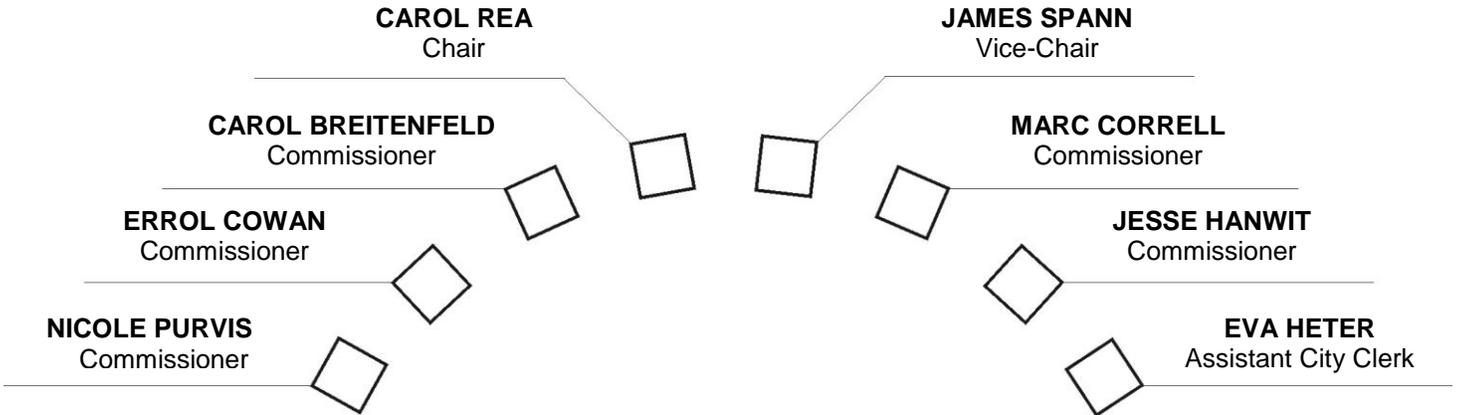


CITY OF ESCONDIDO

Historic Preservation Commission and Staff Seating



AGENDA

HISTORIC PRESERVATION COMMISSION
201 N. Broadway
City Hall Council Chambers

3:00 P.M.
JULY 19, 2018

- A. CALL TO ORDER
- B. FLAG SALUTE
- C. ROLL CALL
- D. REVIEW OF MINUTES: **May 17, 2018**

The Brown Act provides an opportunity for members of the public to directly address the Commission on any item of interest to the public, before or during the Commission's consideration of the item. If you wish to speak regarding an agenda item, please fill out a speaker's slip and give it to the minutes clerk who will forward it to the Chairman.

Electronic Media: Electronic media which members of the public wish to be used during any public comment period should be submitted to the Planning Division at least 24 hours prior to the meeting at which it is to be shown.

The electronic media will be subject to a virus scan and must be compatible with the City's existing system. The media must be labeled with the name of the speaker, the comment period during which the media is to be played and contact information for the person presenting the media.

The time necessary to present any electronic media is considered part of the maximum time limit provided to speakers. City staff will queue the electronic information when the public member is called upon to speak. Materials shown to the Commission during the meeting are part of the public record and may be retained by the City.

The City of Escondido is not responsible for the content of any material presented, and the presentation and content of electronic media shall be subject to the same responsibilities regarding decorum and presentation as are applicable to live presentations.

If you wish to speak concerning an item not on the agenda, you may do so under "Oral Communications" which is listed at the beginning and end of the agenda. All persons addressing the Historic Preservation Commission are asked to state their names for the public record.

Availability of supplemental materials after agenda posting: Any supplemental writings or documents provided to the Historic Preservation Commission regarding any item on this agenda will be made available for public inspection in the Planning Division located at 201 N. Broadway during normal business hours, or in the Council Chambers while the meeting is in session.

The City of Escondido recognizes its obligation to provide equal access to public services to individuals with disabilities. Please contact the A.D.A. Coordinator, (760) 839-4643, with any requests for reasonable accommodation, at least 24 hours prior to the meeting.

E. WRITTEN COMMUNICATION:

"Under State law, all items under Written Communications can have no action and will be referred to the staff for administrative action or scheduled on a subsequent agenda."

