Times-Advocate (Escondido, California) July 29, 1987, Page 12

Times-Advocate (Escondido, California) September 9, 1987, Page 16

Times-Advocate (Escondido, California) December 4, 1988, Page 26

<https://sandieghistory.org/journal/1963/july/escondido/>

www.ancestry.com (various vital records)

www.historicaerials.com

APPENDIX A
BUILDING FORMS

Primary# _____
HRI# _____
Trinomial _____
NRHP Status Code _____
Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 5 *Resource Name or #: (Assigned by recorder) 2033 E. Washington Avenue, Escondido CA

P1. Other Identifier:

*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 _____ Date _____ T _____; R _____; SB B.M.

*c. Address 2033 E. Washington City Escondido Zip 92027

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

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

The property is located on the south side of Escondido Avenue between Midway Drive and Weatherby Avenue. The subject property is located within Rancho Rincon Del Diablo. The property description is: The Northwesterly 125.00 feet of the following described Parcel of land: That portion of Lot 8 and of the Washington Avenue, in Block 177 of Rancho Rincon Del Diablo, in the City of Escondido, County of San Diego, State of California, according to Map thereof No. 723, filed in the Office of the County Recorder of San Diego County, described as follows: Beginning at a point in the Northwesterly line of said Lot, distant thereon North 44° 25' West 289.59 from the most Northerly corner of said Lot; thence South 45° 35' East 323.00 feet; thence South 44° 25' West, parallel with said Northeasterly line, 120.00 feet to a point in the Northeasterly line of the land described in the deed to Roscoe C. Acock, et ux, recorded April 14, 1958 in Book 7035, Page 567 of Official Records; thence along said Northeasterly line of said land and the Northwesterly prolongation thereof, North 45° 35' West 363.00 feet to the center line of Washington Avenue; thence North 44° 25' East along said center line, 120.00 feet to a line which bears North 49° 35' West from the Point of Beginning; thence South 45° 35' East 40.00 feet to the Point of Beginning. The Assessor Parcel Number is 231-021-05-00.

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

The dwelling at 2033 E. Washington Avenue is a one-story, 912 square ft. wood-frame house with a pyramidal roof. It was originally square in shape and likely built as a Classic Box farmhouse. The original description in the 1990 historic resources inventory describes the house as follows: "This one-story Victorian cottage with a hipped gable roof is sheathed in a vertical shiplap siding. The siding butts into a horizontal band under the eaves and slightly turned vertical members finish the corners. A sloped roof porch supported on two, plain square post shelters the modern front door. The balustrade of pierced planks in a Dutch style is modern as are the aluminum frame windows." If in fact this was a Victorian Cottage, all features were removed by the time the house was evaluated in 1990. The house was had an addition to the rear in 1945. It was remodeled in 1960 and again in 1981. While the current owner has updated the house with a stucco exterior and replaced the aluminum windows with vinyl, the house remains intact along with its distinctive hipped or pyramidal roofline.



P3b. Resource Attributes: HP2 – Single-family residence

*P4. Resources Present:

Building Structure Object Site District

Element of District Other (Isolates, etc.)

P5b. Description of Photo: North elevation 9/24/2024

*P6. Date Constructed/Age and Source: Historic

Prehistoric Both Constructed between 1907-1910

*P7. Owner and Address:

Rick Lee Zeiler

PO Box 27198

San Diego CA 92198

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

Kristi S. Hawthorne

601 South Ditmar St

Oceanside CA 92054

*P9. Date Recorded: 9/30/2024

*P10. Survey Type: (Describe) Intensive *P11. Report

Citation: (Cite survey report and other sources, or enter "none.") Results of the Historical Building Assessment for 2033 E.

Washington Avenue, Escondido CA 92027 *Attachments: NONE Location Map Continuation Sheet Building, Structure, and Object Record Archaeological Record District Record Linear Feature Record Milling Station Record Rock Art Record Artifact Record Photograph Record Other (List):

Page 2 of 5 *Resource Name or # (Assigned by recorder) 2033 E. Washington Ave. Escondido CA
*Recorded by: Kristi S. Hawthorne *Date 9/30/2024 Continuation Update

History of ownership was determined through San Diego County Master Property Records, newspaper records and Recorded Deeds through the San Diego County Assessor/Recorder's Office.

The Escondido Land and Town Company acquired the lands of Rancho Rincon Del Diablo in 1886. It sold Lot 8 in Block 177 of Rancho Rincon Del Diablo to Alexander and Caroline F. Gorsline in 1907. At that time the property consisted of 5.67 acres with a small house or building.

Alexander L. Gorsline was born in June 1840 in New York. He relocated to Wisconsin and married Caroline F. Guynn in 1863. Gorsline enlisted in the 50th Infantry in 1865 and was mustered out in 1866, serving in the Civil War long enough to receive a pension in 1904. In 1893 Alexander Gorsline was living in Salem, Oregon. By 1900 the couple had moved to San Diego. It is unknown if the Gorslines ever lived on the subject property as they sold it just eight months later to Jacob and Justina Ediger in August 1907.

Jacob T. Ediger was born in 1880 in Reno County, Kansas. He married Justina Schellenberg in 1902 while in Oklahoma. In the 1910 US census the Edigers are listed as living in Escondido and Jacob working as an orchard farmer. It is likely the subject residence was built before or during their ownership, between 1907 and 1910. (However, the San Diego County Assessor gives a 1930 date of construction.) Jacob and Justina sold the property to Peter Reimer in 1910 and moved to Canada.

Peter A. Reimer was born in 1871 in Russia. He came to the US as a young boy and became a naturalized citizen in 1890. Peter married Sarah H. Martens in 1896 in Harvey, Kansas. Peter and Sarah Reimer owned the property less than two years but remained in Escondido as late as 1920. The Reimers sold the subject property on Washington Avenue in January of 1912 to Herman Janzen and later moved to Kern County, California.

While a deed could not be found because of this sale because records from that particular index were unreadable, a note of the sale was found in the San Diego Union newspaper on January 12, 1912 on page 6.

Herman Janzen was a native of Russia, born in 1871. He married his wife Elizabeth in Oklahoma and the couple had six children, five born in Oklahoma and one born in California. The Janzen family did not own the property long, selling it in 1913 to John Shaner, and relocating to Montana.

The North County Times newspaper of April 22, 1913 reported the following: "*John Shaner, formally of Kansas and recently of Pueblo Colorado, arrived recently and has now bought through L. B. Hooper, the Herman Janzen ranch of 6 acres, 2 miles east of Grand Avenue. The place has a nice house, a well, 4 acres of alfalfa and other nice improvements. The price was \$2750.*"

Like previous owners, Shaner did not hold onto the property long. The January 8, 1914 edition of the North County Times reported: "*Ora P. Townsend of Des Moines, Iowa has bought the 6-acre Ranch of John Shaner, east of the John C. Dixon place in the valley. Mr. Townsend will take charge at once and intends to make a permanent resident. Mr. Shaner will return to Kansas to look after his land interest. While Escondido regrets to lose such good men as Mr. Shaner, the hope is that the newcomer will fill his place. The sale was made by Louis Leonard.*"

Ora P. Townsend was born 1873 in Iowa and was a wholesale paper salesman. He married his wife Lottie Inners in 1894. Lottie gave birth to three children while in Iowa: Ora, Jr., Hazel, and Ruth. The Townsends stayed in Escondido for five to six years but sold their property in Block 177 in January 1920 and returned to Des Moines, Iowa. The property was sold to Henry and Emma Bishop.

Henry Clay and Emma Bishop owned the property just 8 months when the local paper announced that: "*H. C. Bishop and family, who have been here since February, plan to leave Saturday for Houston, Texas, where they will locate. Mr. Bishop will go into the real estate business at Houston.*"

Page 3 of 5 *Resource Name or # (Assigned by recorder) 2033 E. Washington Ave. Escondido CA
*Recorded by: Kristi S. Hawthorne *Date 9/30/2024 Continuation Update

The subject property was to James H. Baker. Baker was a native of Ohio born 1852. In 1910 Baker was living in Del Mar. The 1920 US Census lists his occupation as a stockman on a farm range, presumably living in the small home on Washington Avenue. Baker died February 10, 1924. The property, along with his estate was divided between his siblings, namely his sister Nellie Baker Maguire. She sold the property that same year to Rosine Voss and son William A. Voss.

Rosine Geyer was born in 1847 in Wisconsin and in 1862 she married Frederick Voss in Platteville, Wisconsin. The couple had seven children, William being the youngest, born in 1878. After her husband's death Rosine relocated to Minnesota and then by 1920 to California where her daughter Anna was living in Orange, California. Anna Voss was by then married to Casemir Clausen.

Rosine Voss died in 1925 and son William Voss retained ownership of the property until 1932 when he sold it to his sister and brother-in-law, Casemir and Anna Clausen. The Clausen's may have occupied the property prior to 1932, as the 1931 North County Times newspaper references them living on Washington Street. They may have improved the house at that time, therefore the county assessor's build date of 1930, but this is only speculation.

The Clausens moved to South Dakota in about 1945 where Casemir died the following January. Anna sold the property to William and Fily Reina in May of 1946.

The Reinas were from Texas who came to Southern California in the 1940s. William Reina's mother was Juana Reina, who co-owned the property with her son and daughter-in-law. Juana Reina was born in Mexico in about 1887. The three sold the subject property to the younger sibling of William, Alfred Reina and his wife Cynthia in 1950. Three years later the property was yet again sold to Clifford Ingraham in 1953.

Clifford Burton Ingram was born June 16, 1926 in Orange County, California. By the time he was 10 years old, his family had moved to Escondido where his parents owned an auto wrecking yard. Clifford worked in the family business after serving in the Navy during World War II. He married Thelma May Young in 1947. Clifford and Thelma owned several businesses including Ingraham & Son auto wrecking, Palomar Trailer Park and a propane delivery service and made their home on Grant Street in Escondido. The couple had several children but later divorced. Clifford Ingraham died September 7, 1987 and is buried in Oak Hill Memorial Park.

The property was subdivided in 1958 and the portions divided from the current property were developed. It appears that at this time the property was given the address of 2033 E. Washington Avenue. Ingraham sold the subject property, which was likely used as a rental, in 1959 to Victor Termine.

Victor Termine was born in 1916 in Los Angeles, California. He married Alice Miller in 1939 and the couple lived in Riverside County, California, where he was a goat rancher with his father. Alice and Victor and their two sons moved to Escondido in 1952. Victor operated a paving business and an auto wrecking business for several years. The family occupied the subject residence for about one year before selling it to Frank and Katrina Runtz and Rolf and Myrtle Koen in May of 1960. The Termine's then moved to a home next door at 2035 East Washington Avenue.