F. ORAL COMMUNICATION:

"Under State law, all items under Oral Communications can have no action and will be referred to the staff for administrative action or scheduled on a subsequent agenda." This is the opportunity for members of the public to address the Commission on any item of business within the jurisdiction of the Commission.

G. PUBLIC HEARINGS: None

H. CURRENT BUSINESS:

1. [CONTINUED DESIGN REVIEW – CASE NO. PHG18-0013](#)

REQUEST: Proposed renovations and new construction at the Historic Ritz Theater building and adjacent property

ZONING/LOCATION: Downtown Specific Plan - Historic Downtown District / 301-309 East Grand Avenue

APPLICANT: Tim Cruz, Plain Joe Studios

STAFF: Jay Paul, Senior Planner

STAFF RECOMMENDATION: Provide direction to applicant

2. FUTURE MINUTES FORMAT

REQUEST: Receive information regarding format changes for future HPC minutes

STAFF: Adam Finestone, Principal Planner

STAFF RECOMMENDATION: None

3. REPORT ON MARCH 23, 2018 OFFICE OF HISTORIC PRESERVATION SEMINAR

REQUEST: Presentation on Historic Preservation seminar

STAFF: Paul Bingham, Assistant Planner II

STAFF RECOMMENDATION: Receive presentation and discuss seminar

Note: Current Business items are those that under state law and local ordinances do not require either public notice or public hearings. Public comments may be limited to a maximum time of three minutes per person.

I. ORAL COMMUNICATION:

"Under State law, all items under Oral Communication can have no action, and will be referred to the staff for administrative action or scheduled on a subsequent agenda." This is the opportunity for members of the public to address the commission on any item of business within the jurisdiction of the Commission.

J. COMMISSIONER COMMENTS

K. ADJOURNMENT TO NEXT REGULARLY SCHEDULED HPC MEETING SEPTEMBER 20, 2018

CITY OF ESCONDIDO

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

MAY 17, 2018

The regular meeting of the Historic Preservation Commission was called to order at 3:00 by Chair Rea in Council Chambers, 201 North Broadway, Escondido, California.

Commissioners present: Chair Rea, Vice-chair Spann, Commissioner Breitenfeld, Commissioner Correll, Commissioner Cowan, Commissioner Hanwit, Commissioner Purvis.

Commissioners absent: None.

Staff present: Paul Bingham, Assistant Planner II; Adam Finestone, Principal Planner; Jay Paul, Senior Planner; and Eva Heter, Assistant City Clerk.

SWEARING IN OF NEW COMMISSIONERS:

Assistant City Clerk Heter administered the oath to Marc Correll, Errol Cowan, Nicole Purvis, and James Spann.

SELECTION OF CHAIR, VICE-CHAIR AND DETERMINATION OF SEATING ORDER

ACTION:

Moved by Commissioner Correll, seconded by Commissioner Spann, to nominate Commissioner Rea to Chairman. Motion carried unanimously.

ACTION:

Moved by Commissioner Correll, seconded by Commissioner Hanwit, to nominate Commissioner Spann to Vice-chairman. Motion carried unanimously.

Senior Planner Paul stated the lettering format, shown in the photos, was just for discussion and only provides the initial concept to the design. The format of the typed face of the marquee would be changeable copies, displaying various event titles for the location.

Commissioner Correll also questioned the type face of the upright feature, further stating that an older typeface may help to reflect the era of the structure. He felt the initial design proposal was more engrossing and attractive, and the second proposal seemed rather stark. However, he felt that neither of the two proposals adequately feature the historic/original building. He stated the project would be quite a significant feature for downtown and additional time to review the proposal would have been beneficial.

Commissioner Purvis stated she felt as though the project design represented a false sense of history. She referred back to the slide 8 of the power point presentation and requested clarification on the proposed demolition of the corner building, questioning if the building was on a local registry/survey. She questioned if there were any original architectural features present on the corner building that could be preserved, and inquired as to why the proposal wasn't presented to reconstruct the original structural design of the building.

Senior Planner Paul confirmed that the corner building was being proposed for demolition, further stating that the building was on a local registry/survey. A historical analysis had been conducted, approximately 10 years ago for the theatre building, which determined that there was a lack of original features, due to the amount of changes/modification, and did not to meet the criteria to be determined a significant historic resource.

Commissioner Hanwit stated the emphasis of the project should be on the original theatre marquee and the second marquee should be much smaller. She also noted she was not in favor of demolishing the corner site. She felt the arched windows presented in the renderings did not match the art deco design of the buildings

Commissioner Correll stated he appreciated the proposal and the intended uses; however, he felt that parking was a concern for the location. He questioned if it was within the Commissions purview to discuss use of the location.

Principal Planner Finestone stated the project being presented to the Commission is relative to design issues, not the issue of land use.

Vice-chair Spann recalled a previous proposal for the site, and the determination that the site not authentic enough to restore. He was in favor of restoring the theatre building to allow for utilization of the site. He questioned the finish on the windows. He also suggested that the blue line below the Marque should be extended past the marque. He stated there should be some leeway for the signage, considering the original marque will be retained; however, he felt the marque on the corner should be considerably smaller and could potentially mimic the shape of the original marque.

Tim Cruz, Plain Joe Studios, stated the finish on the windows would be copper. The horizontal lines painted on the building to extend past the Marque is easily and is not an issues. He requested additional input on the arch vs. squared design of the windows, and/or any significant changes that might affect the design process.

Chair Rea stated she was not in favor of the initial design proposal. She commented on the architectural design of the corner building and would like to see the corner accentuated. She appreciated the detail on the proposal which captures the upside down "L" and some of the vertical elements of the side of the building. She would like to see the tiles/blocks along with the corner of the building accentuated. She also noted she would like to see the old mural replicated on the blank wall above the marque. She was in favor of the proposed development and use of the property. Referring to Slide 12: She agreed that the blue strip should be placed on the opposing side of the marque. She appreciated the design of the vertical windows and the incorporation of replicated features from the exterior design present at City Hall. She also noted that she would like to see the size of the additional marque reduced. She called the attention to the café being exposed to the elements, and would like to see some options for both opening and closing off the café.

Commissioner Breitenfeld stated she would like to focus on consistency with the original design. She questioned the entrance located on the corner. She felt as though the design of the corner building overwhelmed the original building.

Tim Cruz, Plain Joe Studios, questioned if the design should show and emphasize the existing theater, which was purchased first and the corner building was purchased for incorporated design and visibility. He also indicated the proposed design was inspired to serve the pedestrian level. He stated the theatre and the corner building were being designed to operate as one facility. He also stated the theatre was believed to have the historical significance; thus, the design focused primarily on complementing the architectural design of the theatre.

Senior Planner Paul requested any recommendations for the final design of the project. He stated the project timeline needed to move forward in order to conduct the environmental review and present the project to the Planning Commission.

Principal Planner Finestone requested that the Commission formulate a motion to provide to provide direction to the applicant.

Vice-chair Spann recommended that the design be simplified.

Tim Cruz, Plain Joe Studios, stated the project would need to be reviewed within the next two to three weeks.

Commissioner Correll was in favor of the project, but the overall design consistency was the main concern.

Principal Planner Finestone stated staff would be able to assist with the general overall design; however, broad design changes were of concern and staff would want to bring the item back to the Commission for final review.

Commissioner Purvis requested a copy of the previous Historic Report/Survey. She also recommended the upper story of the new building should be setback and the ornamentation eliminated. She also recommended the pylon be minimized; corner marquee removed; and focus more attention on the design elements that are part of the historic features of the theatre and simplify the design of the corner building. She further stated she liked the color schemes and the details; however, some of the metal work seemed reminiscent of the City Hall rather than the theatre.

Principal Planner Finestone stated that the report/survey would be made available to the Commission.

ACTION:

Chair Rea motioned to defer to staff for project design changes and brought back to the Commission for review. Seconded by Commission Correll. Motion passed unanimously.

J.2 DESIGN REVIEW – Case No. ADM14-0047

REQUEST: Proposed Double Garage and Second Story Addition to OEN Residence

ZONING/LOCATION: R-1-6 (Single-Family)/ 1165 Chestnut Street

APPLICANT: Sammuel Mireles

STAFF: Paul Bingham

STAFF RECOMMENDATION: Approval

Paul Bingham, Assistant Planner II, provided a brief overview and supplemental documentation for the property. The HPC is tasked with Design Review of the proposed project, but the actual size of the addition may be reduced by further valuation calculations by staff later.