The two married couples bought the property as an investment as the house was remodeled and put up for sale just four months later. The North County Times published an ad in the Classified section September 13, 1960: "Remodeled home on lot 125 x 120 2 bedroom, living and dining room, wall-to-wall carpet, kitchen and bath, vinyl tile. Good well, sewer, shade trees \$9950 2033 E. Washington. Phone evenings SH 5-4338."

It is more than likely by this time the house was updated inside and out. Windows were replaced with aluminum sliders (originals would have been double-hung) and an addition added to the rear of the home. Historic aerial images are grainy at best but depict a square shaped home. The addition is clearly seen in more recent images.

Page 4 of 5 *Resource Name or # (Assigned by recorder) 2033 E. Washington Ave. Escondido CA
*Recorded by: Kristi S. Hawthorne *Date 9/30/2024 Continuation Update

By 1961 the house was rented to Mr. and Mrs. Arthur Lawton. In 1963 it was rented to William Dowler. Then in 1964 Frank and Katrina Runtz and Rolf and Myrtle Koen sold the property to Dillard and Margaret Lyles.

Dillard Leslie Lyles, Jr. was born in 1917 in Missouri. He married Margaret Seward in 1946. The couple made their home in Encinitas before moving to Escondido. The Lyles owned the Orange Glen Market and lived at 2731 Valley Blvd. San Diego. In 1965 Margaret's parents, Francis G. and Margaret Seward, were renting and living in the small house located at 2033 E. Washington Avenue.

The house was sold in June 1968 to William and Opal Rainbolt, residents of Inglewood, who sold it six months later to John and Emily Beukelman. John Beukelman worked as a carpenter and the couple did not reside at the subject property but made their home at 1364 Taft Street in Escondido.

The Beukelmans sold it to William and Mary Phillip in 1972 who were residents of San Marcos. The Phillips sold the property ten months later to Jack and Sue Donlin in 1973. No evidence could be found that the Donlins lived on the subject property for the length of their ownership and they sold it to Wayne and Carole Ogletree in November 1975.

Wayne L. Ogletree was in the real estate business and the Ogletrees presumably purchased the property as an investment or rental income as they did not reside on the property. They sold it less than a year later in July 1976 to Charles and Dorothy Harris who may have lived there briefly before they sold the property to Larry and Sheryl Sauerwein in 1977.

Larry and Sheryl Sauerwein lived and occupied the property for a brief time in 1977 but they could not be located in any subsequent directory listings in Escondido. The property was foreclosed upon in 1987 and sold to Alexander and Kate Stanton that year. The Stantons were residents of San Marcos.

In 1991 the property was sold to Ramiro Arroyo and Enrique Martinez. Ramiro Arroyo occupied the property for several years with his wife Maria Norma Villareal. The property was sold in 2024 to the current owner.

BUILDING, STRUCTURE, AND OBJECT RECORD

*NRHP Status Code

Page 5 of 5

*Resource Name or # (Assigned by recorder) 2033 E. Washington Ave, Escondido CA 92027

B1. Historic Name:

B2. Common Name:

B3. Original Use: residential B4. Present Use: residential

*B5. Architectural Style: None

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

The resource was likely constructed between 1898-1908; San Diego County Assessor lists 1930 as year of construction. The house had an addition to the rear made in 1945 and was remodeled in 1960 and 1981

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

*B8. Related Features:

B9a. Architect: unknown b. Builder: unknown

*B10. Significance: Theme _____ Area _____

Period of Significance none Property Type residential Applicable Criteria n/a

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)
The residence at 2003 E. Washington Avenue was listed as a Victorian Cottage in the 1990 survey done by Donald A. Cotton Associates. However, the house lacks any Victorian features, and its hipped or pyramidal roof is not necessarily common in that style. Victorian-style roofs are usually high-pitched gabled and ornately decorated with small carved ornaments on the gable ends and the ridge where the two sloping sides of the roof meet. Special wooden panels were also added to the gable ends of Victorian roofs, making the roof one of the most attractive and identifiable parts of this style. In addition, Victorian homes are identified by specific features which include, porches with railing and spindle work, symmetrical facades and cornice line brackets. Front gable roofs are most common and are generally ornate with "gingerbread" detailing, horizontal siding, narrow, double hung windows, and typically painted in a three-color scheme.

The house at 2033 E. Washington Avenue may have had some Victorian detailing at one time, however there is no photographic evidence to either support or confirm this. The oldest image is the one taken for the 1990 report, and while an original could not be located, the image available does not denote any features of a Victorian Cottage. More likely, the house was built as a simple farmhouse with little or no architectural detailing, built for function rather than architectural style. The house was built between 1898-1908 (the San Diego County Assessor gives a date of 1930.) Regardless of the build date, the dwelling has been remodeled several times. During the earliest known in 1945 or in 1960, any Victorian features were removed (if in fact it was built as a Victorian cottage). The architect, if any, is unknown.

No historical evidence was identified to support that the 2033 E. Washington Avenue residence exemplifies or reflects an important or unique aspect of Escondido's general historical development, nor is it associated with any person important to the city's history. The subject resource is not important with respect to representing a particular form of architectural style. The residence is not eligible for listing under any Criterion and does not retain sufficient integrity.

B11. Additional Resource Attributes: (List attributes and codes) none

*B12. References: North County Times (Escondido, California); San Diego Union Tribune (San Diego, California); Times-Advocate (Escondido, California)

B13. Remarks:

*B14. Evaluator:

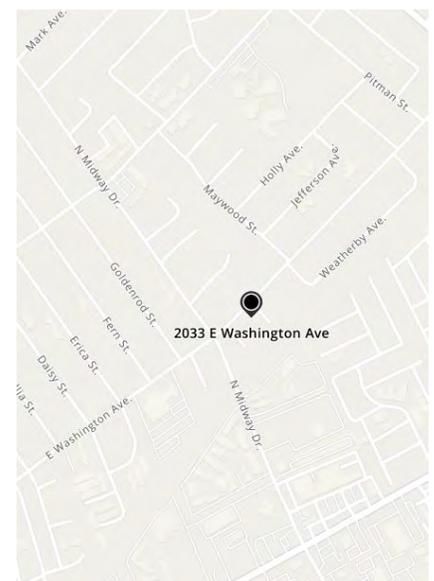
Kristi S. Hawthorne

601 South Ditmar Street, Oceanside, California 92054

Date of Evaluation: 9/30/2024



NORTH



(This space reserved for official comments.)

APPENDIX B
CHAIN OF TITLE

Chain of Title
2033 East Washington

1. Deed.

Grantor: Escondido Land and Town Co.

Grantee: A. L. Gorsline

Recorded: January 24, 1907, Book 249, Page 306 of Official Records

2. Deed.

Grantor: A. L. Gorsline

Grantee: J. T. Ediger

Recorded: August 7, 1907, Book 247, Page 386 of Official Records

3. Deed:

Grantor: J. T. Ediger and Justina Ediger

Grantee: Peter A. Reimer

Recorded: July 8, 1910, Book 495, Page 226 of Official Records

4. Deed.

Grantor: P. A. Reimer

Grantee: Herman B. Janzen

Reported: January 12, 1912, San Diego Union Tribune

5. Deed.

Grantor: Herman B. Janzen

Grantee: John Shaner

Recorded: April 21, 1913, Book 604, Page 331 of Official Records

6. Deed.

Grantor: John Shaner

Grantee: Ora P. Townsend

Recorded: June 6, 1914, Book 632, Page 371 of Official Records

7. Deed.

Grantor: Ora P. Townsend

Grantee: Henry Clay Bishop

Recorded: January 31, 1920, Book 802, Page 238 of Official Records

8. Deed.

Grantor: Henry Clay Bishop and Emma W. Bishop

Grantee: James H. Baker

Recorded: August 6, 1920, Book 828, Page 22 of Official Records

9. Deed.

Grantor: James Baker Estate

Grantee: Nellie Baker Maguire, et al.

Recorded: July 25, 1924, Book 1005, Page 304 of Official Records

10. Deed.

Grantor: Nellie Baker Maguire

Grantee: Rosine Voss and William A. Voss

Recorded: December 1, 1924, Book 1051, Page 222 of Official Records

11. Deed.

Grantor: William A. Voss

Grantee: C. Clausen and Anna Clausen

Recorded: December 5, 1932, Book 171, Page 473 of Official Records

12. Deed.

Grantor: Anna Clausen

Grantee: William Reina and Fily Reina

Recorded: May 8, 1946, Book 2102, Page 418 of Official Records

13. Deed

Grantor: Juana Reina and William Reina and Fily Reina

Grantee: Alfred Reina and Cynthia Reina

Recorded: May 1, 1950, Book 3603, Page 200 of Official Records

14. Deed

Grantor: Alfred Reina and Cynthia Reina

Grantee: Clifford Ingraham

Recorded: October 11, 1953, Book 4682, Page 535 of Official Records

15. Deed.

Grantor: Clifford Ingraham

Grantee: Victor Termine

Recorded: September 30, 1958, Book 7276, Page 382 of Official Records

16. Deed.

Grantor: Victor Termine

Grantee: Frank J. Runtz and Katrina Runtz and Rolf Koen and Myrtle K. Koen

Recorded: May 18, 1960, Book 1960, File #103158 of Official Records

17. Deed.

Grantor: Frank J. Runtz and Katrina Runtz and Rolf Koen and Myrtle K. Koen

Grantee: Dillard E. Lyles, Jr. and Margaret F. Lyles

Recorded: May 1, 1964, Book 1964, File #78858 of Official Records

18. Deed.

Grantor: Dillard E. Lyles, Jr. and Margaret F. Lyles

Grantee: William M. Rainbolt and Opal J. Rainbolt

Recorded: June 25, 1968, Book 1968, File #106083 of Official Records

19. Deed.

Grantor: William M. Rainbolt and Opal J. Rainbolt

Grantee: John Beukelman and Emily Beukelman

Recorded: December 5, 1968, Book 1968, File #212865 of Official Records

20. Deed.

Grantor: John Beukelman and Emily Beukelman

Grantee: William R. Phillip and Mary I. Phillip

Recorded: October 25, 1972, Document #1972-285517 of Official Records

21. Deed.

Grantor: William R. Phillip and Mary I. Phillip

Grantee: Jack Charles Donlin and Sue M. Donlin

Recorded: July 3, 1973, Document #1973- 0211108 of Official Records

22. Deed.

Grantor: Jack Charles Donlin and Sue M. Donlin

Grantee: Wayne L. Ogletree and Carole D. Ogletree

Recorded: November 21, 1975, Document #1975- 0327966 of Official Records

23. Deed.

Grantor: Wayne L. Ogletree and Carole D. Ogletree

Grantee: Charles M. Harris and Dorothy M. Harris

Recorded: July 9, 1976, Document #1976-215315 of Official Records

24. Deed.

Grantor: Charles M. Harris and Dorothy M. Harris

Grantee: Larry W. Sauerwein and Sheryl L. Sauerwein

Recorded: December 15, 1977, Document #1977-0518238 of Official Records

25. Trustee's Deed

Grantor: Larry W. Sauerwein

Grantee: Transamerica Financial Services

Recorded: May 14, 1987, Document #1987-265144 of Official Records

26. Corporation Grant Deed

Grantor: Transamerica Financial Services

Grantee: Alexander D. Stanton and Kate W. Stanton

Recorded: May 14, 1987, Document #1987-293604 of Official Records

27. Grant Deed

Grantor: Alexander D. Stanton and Kate W. Stanton

Grantee: Ramiro Arroyo and Enrique Martinez

Recorded: October 2, 1991, Document #1991-0508531 of Official Records

28. Quitclaim Deed

Grantor: Ramiro Arroyo and Enrique Martinez

Grantee: Ramiro Arroyo and Maria Norma Villareal

Recorded: October 28, 1997, Document #1997-0540994 of Official Records

29. Grant Deed

Grantor: Maria Norma Villareal

Grantee: Ramiro Arroyo

Recorded: September 4, 2003, Document #2003-1083004 of Official Records

30. Deed

Grantor: Ramiro Arroyo

Grantee: Caruso Realty Trust, Tyler Ann Caruso, Rick and Sarah Zeiler Revocable Trust,
Rick Lee and Sarah Zeiler