Chair Rea questioned the era of the site and surrounding area. Assistant Planner II Bingham stated that the original structure likely depicted the craftsman style era. Sammuel Mireles, Applicant stated that the existing Mediterranean house was not the original style, he wanted to return it to the craftsman style.

Chair Rea stated that a two story design was concerning, especially if the neighboring backyards are viewable from the second story. She stated that if the neighbors were in agreement with the design, she was in favor of the design.

Vice-chair Spann stated that he liked the plan and that the design was a nice addition to the neighborhood, the project makes the house more conformable.

Commissioner Breitenfeld stated that the existing garage was not usable. She questioned the square footage of the house.

Assistant Planner II Bingham identified the page in the staff report that discussed the square footage of the dwelling.

Chair Rea questioned if the building would have a sprinkler system.

Assistant Planner II Bingham stated that the project presentation was a conceptual design.

ACTION:

Vice-Chair Spann moved to approve staff recommendation for the proposed Double Garage and Second Story Addition to OEN Residence, Commissioner Cowan seconded the motion. Motion passed unanimously.

J.3 DESIGN REVIEW – Case No. ADM18-0082

REQUEST: Proposed Exterior Modifications to Local Register Garage Associated with its Conversion into an Accessory Dwelling Unit (SDU)

ZONING/LOCATION: R-2-12 (Multi-Family)/ 421 East 4th Avenue

APPLICANT: Nancy Lane

STAFF: Paul Bingham

STAFF RECOMMENDATION: Approval

Commissioner Hanwit recused herself due to proximity of her personal residence to the project and stepped down from the dais.

Paul Bingham, Assistant Planner II, provided a brief overview and supplemental documentation, including proposed window and door changes that made sense to staff in light of the SDU's floor plan, and requested Commission Approval. Danny Iverson, Applicant Representative, was available for questions.

Chair Rea stated that she would like to see the existing door replaced and suggested that a Dutch door would be charming for the site.

Commissioner Purvis questioned if historic photos were investigated. Assistant Planner II Bingham indicated that the City did not have many photos, he identified the photos that were available.

Chair Rea, understanding that the garage would need to be sealed for habitability, she requested that the design show a resemblance of carriage doors with hinges.

Commissioner Purvis was in favor of the faux carriage door to seal the garage. She questioned the second double hung window. She suggested the possibility of utilizing a skylight. She was in favor of the project, and agreed with staff regarding the doors.

Danny Iverson, Applicant Representative, addressed the design questions.

Vice-chair Spann stated that staff's recommendation for windows was good, he was in favor of the faux carriage door, and was in favor of wood windows.

Chair Rea questioned landscape plans.

Danny Iverson, Applicant Representative, reviewed the site and stated that there was an existing driveway.

Adam Finestone, Principal Planner stated that the plans would still need to be reviewed by the Building Department to ensure compliance with the building code requirements.

ACTION:

Vice-chair Spann moved to approve staff recommendation with the front door being replaced with a period appropriate door, and the placement of a faux door, painted and complete with trim and hinges, for the sealing of the garage. Seconded by Commissioner Correll. Motion carried. Ayes: Rea, Spann, Breitenfeld, Correll, Cowan, and Purvis. Noes: None. Abstained: None. Recused: Hanwit. (6-0-0-1)

J.4 DISCUSSION OF AD HOC WORK GROUPS AND MILLS ACT VISITS

REPORT BY: Adam Finestone

Adam Finestone, Principal Planner, addressed the concerns of the Historic Preservation Commission to continue conducting Mills Act Visits. He stated that after research and review, it had been determined that site visits by the AD HOC Group/Standing Committee would be subject to the Brown Act and would not be suitable for the site inspections. He reviewed staff resources, indicating that the best alternative would be to conduct historical reviews of permit records to

determine upgrade requirements. He further stated that staff would continue to review staff resources for the Mills Act Visits.

Commissioner Hanwit stated that the only concerns were that homeowners that are approved for the Mills Act are not required to establish a priority list.

Chair Rea stated that it was unfortunate that the Mills Act Visits would be halted further compromising accountability. She suggested volunteer programs. She questioned the possibility of changing the requirements for the Mills Act. She suggested the requirement for the homeowner to provide pictures showing progress.

Commissioner Breitenfeld stated that if the requirement is not in the contract, then homeowners will not be required to submit photos.