Recorded: April 29, 2024, Document # 2024-0106908 of Official Records

APPENDIX C

ADDITIONAL VIEWS OF 2033 E. WASHINGTON AVENUE



North elevation of home facing E. Washington Avenue





Above: West elevation

Below: East elevation





Above: South elevation (addition added prior to 1980)

Below: Close up of front porch and entryway





Above: Image of 2033 E. Washington Avenue from 1990 report

Below: Google Street View of residence in 2007





Above: Google Street View of residence in 2009

Below: Google Street View of residence in 2011





Above: Google Street View of residence in 2012

Below: Google Street View of residence in 2015





Google Street Views of residence in 2023





View of North Elevation (Redfin.com circa 2023)

Below: Addition is visible from northwest elevation (Redfin.com circa 2023)





East elevation showing addition (Redfin.com circa 2023)

ATTACHMENTS

Original map of Rancho Del Diablo



Sheet A'
Part of
Resurvey of the
Rancho Rincon del Diablo
San Diego Co. Cal.
March 1892.
Completed by J. M. Graham, C.E.
Scale 1/4" = 60 ft.

Plat Aug 13, 1892
S. P. G. Co. at 9:30 am
Escondido River
By J. M. Graham
John L. ...

Township 12 S', R' 2 W'



Escondido Plat Map in 1912, (Library of Congress)



1946 Aerial of Lot 8, Block 177 of Rancho Del Diablo (dwelling obscured by trees)

Historicaerials.com



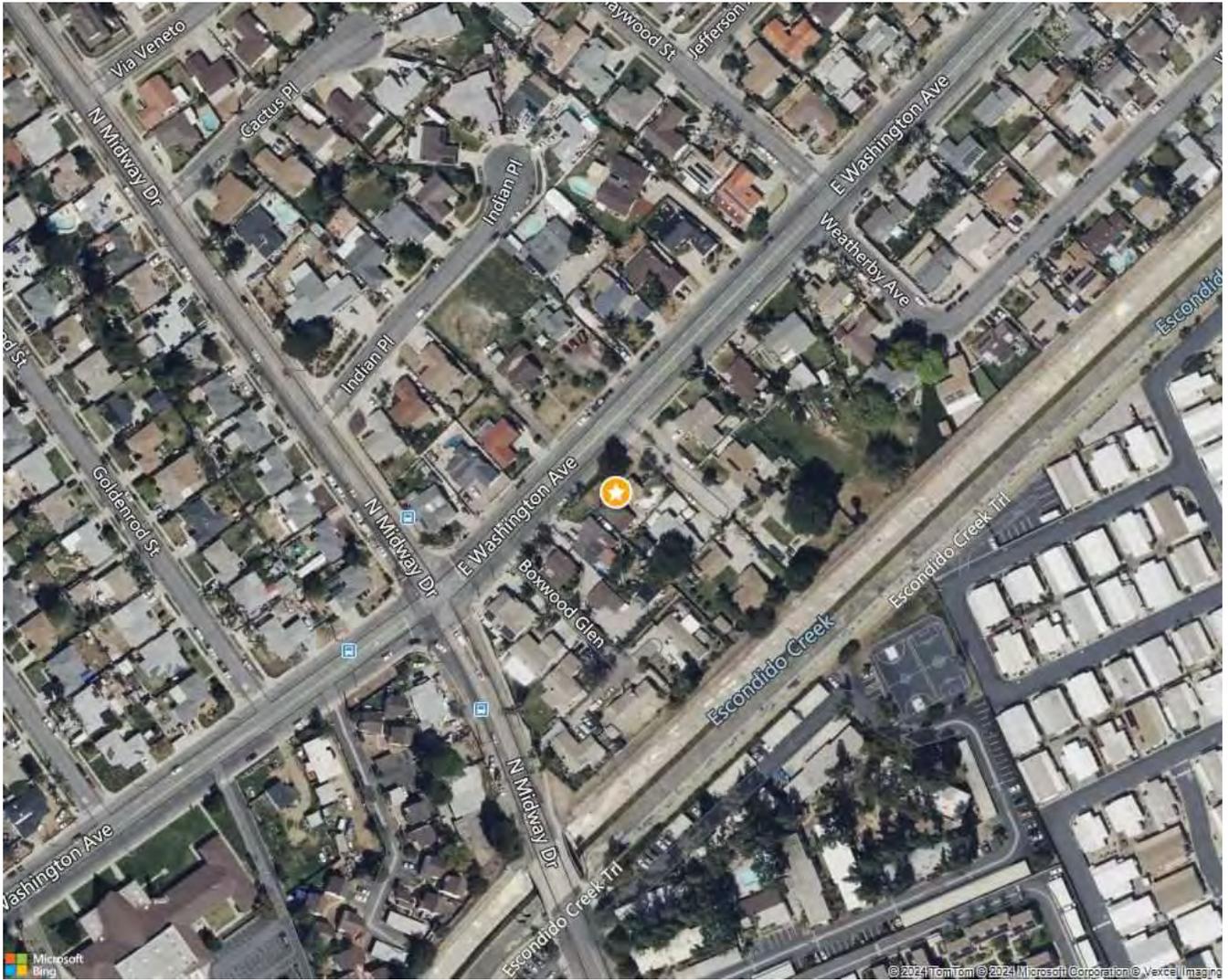
1968 Aerial of 2033 E. Washington Avenue

Historicaerials.com



1978 Aerial of 2033 E. Washington Avenue

Historicaerials.com



**2033 E WASHINGTON AVE
ESCONDIDO, CA 92027-2228**

ATTACHMENT 4

PL24-0294

CRITERIA TO BE CONSIDERED PURSUANT TO SEC.33-795 OF ARTICLE 40

Criteria (1)

As discussed, the subject property was previously documented, evaluated, and listed on the City's Local Register based on listing Criteria 2 and 5. Previous documentation indicates the property was a California 1930 "Victorian cottage," with additions and remodels completed since the original construction. Residential Building Records indicate an addition was completed in 1945, and a substantial remodel of the property occurred in or around 1960, with the Cultural Resources Report citing a "for sale" property listing from 1960.

In addition to the various alterations to the property since original construction, the Nomination Report for the City of Escondido Local Register of Historic Places justifies the listing of the property based on the association of the property with Miss Dolla Scripps, the daughter of E.W. Scripps, a prominent historical figure. Per the cultural resources report prepared for the property, no association was found between the subject property and any members of the Scripps family. Further, the listing claims the residence consisted of 14 rooms built on top of a hill surrounded by citrus trees. No historical records of the property show a structure of this size, or setting. The Historic Resources Inventory for 350 S. Vine Street further substantiates that the listing was made in error, as the description for the Vine residence matches that of the Local Register listing for the subject property (Attachment 5).

Criteria (2)

As stated in the Cultural Resources report for the property, significant alterations have been made since the original construction, and no documentation proves that elements of a Victorian cottage were present either at the time of construction or at the time the property was listed on the Local Register. The Secretary of the Interior Guidelines for additions and alterations to historic structures requires that the historic character of the property is not negatively impacted, and that the integrity of the structure not be impaired. If elements of a Victorian cottage were present at some time in the past, significant changes have been made such that the home bears no resemblance to a Victorian cottage. Further, the shape and form of the home strongly suggests that the original structure was constructed not as a Victorian cottage, but as a traditional four-square.

ATTACHMENT 5 - PL24-0294

City of Escondido HISTORIC RESOURCES INVENTORY

IDENTIFICATION AND LOCATION

1. **Historic Name** Scripps House
2. **Common or Current Name** Crestview Rest Home
3. **Number & Street** 350 South Vine Street

Ser.No.
 Natl. Reg. Status
 Local Designation
 Local Ranking Individ.Signif.

- Cross-Corridor
- City: Escondido Vicinity Only Zip 92025 County: San Diego
4. **UTM zone** A E4913.20 B N36634.70 C Zone 11 D
 5. **Quad map No.** Parcel No. 232-270-26 Other

DESCRIPTION

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

This large, single-story, clapboard building is built in a T-shape with the bottom of the "T" facing front (west). Medium-pitched gabled roofs feature triangular brackets, exposed beam ends (often under the gutters), and horizontal vents at the peaks of the gables. Vertical corner boards finish off the edges and plain trim borders the double-hung wood-sash windows.

There are several alterations to the building, now a rest home. New wood windows and a sliding glass door contrast with the old double-hung wood-sash windows in the west facade of the south wing. A square addition, featuring the same siding as the original and some transplanted original windows, is located in the ell of the south side of the T-shape. An aluminum window and several pipes are located on the west face. Wooden-siding casement windows line the north face of the "T". Some windows in the north end of the west facade have been replaced with sliding glass doors and new wood windows. The roof is of large, diamond-shaped shingles. Four original chimneys protrude from the roof. The rear is all original and has a long recessed porch with picture windows with seven-light transoms. This well-maintained building sits on a hill at a curve and compliments the setting. Several one-story modern buildings are to the rear of this site.