Principal Planner Finestone stated that there were certainly problems with the existing process.

Assistant Planner II Bingham stated that he was provided with information from the 2018 Historic Preservation Conference that other jurisdictions were requiring up to \$6500.00 for a Mills Act application to cover administrative fees. We may want to consider a fee for the Mills Act Visits.

Principal Planner Finestone stated that the fee schedule could potentially be looked at for further background of fee recovery. The item will be up for further discussion.

J.5 REPORT ON MARCH 23, 2018 OFFICE OF HISTORIC PRESERVATION CONFERENCE

REQUEST: Staff
STAFF SUMMARY: Paul Bingham

ACTION:

Item Tabled for the next regularly scheduled meeting.

J.6 REPORT ON MAY HISTORIC PRESERVATION MONTH ACTIVITIES

REQUEST: Staff

Assistant Planner II Bingham stated that Chair Rea presented a PowerPoint Presentation to the City Council on May 9, 2018, honoring Escondido's Agricultural Heritage. Three families and one group were honored in the presentation. The families/group: Ben Hillebrecht's Family, Charles Henry's Family, Edward Grangetto's Family, and the Bandy Blacksmith Guild.

Chair Rea stated that the Annual Old Escondido Mother's Day Tour was again a great success and sold 500 tickets.

K. ORAL COMMUNICATION: - None

L. COMMISSIONER COMMENTS: - None

ADJOURNMENT:

The meeting was adjourned at 5:14 PM

Adam Finestone, Principal Planner

Eva Heter, Assistant City Clerk



HISTORIC PRESERVATION COMMISSION

Agenda Item No.: H.1
Date: July 19, 2018

TO: Historic Preservation Commission
FROM: Jay Paul, Senior Planner
PROJECT: PHG18-0013 – (Ritz/Grand Theatre)
LOCATION: 301 and 309 E. Grand Avenue
APPLICANT: Plain Joe Studios

PROJECT DESCRIPTION: The project involves the renovation of the existing two-story, approximately 10,520 SF Ritz Theatre building (309 E. Grand Avenue) and demolition of the adjacent 5,200 SF single-story commercial building located on the corner of E. Grand Avenue and S. Juniper Street (301 E. Grand Avenue). A new two-story, approximately 10,000 SF commercial building would be constructed at 301 E. Grand Avenue. The architecture of the new two story building is being designed to complement the existing art deco/modern style of the existing Ritz Theatre building. The two buildings, once constructed and renovated, would be used for a variety of uses including performing arts, religious services, office uses, classroom type studios, and a café on the bottom floor. A Planned Development (Master and Precise Development Plan) has been requested for additional wall signage in excess of the Downtown Specific Plan signage regulations.

DESIGN REVIEW: Design review of this project by the Historic Preservation Commission (HPC) is required because the subject properties are both listed on the City's Historic Sites Survey. The Ritz Theatre also is listed on the City's Local Register of Historic Places. The HPC previously considered the project at the May 17, 2018 meeting and offered recommendations regarding the project design. Copies of the plans from the May 17, 2018 meeting, as well as revised plans prepared in response to the HPC's recommendations, have been attached to this report as Exhibits "A" and "B," respectively. Copies of the Historic Resources Inventories prepared for both properties at the time they were incorporated into the Historic Sites Survey have been attached as well (Exhibit "C") in order to provide context.

The purpose of today's item is to provide information and guidance to the applicant regarding design revisions made thus far. Subsequent to completion of an environmental analysis under the California Environmental Quality Act (CEQA), including an evaluation of the historical significance of both properties, the project will be brought back to the HPC for a formal recommendation to the City Council.

Respectfully Submitted,



Jay Paul
Senior Planner

Exhibits:

- A Project plans, dated May 10, 2018
- B Project plans, dated July 2, 2018
- C Historic Resources Inventories

plain|estudios
ARCHITECTURE

WWW.PLAINESTUDIOS.COM 7345 PUTTE CREEK DR., CORONA, CA 92681

There are no other uses or purposes intended for this building. The use of this building is limited to the use of a community arts center. The use of this building is limited to the use of a community arts center. The use of this building is limited to the use of a community arts center.