The architectural style is: Craftsman House
 The condition is: good
 The related features are: adjacent cottages
 The surroundings are: residential
 The boundaries are:

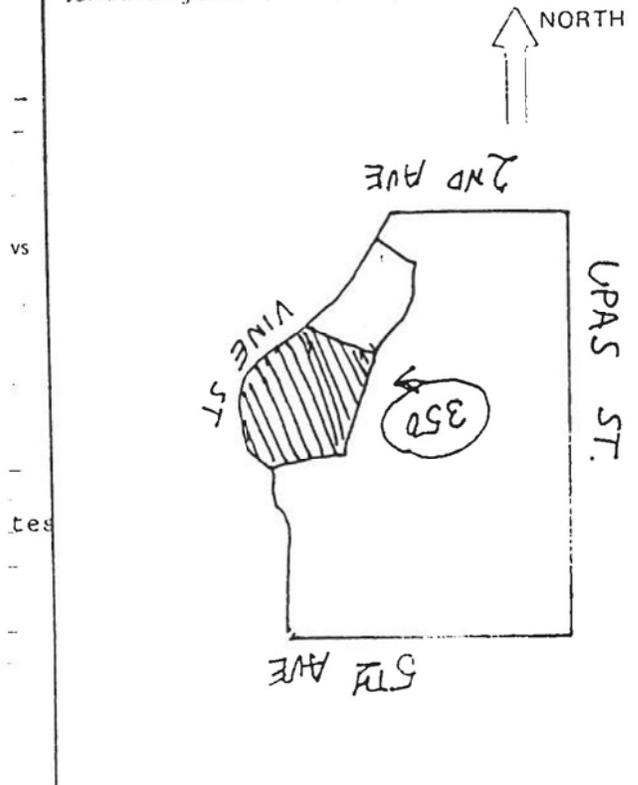
8. **Planning Agency**
City of Escondido
9. **Owner and Address**

503 S. Upas
Escondido
10. **Type of Ownership** private
11. **Present Use** rest home
12. **Zoning**
13. **Threats** none known



250-2. Vine

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



HISTORIC RESOURCES INVENTORY
2.58V-A-1

Ser. No. _____
HABS _____ HAER _____ NR _____ SHL _____ Loc _____
UTM: A E 4913.26 B N 36634.70
C ZONE 11 D _____

IDENTIFICATION

1. Common name: Crestview Rest Home
2. Historic name: Scrapps House
3. Street or rural address: 350 South Vine Street
City Escondido Zip 92025 County San Diego
4. Parcel number: 232-270-26
5. Present Owner: Cook, Ralph E. & M. Jean Address: 503 S. Upas
City Escondido Zip 92025 Ownership is: Public _____ Private X
6. Present Use: Rest Home Original use: Residence

DESCRIPTION

- 7a. Architectural style: Craftsman House
- 7b. Briefly describe the present *physical description* of the site or structure and describe any major alterations from its original condition:

This large, single-story, clapboard building is built in a "T"-shape with the bottom of the "T" facing west (front). Medium-pitched gabled roofs feature triangular brackets, exposed beam ends (often under the gutters), and horizontal vents at the peaks of the gables. Vertical cornerboards finish off the edges and plain trim borders the double-hung wood-sash windows.

There are several alterations to the building, now a rest home. New wood windows and a sliding glass door contrast with the old double-hung wood-sash windows in the west facade of the south wing. A square addition, featuring the same siding as the original and some transplanted original windows, is located in the ell of the south side of the "T"-shape. An aluminum window and several pipes are located on the west face. Wooden-siding casement windows line the north face of the "T".

-continued-
above-mentioned pipes are for fire--protection.



8. Construction date: Estimated _____ Factual 1915
9. Architect W. H. Anderson
10. Builder Walter Williams
11. Approx. property size (in feet)
Frontage _____ Depth _____
or approx. acreage 1.30 acres
12. Date(s) of enclosed photograph(s)
May, 1983

- 13. Condition: Excellent ___ Good Fair ___ Deteriorated ___ No longer in existence ___
- 14. Alterations: Listed on front + 2 west porches enclosed and dining room expand to the south,
- 15. Surroundings: (Check more than one if necessary) Open land ___ Scattered buildings ___ Densely built-up ___ Residential Industrial ___ Commercial ___ Other: ___
- 16. Threats to site: None known Private development ___ Zoning ___ Vandalism ___ Public Works project ___ Other: ___
- 17. Is the structure: On its original site? Moved? ___ Unknown? ___
- 18. Related features: Adjacent cottages

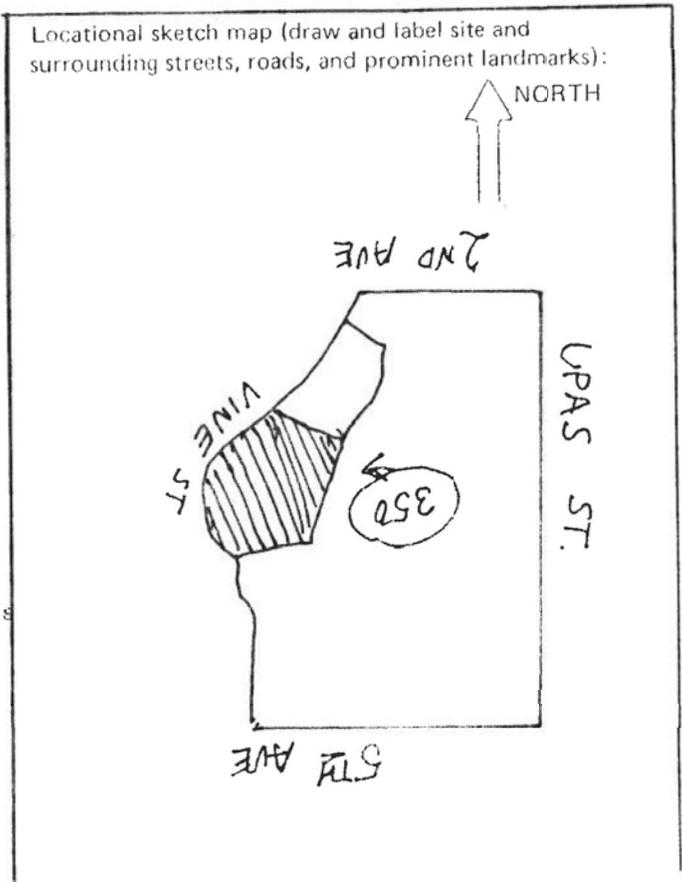
SIGNIFICANCE

19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site.)

This was the home of Miss Dolla Scripps, daughter of E. W. Scripps, the great capitalist and newspaper magnate. It contains 14 rooms, all on one floor and cost \$10,000 to build in 1915. Built under the direction of Walter Williams, the house has a beautiful view. A separate set of rooms for Miss Scripps was duplicated for her mother, who often came to Escondido from Miramar to visit her daughter. The house & garage were the only buildings on top of the hill and were surrounded by citrus trees. The land was purchased from M.L. and Caroline Howell in 1915. The building is now a rest home. The McFeron's bought the house with much of the furniture in it and it is still in use. The original telephones and bath fixtures are still intact.

Jean Cook is McFeron's daughter. Her son, Gary Cook, runs the home.

- 20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)
 Architecture Arts & Leisure ___
 Economic/Industrial ___ Exploration/Settlement ___
 Government ___ Military ___
 Religion ___ Social/Education ___
- 21. Sources (List books, documents, surveys, personal interviews and their dates).
 A. -
 Aug 10 1915 Times Advocate
 Emily Wilt, IHS member
- 22. Date form prepared May, 1983
 By (name) Diann Marsh, Consultant
 Organization Donald A. Cotton Associates
 Address: 747 Locust Street
 City Pasadena Zip 91101
 Phone: (213) 793-0401



350 S. Vine Street

2.58V-A-1A

Some windows in the north end of the west facade have been replaced with sliding glass doors and new wood windows. The roof is of large, diamond-shaped shingles. Four original chimneys protrude from the roof. The rear is all original and has a long recessed porch with picture windows with 7-light transoms. This well-maintained building sits on a hill at a curve and compliments the setting. Several one-story modern buildings are to the rear of this site.

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

Address of Resource: 350 South Vine Street

Existing Use: Retirement Home

Zoning: R-2-8

General Plan Designation: Urban 1

Tier Designation: Central/Tier 1

Construction Date: c1920

Meets Ordinance Criteria 1 and 5 for Local Register Listing.

Justification for Register Listing:

This is the original carriage house for the Scripps Ranch House located up the hill to the south. The house itself was built for the Scripps daughter in 1915, originally containing an auto room 24 feet square, two men's rooms, a bathroom, and two rooms for the gardener. It was wired for electricity and piped for gasoline and oil.

This Craftsman style building contains architectural elements noted in the medium-pitched gabled roofs with triangular brackets, exposed beam ends, horizontal vents at the peaks of the gables, vertical corner boards, and the double-hung wood-sash windows.

The building and adjacent cottages are used as a rest home. Alterations include a sliding glass door and a square addition which features the same siding as the original and some transplanted original windows. An aluminum window and several pipes are located on the west face. Some windows in the north end of the west facade have been replaced with sliding glass doors and new wood windows. Four original chimneys protrude from the roof. The rear is all original and has a long recessed porch with picture windows with seven-light transoms. This well-maintained building sits on a shill at a curve and compliments the setting. Several one-story modern buildings are to the rear of this site.

Staff Recommendation:

Staff recommends this resource be placed on the Local Register.

Commission Action:

On May 5, 1992, the Commission voted unanimously not to place this structure on the Local Register at the request of the property owner.

LR-103

PLAT0221-03



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

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

ESCONDIDO HISTORIC DESIGNATION APPLICATION

(Check one) Historic Landmark Local Register

Delist

Applicant: Tyler Curuso
Address: 22283 Long Trot Dr
City/State/Zip: Escondido CA 92029
Phone No.: (H) 760-802-8185 (W) _____

Present Property Owner: Curuso Realty Trust Ricki Sarah
Address: 22283 Long Trot Dr
City/State/Zip: Escondido, CA 92029
Phone No.: (H) 760-802-8186 (W) _____

Address of Site/Structure: 2033 E Washington Ave
Assessor Parcel No.: _____

Present Land Use: Residential
General Plan Designation: _____
Tier/Neighborhood: _____

Common Name/ Historic Name: N/A
Architural Style: See Report

Zoning: Residential
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)

[Signature] 10/2/24
Applicant Signature (Date)

[Signature] 10/2/24
Property Owner Signature (Date)

1. We are seeking to delist from the historical registry.

2.

3.

August 6, 2024

City of Escondido
Planning Department
201 North Broadway
Escondido CA 92025

Re: 2033 East Washington Avenue, APN 231-021-05-00

This letter shall address the historical significance of the property at 2033 East Washington Avenue and its status as eligible for nomination for local register of historic places in the Historic Resources Inventory of the City of Escondido.

The findings in the survey done in 1983 by Donald A. Cotton Associates, contain several errors and discrepancies and confuse the address with that of a large home at a different location (350 South Vine Street).

- The description given of the resource at 2033 E. Washington Avenue is that of a Victorian cottage with a "hipped, gable roof." This description of a Victorian cottage misses the mark as this is a Classic Box house with a hipped roof (not gabled).

Victorian-style homes, whether small cottages or large houses, often have steep roofs, are asymmetrical in shape, feature ornate chimneys, large porches with spindle-work or "gingerbread" along with stain or lead glass windows. This house includes none of these features.

- Classic Box homes, as this house is best described, feature a boxy or square design, hipped roofs, closed eaves, horizontal siding and a covered entry porch.
- In another portion of the survey it cites the landscaping as being "high quality" however, the landscaping is ordinary.
- In the report there are two dates of construction provided: One date is given as circa 1900, but elsewhere a narrative provides a date of 1915. (San Diego County Tax Assessor gives date as 1930, but the home was likely built between 1900-1910.)
- A detailed narrative is given of a home that is clearly not describing the small, two bedroom residence located at 2033 East Washington Avenue. It reads as follows:

"This was the home of Miss Dolla Scripps, daughter of E.W. Scripps, the great capitalist and newspaper magnate. Building under the direction of Water Williams, it contains 14 rooms all on one floor and cost \$10,000 to building in 1915.

A separate set of rooms for Miss Scripps was duplicated for her mother, who often came to Escondido from Miramar to visit her daughter. The house and garage were the only buildings on top of the hill and were surrounded by citrus trees. The land was purchased from M. L. and Caroline Howell in 1915. The building is now a rest home. The McFeron's bought the house with much of the furniture in it and it is still in use. The original telephones and bath fixtures are still intact."

Based on this description, and its association with the Scripps family, this property was erroneously found to be eligible for nomination for local register of historic places, meeting criteria, two and five for local register listing. Then, the Commission on May 5, 1992 "voted unanimously to approve placing this resource on the Local Register."

- The house at 2033 East Washington is a small, two bedroom home, and just 912 square feet and was never owned by the Scripps family. The information is an obvious error and misplaced from another survey intended for the Scripps home.
- The Dolla Scripps home is located at 350 South Vine Street and is now Crest View Manor, a rest home.

Based upon these findings and the errors in the 1983 report done by Donald A. Cotton Associates, the small house at 2033 E. Washington Avenue has been confused with the palatial Scripps home at 350 South Vine Street. The house at 2033 East Washington Street has no association whatsoever with the Scripps family.

The dwelling in question is located on Lot 8 of Block 177 of Rincon del Diablo on what was originally a 5.76 acre tract. Once in a rural setting, the house now sits on less than a quarter acre and in a heavily trafficked residential area and lacks its historical setting integrity.

In a search through owners from 1913 to 1957 it does not appear that any of the people associated with the property have any significance in the development of Escondido. The property changed hands many times and was used as a rental for several years.

It is my finding that the house at 2033 East Washington Avenue was incorrectly found to be historically significant based upon its mistaken association with the Scripps family.



Kristi Hawthorne
Historian and Director, Oceanside Historical Society
kristihawthorne@cox.net
760-390-4192



Above: 2033 East Washington Avenue

Below: 350 South Vine Street (Scripps home)



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

Address of Resource: 2033 East Washington Avenue

Existing Use: Residential

Zoning: R-1-6

General Plan Designation: Urban 1

Tier Designation: Midway/Tier 1

Construction Date: 1915

Meets Ordinance Criteria 2 and 5 for Local Register Listing.

Justification for Register Listing:

This was the home of Miss Dolla Scripps, daughter of E.W. Scripps, the great capitalist and newspaper magnate. Building under the direction of Water Williams, it contains 14 rooms all on one floor and cost \$10,000 to building in 1915. A separate set of rooms for Miss Scripps was duplicated for her mother, who often came to Escondido from Miramar to visit her daughter. The house and garage were the only buildings on top of the hill and were surrounded by citrus trees. The land was purchased from M.L. and Caroline Howell in 1915. The building is now a rest home. The McFerrals bought the house with much of the furniture in it and it is still in use. The original telephones and bath fixtures are still intact.

This one-story Victorian Cottage embodies architectural elements of a hipped gable roof, vertical shiplap siding, and a horizontal band under the eaves with slightly turned vertical members. A sloping roofed porch supported on two plain square posts shelters the modern front door. Alterations include the balustrade of pierced planks in a Dutch style and aluminum framed windows.

Staff Recommendation:

Staff recommends this resource be placed on the Local Register.

Commission Action:

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

LR-104

PLAT0221-03

Scripps historical residence is now assisted living facility

Located high on a hill in the Howell Heights area of Escondido is the historical former residence of Dolla Scripps, daughter of newspaper magnate W. Scripps. The Scripps mansion was built in 1914 on ten acres just to the west of downtown Escondido. The property affords 360-degree views of the surrounding area. The estate was built and staffed to look after Ms. Scripps, who suffered brain damage in an equestrian accident as a young girl. She lived here until she passed away in the early 1950s.

The house received much publicity while it was under construction—solid redwood lumber comprised the construction framing, imported African mahogany was used for the interior trim, doors, and fireplace mantels. Tile was imported from Italy for the floors and walls of each bathroom. Sego palms, used in the outdoor landscaping traveled from Europe around the Cape via ship.

After the death of Ms.

Scripps, the estate was purchased in the mid-fifties and converted to its present usage, an assisted-living facility for the elderly. Originally housing just ten people, it has grown over the years to its present size of three separate buildings and 38 residents. The home, offering 30 private rooms with individual baths, a lovely formal living room and elegant dining room, it is truly a charming residence. Upcoming plans for 1995 include an addition of several rooms and upgrading of the grounds. An electronic entry gate will be installed opening to a patio with gazebo to be enjoyed by all.

Another area of the grounds will also find the addition of a patio with a fountain courtyard secured by decorative wrought-iron fencing.

The public is cordially invited to tour this historic residence anytime during daylight hours. It is located at 350 S. Vine St. in Escondido.

For additional information, please call Crestview Manor at 745-0160.



Property Information

Primary Owner : ZEILER, RICK LEE
Secondary Owner : ZEILER, SARAH
Site Address : 2033 E WASHINGTON AVE
ESCONDIDO, CA 92027-2228
Mailing Address : PO BOX 27198
SAN DIEGO, CA 92198-1198
Assessor Parcel Number : 231-021-05-00
CountyName : San Diego
Tax Account ID :
Phone : N/A
Census Tract : 0202.08
Housing Tract Number : 723
Lot Number : 8
Page Grid : 1110-C7
Legal Description : Lot: 8 ; Block: 177 ; Tract No: 723 ; Abbreviated Description: LOT:8
BLK:177 DIST:0012 CITY:ESCONDIDO SUBD:RANCHO RINCON
DEL DIABLO TR#:723 TR 723 BLK 177*LOT 8*POR* MAP REF:000723;
City/Muni/Twp: ESCONDIDO

Property Characteristics

Bedrooms : 2	Year Built : 1930	Square Feet : 912
Bathrooms : 1.0	Garage : G	Lot size : 10042 SF
Partial Bath : 0	Fireplace : N/A	Number of Units : 0
Total Rooms : 0	Pool/Spa : P	Use Code : Single Family Residential
Zoning : R-1:SINGLE		

Sale/Loan Information

Transfer Date : 04/29/2024	Document # : 2024-0106908
Transfer Value : \$550,000	Cost/Sq Feet : \$ 603
First Loan Amt : N/A	Lender :

Assessment/Tax Information

Assessed Value : \$166,759	Tax Amount : \$1,927.32
Land Value : \$101,455	Tax Status : Current
Improvement Value : \$65,304	Tax Rate Area : 4-014
Percent Improvement : 39 %	Homeowner Exemption : N



ISSUING OFFICE: 2365 Northside Drive, Suite 600, San Diego, CA 92108

FOR SETTLEMENT INQUIRIES, CONTACT: Chicago Title Company
2365 Northside Drive, Suite 600 · San Diego, CA 92108
(619)521-3500 · FAX (619)521-3690

May 14, 2024

The Rick and Sarah Zeiler Revocable Trust dated
May 10, 2004
PO Box 27198
San Diego, CA 92198

Order No.: 73724000120

Property Address: 2033 East Washington Avenue, Escondido, CA 92027-2228
Seller: Ramiro Arroyo
Buyer: Zeiler Properties, LLC and Caruso Realty, LLC

We appreciate the opportunity of being of service to you. Please call us immediately if you have any questions or concerns.

Sincerely,

Chicago Title Company

Escrow Contact:
Francine Cato
(760)546-1040
francine.cato@ctt.com

Title Contact:
Patty Meredith
(619)521-3449
Patty.Meredith@CTT.com

CLTA INTERIM BINDER

Issued By:



CHICAGO TITLE INSURANCE COMPANY

Interim Binder Number:

73724000120

CHICAGO TITLE INSURANCE COMPANY, a Florida corporation (the "Company"), hereby agrees that:

1. Upon request, it will issue, as of the date shown in Schedule A, its policy of title insurance in the form and with a liability not exceeding the amount shown in Schedule A, insuring title to the estate or interest described to be vested in the vestee named in Schedule A subject only to the exceptions shown in Schedule B and to all of the provisions of said policy; or
2. Alternatively, if a valid and sufficient instrument from the vestee named in Schedule A, creating an insurable estate, interest or lien in favor of a grantee or lender is executed, delivered and recorded within a binder period of 730 days from the date shown in Schedule A, and on request, the Company will issue its policy in favor of the grantee or lender as of the date of recording the instrument, insuring the estate, interest or lien subject only to the aforesaid exceptions and provisions of the policy and to any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the date shown in Schedule A and the date of recording the instrument, including those matters affecting title which may attach as a result of the recording.

This Interim Binder is not a policy of title insurance. It is an agreement to issue a policy as provided in the alternatives set forth above. This Interim Binder terminates when a policy is issued under one of the above alternatives. A policy must be issued prior to submission of any claim.

Capitalized terms in this Interim Binder shall have the same meaning as those terms are defined in the form of policy referenced in paragraph 1 above.

Chicago Title Company
2365 Northside Drive, Suite 600
San Diego, CA 92108

Countersigned By:

Brian Olenik
Authorized Officer or Agent



Chicago Title Insurance Company

By:

Michael J. Nolan, President

Attest:

Marjorie Nemzura, Secretary

SCHEDULE A

Type of policy(ies) to be issued with endorsements:

CLTA Standard Coverage Policy 1990 (04-08-14)

In favor of: Rick Lee Zeiler and Sarah Zeiler, as Trustees of the Rick and Sarah Zeiler Revocable Trust dated May 10, 2004 Trust and Tyler Alan Caruso, as Trustee of the Caruso Realty Trust, dated March 19, 2024

Liability Not Exceeding:	\$	550,000.00
Policy Premium:	\$	1,650.00
Endorsement(s):		
Binder Fee-Resale-Owner	\$	165.00
Total:	\$	1,815.00

Date of Binder: April 29, 2024 at 03:51 PM

1. The estate or interest in the Land described or referred to herein is:

A FEE

2. Title to the estate or interest covered hereby at the date hereof is vested in:

Rick Lee Zeiler and Sarah Zeiler, as Trustees of the Rick and Sarah Zeiler Revocable Trust dated May 10, 2004 Trust and Tyler Alan Caruso, as Trustee of the Caruso Realty Trust, dated March 19, 2024

3. The Land referred to herein is described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

END OF SCHEDULE A

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): 231-021-05-00

THE NORTHWESTERLY 125.00 FEET OF THE FOLLOWING DESCRIBED PARCEL OF LAND:

THAT PORTION OF LOT 8 AND OF THE WASHINGTON AVENUE, IN BLOCK 177 OF RANCHO RINCON DEL DIABLO, IN THE CITY OF ESCONDIDO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 723, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTHWESTERLY LINE OF SAID LOT, DISTANT THEREON NORTH 44°25' WEST 289.59 FEET FROM THE MOST NORTHERLY CORNER OF SAID LOT; THENCE SOUTH 45°35' EAST 323.00 FEET; THENCE SOUTH 44°25' WEST, PARALLEL WITH SAID NORTHEASTERLY LINE, 120.00 FEET TO A POINT IN THE NORTHEASTERLY LINE OF THE LAND DESCRIBED IN THE DEED TO ROSCOE C. ACOCK, ET UX, RECORDED APRIL 14, 1958 IN BOOK 7035, PAGE 567 OF OFFICIAL RECORDS; THENCE ALONG SAID NORTHEASTERLY LINE OF SAID LAND AND THE NORTHWESTERLY PROLONGATION THEREOF, NORTH 45°35' WEST 363.00 FEET TO THE CENTER LINE OF WASHINGTON AVENUE; THENCE NORTH 44°25' EAST ALONG SAID CENTER LINE, 120.00 FEET TO A LINE WHICH BEARS NORTH 49°35' WEST FROM THE POINT OF BEGINNING; THENCE SOUTH 45°35' EAST 40.00 FEET TO THE POINT OF BEGINNING.

**SCHEDULE B
EXCEPTIONS FROM COVERAGE**

1. Property taxes, which are a lien not yet due and payable, including any assessments collected with taxes to be levied for the fiscal year 2024-2025.

2. Property taxes, including any personal property taxes and any assessments collected with taxes, are paid. For proration purposes the amounts were:

Tax Identification No.: 231-021-05-00
Fiscal Year: 2023-2024
1st Installment: \$963.66
2nd Installment: \$963.66
Exemption: None Shown
Code Area: 04014

3. Any liens or other assessments, bonds, or special district liens including without limitation, Community Facility Districts, that arise by reason of any local, City, Municipal or County Project or Special District.

4. The lien of supplemental or escaped assessments of property taxes, if any, made pursuant to the provisions of Chapter 3.5 (commencing with Section 75) or Part 2, Chapter 3, Articles 3 and 4, respectively, of the Revenue and Taxation Code of the State of California as a result of the transfer of title to the vestee named in Schedule A or as a result of changes in ownership or new construction occurring prior to Date of Policy.

5. Water rights, claims or title to water, whether or not disclosed by the public records.

6. Easement(s) in favor of the public over any existing roads lying within said Land.

7. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Escondido Irrigation District
Purpose: Pipelines and ditches
Recording Date: August 1, 1895
Recording No.: Book 238, Page 390, of Deeds
Affects: Said land

The exact location and extent of said easement is not disclosed of record.

8. Provisions in a deed prohibiting the buying, selling or handling of intoxicating liquors on said Land:

Recording Date: April 5, 1907
Recording No.: Book 249, Page 306, of Deeds

SCHEDULE B
EXCEPTIONS FROM COVERAGE
(continued)

By instrument recorded January 14, 1934 in Book 257, Page 490 of Official Records, Escondido Land and Town Company, a corporation, agreed that any right of reversion created in the above mentioned deed shall not defeat or render invalid the lien of any mortgage or deed of trust made for value upon any of the parcels of land, in the Rancho Rincon Del Diablo, Map No. 349.

Said covenants, conditions and restrictions provide that a violation thereof shall not defeat the lien of any mortgage or trust deed made in good faith and for value.

9. Easement(s) for the purpose(s) shown below and rights incidental thereto as reserved in a document;

Reserved by: Escondido Land and Town Company
Purpose: To lay water pipes across said land at least two feet below the surface thereof
Recording Date: April 5, 1907
Recording No.: Book 249, Page 306, of Deeds
Affects: Said land

The exact location and extent of said easement is not disclosed of record.

10. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Victor Termino and Alice Termino
Purpose: Road, sewer, water, gas, power and telephone lines
Recording Date: May 18, 1960
Recording No.: 1960-103158, of Official Records
Affects: Said land

Reference is made to said document for full particulars

Said easement has been granted and/or reserved in various instruments of record.

11. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: San Diego Gas and Electric Company
Purpose: Public utilities
Recording Date: September 17, 1974
Recording No.: 74-251138, of Official Records
Affects: Said land

SCHEDULE B
EXCEPTIONS FROM COVERAGE
(continued)

Limitations on the use, by the owners of said Land, of the easement area as set forth in the easement document shown hereinabove.

Reference is hereby made to said document for full particulars.

END OF SCHEDULE B

ATTACHMENT ONE

CALIFORNIA LAND TITLE ASSOCIATION STANDARD COVERAGE POLICY - 1990 (11-09-18)

EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy and the Company will not pay loss or damage, costs, attorneys' fees or expenses which arise by reason of:

1. (a) Any law, ordinance or governmental regulation (including but not limited to building or zoning laws, ordinances, or regulations) restricting, regulating, prohibiting or relating (i) the occupancy, use, or enjoyment of the land; (ii) the character, dimensions or location of any improvement now or hereafter erected on the land; (iii) a separation in ownership or a change in the dimensions or area of the land or any parcel of which the land is or was a part; or (iv) environmental protection, or the effect of any violation of these laws, ordinances or governmental regulations, except to the extent that a notice of the enforcement thereof or a notice of a defect, lien, or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the public records at Date of Policy.
- (b) Any governmental police power not excluded by (a) above, except to the extent that a notice of the exercise thereof or notice of a defect, lien or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the public records at Date of Policy.
2. Rights of eminent domain unless notice of the exercise thereof has been recorded in the public records at Date of Policy, but not excluding from coverage any taking which has occurred prior to Date of Policy which would be binding on the rights of a purchaser for value without knowledge.
3. Defects, liens, encumbrances, adverse claims or other matters:
 - (a) whether or not recorded in the public records at Date of Policy, but created, suffered, assumed or agreed to by the insured claimant;
 - (b) not known to the Company, not recorded in the public records at Date of Policy, but known to the insured claimant and not disclosed in writing to the Company by the insured claimant prior to the date the insured claimant became an insured under this policy;
 - (c) resulting in no loss or damage to the insured claimant;
 - (d) attaching or created subsequent to Date of Policy; or
 - (e) resulting in loss or damage which would not have been sustained if the insured claimant had paid value for the insured mortgage or for the estate or interest insured by this policy.
4. Unenforceability of the lien of the insured mortgage because of the inability or failure of the insured at Date of Policy, or the inability or failure of any subsequent owner of the indebtedness, to comply with the applicable doing business laws of the state in which the land is situated.
5. Invalidity or unenforceability of the lien of the insured mortgage, or claim thereof, which arises out of the transaction evidenced by the insured mortgage and is based upon usury or any consumer credit protection or truth in lending law.
6. Any claim, which arises out of the transaction vesting in the insured the estate or interest insured by this policy or the transaction creating the interest of the insured lender, by reason of the operation of federal bankruptcy, state insolvency or similar creditors' rights laws.

EXCEPTIONS FROM COVERAGE - SCHEDULE B, PART I

This policy does not insure against loss or damage (and the Company will not pay costs, attorneys' fees or expenses) which arise by reason of:

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records.

Proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the public records.
2. Any facts, rights, interests, or claims which are not shown by the public records but which could be ascertained by an inspection of the land or which may be asserted by persons in possession thereof.
3. Easements, liens or encumbrances, or claims thereof, not shown by the public records.
4. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose, and which are not shown by the public records.
5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b) or (c) are shown by the public records.
6. Any lien or right to a lien for services, labor or material unless such lien is shown by the public records at Date of Policy.

EXCEPTIONS FROM COVERAGE - SCHEDULE B, PART II

(Variable exceptions such as taxes, easements, CC&R's, etc., are inserted here)

ATTACHMENT ONE (CONTINUED)

CALIFORNIA LAND TITLE ASSOCIATION STANDARD COVERAGE OWNER'S POLICY (02-04-22) EXCLUSIONS FROM COVERAGE

The following matters are excluded from the coverage of this policy, and the Company will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

1. a. any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) that restricts, regulates, prohibits, or relates to:
 - i. the occupancy, use, or enjoyment of the Land;
 - ii. the character, dimensions, or location of any improvement on the Land;
 - iii. the subdivision of land; or
 - iv. environmental remediation or protection.
- b. any governmental forfeiture, police, regulatory, or national security power.
- c. the effect of a violation or enforcement of any matter excluded under Exclusion 1.a. or 1.b.
Exclusion 1 does not modify or limit the coverage provided under Covered Risk 5 or 6.
2. Any power of eminent domain. Exclusion 2 does not modify or limit the coverage provided under Covered Risk 7.
3. Any defect, lien, encumbrance, adverse claim, or other matter:
 - a. created, suffered, assumed, or agreed to by the Insured Claimant;
 - b. not Known to the Company, not recorded in the Public Records at the Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
 - c. resulting in no loss or damage to the Insured Claimant;
 - d. attaching or created subsequent to the Date of Policy (Exclusion 3.d. does not modify or limit the coverage provided under Covered Risk 9 or 10); or
 - e. resulting in loss or damage that would not have been sustained if consideration sufficient to qualify the Insured named in Schedule A as a bona fide purchaser had been given for the Title at the Date of Policy.
4. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights law, that the transaction vesting the Title as shown in Schedule A is a:
 - a. fraudulent conveyance or fraudulent transfer;
 - b. voidable transfer under the Uniform Voidable Transactions Act; or
 - c. preferential transfer:
 - i. to the extent the instrument of transfer vesting the Title as shown in Schedule A is not a transfer made as a contemporaneous exchange for new value; or
 - ii. for any other reason not stated in Covered Risk 9.b.
5. Any claim of a PACA-PSA Trust. Exclusion 5 does not modify or limit the coverage provided under Covered Risk 8.
6. Any lien on the Title for real estate taxes or assessments imposed or collected by a governmental authority that becomes due and payable after the Date of Policy.
Exclusion 6 does not modify or limit the coverage provided under Covered Risk 2.b.
7. Any discrepancy in the quantity of the area, square footage, or acreage of the Land or of any improvement to the Land.

EXCEPTIONS FROM COVERAGE

Some historical land records contain Discriminatory Covenants that are illegal and unenforceable by law. This policy treats any Discriminatory Covenant in a document referenced in Schedule B as if each Discriminatory Covenant is redacted, repudiated, removed, and not republished or recirculated. Only the remaining provisions of the document are excepted from coverage.

This policy does not insure against loss or damage and the Company will not pay costs, attorneys' fees, or expenses resulting from the terms and conditions of any lease or easement identified in Schedule A, and the following matters:

PART I

1. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
2. Any facts, rights, interests, or claims that are not shown by the Public Records at Date of Policy but that could be (a) ascertained by an inspection of the Land, or (b) asserted by persons or parties in possession of the Land.
3. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records at Date of Policy.
4. Any encroachment, encumbrance, violation, variation, easement, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records at Date of Policy.
5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b), or (c) are shown by the Public Records.
6. Any lien or right to a lien for services, labor, material or equipment unless such lien is shown by the Public Records at Date of Policy.
7. Any claim to (a) ownership of or rights to minerals and similar substances, including but not limited to ores, metals, coal, lignite, oil, gas, uranium, clay, rock, sand, and gravel located in, on, or under the Land or produced from the Land, whether such ownership or rights arise by lease, grant, exception, conveyance, reservation, or otherwise; and (b) any rights, privileges, immunities, rights of way, and easements associated therewith or appurtenant thereto, whether or not the interests or rights excepted in (a) or (b) appear in the Public Records or are shown in Schedule B.

PART II

(Variable exceptions such as taxes, easements, CC&R's, etc., are inserted here)

**ATTACHMENT ONE
(CONTINUED)**

**CLTA/ALTA HOMEOWNER'S POLICY OF TITLE INSURANCE (7-01-21)
EXCLUSIONS FROM COVERAGE**

The following matters are excluded from the coverage of this policy and We will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

1. a. any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) that restricts, regulates, prohibits, or relates to:
 - i. the occupancy, use, or enjoyment of the Land;
 - ii. the character, dimensions, or location of any improvement on the Land;
 - iii. the subdivision of land; or
 - iv. environmental remediation or protection.
 - b. any governmental forfeiture, police, or regulatory, or national security power.
 - c. the effect of a violation or enforcement of any matter excluded under Exclusion 1.a. or 1.b.
- Exclusion 1 does not modify or limit the coverage provided under Covered Risk 8.a., 14, 15, 16, 18, 19, 20, 23, or 27.
2. Any power to take the Land by condemnation. Exclusion 2 does not modify or limit the coverage provided under Covered Risk 17.
 3. Any defect, lien, encumbrance, adverse claim, or other matter:
 - a. created, suffered, assumed, or agreed to by You;
 - b. not Known to Us, not recorded in the Public Records at the Date of Policy, but Known to You and not disclosed in writing to Us by You prior to the date You became an Insured under this policy;
 - c. resulting in no loss or damage to You;
 - d. attaching or created subsequent to the Date of Policy (Exclusion 3.d. does not modify or limit the coverage provided under Covered Risk 5, 8.f., 25, 26, 27, 28, or 32); or
 - e. resulting in loss or damage that would not have been sustained if You paid consideration sufficient to qualify You as a bona fide purchaser of the Title at the Date of Policy.
 4. Lack of a right:
 - a. to any land outside the area specifically described and referred to in Item 3 of Schedule A; and
 - b. in any street, road, avenue, alley, lane, right-of-way, body of water, or waterway that abut the Land.

Exclusion 4 does not modify or limit the coverage provided under Covered Risk 11 or 21.
 5. The failure of Your existing structures, or any portion of Your existing structures, to have been constructed before, on, or after the Date of Policy in accordance with applicable building codes. Exclusion 5 does not modify or limit the coverage provided under Covered Risk 14 or 15.
 6. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights law, that the transfer of the Title to You is a:
 - a. fraudulent conveyance or fraudulent transfer;
 - b. voidable transfer under the Uniform Voidable Transactions Act; or
 - c. preferential transfer:
 - i. to the extent the instrument of transfer vesting the Title as shown in Schedule A is not a transfer made as a contemporaneous exchange for new value; or
 - ii. for any other reason not stated in Covered Risk 30.
 7. Contamination, explosion, fire, flooding, vibration, fracturing, earthquake, or subsidence.
 8. Negligence by a person or an entity exercising a right to extract or develop oil, gas, minerals, groundwater, or any other subsurface substance.
 9. Any lien on Your Title for real estate taxes or assessments, imposed or collected by a governmental authority that becomes due and payable after the Date of Policy. Exclusion 9 does not modify or limit the coverage provided under Covered Risk 8.a or 27.
 10. Any discrepancy in the quantity of the area, square footage, or acreage of the Land or of any improvement to the Land.

LIMITATIONS ON COVERED RISKS

Your insurance for the following Covered Risks is limited on the Owner's Coverage Statement as follows:

- For Covered Risk 16, 18, 19 and 21 Your Deductible Amount and Our Maximum Dollar Limit of Liability shown in Schedule A.

The deductible amounts and maximum dollar limits shown on Schedule A are as follows:

	<u>Your Deductible Amount</u>	<u>Our Maximum Dollar Limit of Liability</u>
Covered Risk 16:	1.00% of Policy Amount Shown in Schedule A or \$2,500.00 (whichever is less)	\$ 10,000.00
Covered Risk 18:	1.00% of Policy Amount Shown in Schedule A or \$5,000.00 (whichever is less)	\$ 25,000.00
Covered Risk 19:	1.00% of Policy Amount Shown in Schedule A or \$5,000.00 (whichever is less)	\$ 25,000.00
Covered Risk 21:	1.00% of Policy Amount Shown in Schedule A or \$2,500.00 (whichever is less)	\$ 5,000.00

**ATTACHMENT ONE
(CONTINUED)**

**CLTA/ALTA HOMEOWNER'S POLICY OF TITLE INSURANCE (12-02-13)
EXCLUSIONS**

In addition to the Exceptions in Schedule B, You are not insured against loss, costs, attorneys' fees, and expenses resulting from:

1. Governmental police power, and the existence or violation of those portions of any law or government regulation concerning:
 - a. building;
 - b. zoning;
 - c. land use;
 - d. improvements on the Land;
 - e. land division; and
 - f. environmental protection.This Exclusion does not limit the coverage described in Covered Risk 8.a., 14, 15, 16, 18, 19, 20, 23 or 27.
2. The failure of Your existing structures, or any part of them, to be constructed in accordance with applicable building codes. This Exclusion does not limit the coverage described in Covered Risk 14 or 15.
3. The right to take the Land by condemning it. This Exclusion does not limit the coverage described in Covered Risk 17.
4. Risks:
 - a. that are created, allowed, or agreed to by You, whether or not they are recorded in the Public Records;
 - b. that are Known to You at the Policy Date, but not to Us, unless they are recorded in the Public Records at the Policy Date;
 - c. that result in no loss to You; or
 - d. that first occur after the Policy Date - this does not limit the coverage described in Covered Risk 7, 8.e., 25, 26, 27 or 28.
5. Failure to pay value for Your Title.
6. Lack of a right:
 - a. to any land outside the area specifically described and referred to in paragraph 3 of Schedule A; and
 - b. in streets, alleys, or waterways that touch the Land.This Exclusion does not limit the coverage described in Covered Risk 11 or 21.
7. The transfer of the Title to You is invalid as a preferential transfer or as a fraudulent transfer or conveyance under federal bankruptcy, state insolvency, or similar creditors' rights laws.
8. Contamination, explosion, fire, flooding, vibration, fracturing, earthquake or subsidence.
9. Negligence by a person or an Entity exercising a right to extract or develop minerals, water, or any other substances.

LIMITATIONS ON COVERED RISKS

Your insurance for the following Covered Risks is limited on the Owner's Coverage Statement as follows:

- For Covered Risk 16, 18, 19 and 21, Your Deductible Amount and Our Maximum Dollar Limit of Liability shown in Schedule A.

The deductible amounts and maximum dollar limits shown on Schedule A are as follows:

	<u>Your Deductible Amount</u>	<u>Our Maximum Dollar Limit of Liability</u>
Covered Risk 16:	1.00% of Policy Amount Shown in Schedule A or \$2,500.00 (whichever is less)	\$ 10,000.00
Covered Risk 18:	1.00% of Policy Amount Shown in Schedule A or \$5,000.00 (whichever is less)	\$ 25,000.00
Covered Risk 19:	1.00% of Policy Amount Shown in Schedule A or \$5,000.00 (whichever is less)	\$ 25,000.00
Covered Risk 21:	1.00% of Policy Amount Shown in Schedule A or \$2,500.00 (whichever is less)	\$ 5,000.00

ATTACHMENT ONE (CONTINUED)

ALTA OWNER'S POLICY (07-01-2021)

EXCLUSIONS FROM COVERAGE

The following matters are excluded from the coverage of this policy, and the Company will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

1. a. any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) that restricts, regulates, prohibits, or relates to:
 - i. the occupancy, use, or enjoyment of the Land;
 - ii. the character, dimensions, or location of any improvement on the Land;
 - iii. the subdivision of land; or
 - iv. environmental remediation or protection.
- b. any governmental forfeiture, police, regulatory, or national security power.
- c. the effect of a violation or enforcement of any matter excluded under Exclusion 1.a. or 1.b.
Exclusion 1 does not modify or limit the coverage provided under Covered Risk 5 or 6.
2. Any power of eminent domain. Exclusion 2 does not modify or limit the coverage provided under Covered Risk 7.
3. Any defect, lien, encumbrance, adverse claim, or other matter:
 - a. created, suffered, assumed, or agreed to by the Insured Claimant;
 - b. not Known to the Company, not recorded in the Public Records at the Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
 - c. resulting in no loss or damage to the Insured Claimant;
 - d. attaching or created subsequent to the Date of Policy (Exclusion 3.d. does not modify or limit the coverage provided under Covered Risk 9 or 10); or
 - e. resulting in loss or damage that would not have been sustained if consideration sufficient to qualify the Insured named in Schedule A as a bona fide purchaser had been given for the Title at the Date of Policy.
4. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights law, that the transaction vesting the Title as shown in Schedule A is a:
 - a. fraudulent conveyance or fraudulent transfer;
 - b. voidable transfer under the Uniform Voidable Transactions Act; or
 - c. preferential transfer:
 - i. to the extent the instrument of transfer vesting the Title as shown in Schedule A is not a transfer made as a contemporaneous exchange for new value; or
 - ii. for any other reason not stated in Covered Risk 9.b.
5. Any claim of a PACA-PSA Trust. Exclusion 5 does not modify or limit the coverage provided under Covered Risk 8.
6. Any lien on the Title for real estate taxes or assessments, imposed or collected by a governmental authority that becomes due and payable after the Date of Policy. Exclusion 6 does not modify or limit the coverage provided under Covered Risk 2.b.
7. Any discrepancy in the quantity of the area, square footage, or acreage of the Land or of any improvement to the Land.

EXCEPTIONS FROM COVERAGE

Some historical land records contain Discriminatory Covenants that are illegal and unenforceable by law. This policy treats any Discriminatory Covenant in a document referenced in Schedule B as if each Discriminatory Covenant is redacted, repudiated, removed, and not republished or recirculated. Only the remaining provisions of the document are excepted from coverage.

This policy does not insure against loss or damage and the Company will not pay costs, attorneys' fees, or expenses resulting from the terms and conditions of any lease or easement identified in Schedule A, and the following matters:

NOTE: The 2021 ALTA Owner's Policy may be issued to afford either Standard Coverage or Extended Coverage. In addition to variable exceptions such as taxes, easements, CC&R's, etc., the Exceptions from Coverage in a Standard Coverage policy will also include the Western Regional Standard Coverage Exceptions listed as 1 through 7 below:

1. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
2. Any facts, rights, interests, or claims that are not shown by the Public Records at Date of Policy but that could be (a) ascertained by an inspection of the Land or (b) asserted by persons or parties in possession of the Land.
3. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records at Date of Policy.
4. Any encroachment, encumbrance, violation, variation, easement, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records at Date of Policy.
5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b), or (c) are shown by the Public Records.
6. Any lien or right to a lien for services, labor, material or equipment unless such lien is shown by the Public Records at Date of Policy.
7. Any claim to (a) ownership of or rights to minerals and similar substances, including but not limited to ores, metals, coal, lignite, oil, gas, uranium, clay, rock, sand, and gravel located in, on, or under the Land or produced from the Land, whether such ownership or rights arise by lease, grant, exception, conveyance, reservation, or otherwise; and (b) any rights, privileges, immunities, rights of way, and easements associated therewith or appurtenant thereto, whether or not the interests or rights excepted in (a) or (b) appear in the Public Records or are shown in Schedule B.

**ATTACHMENT ONE
(CONTINUED)**

2006 ALTA OWNER'S POLICY (06-17-06)

EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy, and the Company will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

1. (a) Any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
 - (i) the occupancy, use, or enjoyment of the Land;
 - (ii) the character, dimensions, or location of any improvement erected on the Land;
 - (iii) the subdivision of land; or
 - (iv) environmental protection;or the effect of any violation of these laws, ordinances, or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5.
 - (b) Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 6.
2. Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.
3. Defects, liens, encumbrances, adverse claims, or other matters
 - (a) created, suffered, assumed, or agreed to by the Insured Claimant;
 - (b) not Known to the Company, not recorded in the Public Records at Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
 - (c) resulting in no loss or damage to the Insured Claimant;
 - (d) attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risk 9 and 10); or
 - (e) resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Title.
4. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that the transaction vesting the Title as shown in Schedule A, is
 - (a) a fraudulent conveyance or fraudulent transfer; or
 - (b) a preferential transfer for any reason not stated in Covered Risk 9 of this policy.
5. Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching between Date of Policy and the date of recording of the deed or other instrument of transfer in the Public Records that vests Title as shown in Schedule A.

EXCEPTIONS FROM COVERAGE

This policy does not insure against loss or damage, and the Company will not pay costs, attorneys' fees, or expenses that arise by reason of:

NOTE: The 2006 ALTA Owner's Policy may be issued to afford either Standard Coverage or Extended Coverage. In addition to variable exceptions such as taxes, easements, CC&R's, etc., the Exceptions from Coverage in a Standard Coverage policy will also include the Western Regional Standard Coverage Exceptions listed below as 1 through 7 below:

1. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
2. Any facts, rights, interests, or claims that are not shown by the Public Records at Date of Policy but that could be (a) ascertained by an inspection of the Land, or (b) asserted by persons or parties in possession of the Land.
3. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records at Date of Policy.
4. Any encroachment, encumbrance, violation, variation, easement, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records at Date of Policy.
5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b), or (c) are shown by the Public Records.
6. Any lien or right to a lien for services, labor, material or equipment unless such lien is shown by the Public Records at Date of Policy.]
7. Any claim to (a) ownership of or rights to minerals and similar substances, including but not limited to ores, metals, coal, lignite, oil, gas, uranium, clay, rock, sand, and gravel located in, on, or under the Land or produced from the Land, whether such ownership or rights arise by lease, grant, exception, conveyance, reservation, or otherwise; and (b) any rights, privileges, immunities, rights of way, and easements associated therewith or appurtenant thereto, whether or not the interests or rights excepted in (a) or (b) appear in the Public Records or are shown in Schedule B.

**ATTACHMENT 6
PL24-0294**

Zoning Administrator

Hearing Date: January 30, 2025

Effective Date: January 31, 2025

RESOLUTION NO. 2025-03

A RESOLUTION OF THE ZONING ADMINISTRATOR OF THE CITY OF ESCONDIDO, CALIFORNIA, APPROVING THE REQUEST TO RESCIND THE PROJECT SITE FROM THE CITY'S LOCAL REGISTER, PURSUANT TO THE ESCONDIDO ZONING ORDINANCE, ARTICLE 40, SECTION 33-795.

APPLICANT: TYLER CARUSO

CASE NO: PL24-0294

WHEREAS, the Zoning Administrator of the City of Escondido did, on January 30, 2025, hold a public hearing to consider a request to rescind the Project Site from the City's Local Register, Pursuant to the Escondido Zoning Ordinance, Article 40, Section 33-795.

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 January 30, 2025, which along with its attachments is incorporated herein by this reference; and

HEREAS, the application was assessed in conformance with the California Environmental Quality Act (CEQA) 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 delisting of the subject property pursuant to Article 40, Section 33-795.

PASSED, ADOPTED AND APPROVED by the Zoning Administrator of the City of Escondido, California, at a regular meeting held on the 30th day of January, 2025.

VERONICA MORONES
Zoning Administrator

Witness

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

EXHIBIT "A"

PLANNING CASE NO. PL24-0294

LEGAL DESCRIPTION

THE NORTHWESTERLY 125.00 FEET OF THE FOLLOWING DESCRIBED PARCEL OF LAND:

THAT PORTION OF LOT 8 AND OF THE WASHINGTON AVENUE, IN BLOCK 177 OF RANCHO RINCON DEL DIABLO, IN THE CITY OF ESCONDIDO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 723, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTHWESTERLY LINE OF SAID LOT, DISTANT THEREON NORTH 44°25' WEST 289.59 FEET FROM THE MOST NORTHERLY CORNER OF SAID LOT; THENCE SOUTH 45°35' EAST 323.00 FEET; THENCE SOUTH 44°25' WEST, PARALLEL WITH SAID NORTHEASTERLY LINE, 120.00 FEET TO A POINT IN THE NORTHEASTERLY LINE OF THE LAND DESCRIBED IN THE DEED TO ROSCOE C. ACOCK, ET UX, RECORDED APRIL 14, 1958 IN BOOK 7035, PAGE 567 OF OFFICIAL RECORDS; THENCE ALONG SAID NORTHEASTERLY LINE OF SAID LAND AND THE NORTHWESTERLY PROLONGATION THEREOF, NORTH 45°35' WEST 363.00 FEET TO THE CENTER LINE OF WASHINGTON AVENUE; THENCE NORTH 44°25' EAST ALONG SAID CENTER LINE, 120.00 FEET TO A LINE WHICH BEARS NORTH 49°35' WEST FROM THE POINT OF BEGINNING; THENCE SOUTH 45°35' EAST 40.00 FEET TO THE POINT OF BEGINNING.

EXHIBIT “B”

PLANNING CASE NO. PL24-0294

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 January 30, 2025 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 Application will not have a significant effect on the environment, and all of the requirements of CEQA have been met.

Local Register Delisting (Article 40, Section 33-795)

The Application has been reviewed pursuant to Article 40 (Historical Resources), Section 33-795 of the Escondido Zoning Code, and meets both criteria of the two required criteria listed in Section 33-795(c).

1. *Criteria 1. New documentation has been presented disproving the property’s association with a significant person, event, or pattern of history or any other information upon which the resource was placed on the local register or given landmark status.*

As discussed, the subject property was previously documented, evaluated, and listed on the City’s Local Register based on listing Criteria 2 and 5. Previous documentation indicates the property was a ca. 1930 “Victorian cottage,” with additions and remodels completed since the original construction. Records indicate an addition was completed in 1945, and a substantial remodel of the property occurred in or around 1960.

In addition to the various alterations to the property since original construction, the Nomination Report for the City of Escondido Local Register of Historic Places justifies the listing of the property based on the association of the property with Miss Dolla Scripps, the daughter of E.W. Scripps, a prominent historical figure. Per the cultural resources report prepared for the property, no association was found between the subject property and any members of the Scripps family. Further, the listing claims the residence consisted of 14 rooms built on top of a hill surrounded by citrus trees. No historical records of the property show a structure of this size, or setting. The Historic Resources Inventory for 350 S. Vine Street further substantiates that the listing was made in error, as the description for the Vine residence matches that of the Local Register listing for the subject property.

2. *Criteria 2. Evidence has been presented that the property no longer retains its integrity, meaning that modifications and alterations to the resource have affected its location, design, setting, materials, workmanship, feeling or association that warranted its placement on the local register or its designation as a local landmark.*

As stated in the Cultural Resources report for the property, significant alterations have been made since the original construction, and no documentation proves that elements of a Victorian cottage were present either at the time of construction or at the time the property was listed on the Local Register. The Secretary of the Interior Guidelines for additions and alterations to historic structures requires that the historic character of the property is not negatively impacted, and that the integrity of the structure not be impaired. If elements of a Victorian cottage were present at some time in the past, significant changes have been made such that the home bears no resemblance to a Victorian cottage. Further, the shape and form of the home strongly suggests that the original structure was constructed not as a Victorian cottage, but as a traditional four-square.