REVISIONS

NO.	DATE	COMMENT

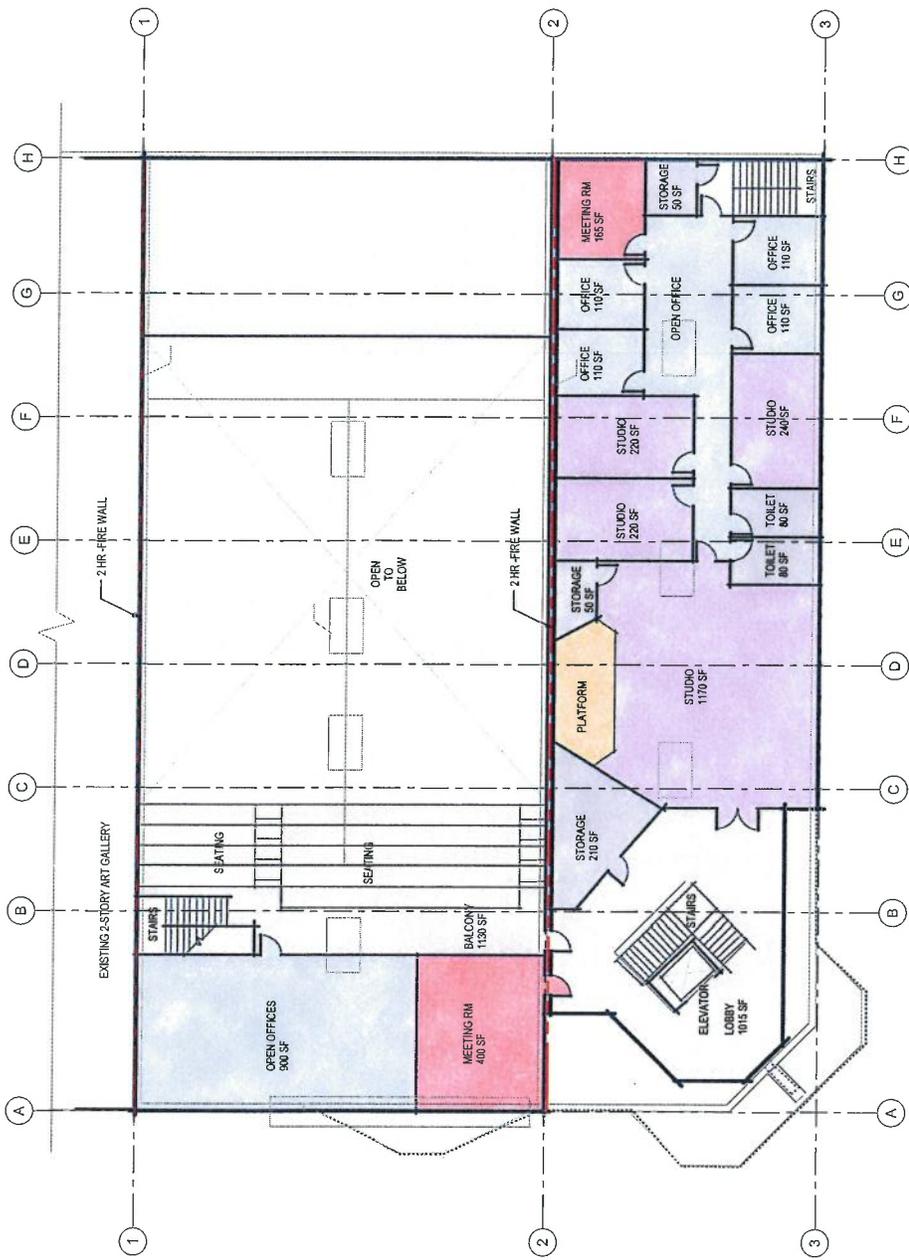
SECOND FLOOR PLAN

THE GRAND
Restoration Community Arts, LLC

313 E. Grand Ave., Escondido, CA 92026

PROJECT NAME: THE GRAND
PROJECT ADDRESS: 313 E. Grand Ave., Escondido, CA 92026
PROJECT NO.: 1064
DATE: 5-10-18
PROJECT STATUS: DESIGN DEVELOPMENT
DESIGN DEVELOPMENT SHEET NO. **A2.0**

SEATING CAPACITY:
FLOOR SEATS - 480
BALCONY SEATS - 58
TOTAL - 538 SEATS



LEVEL 2

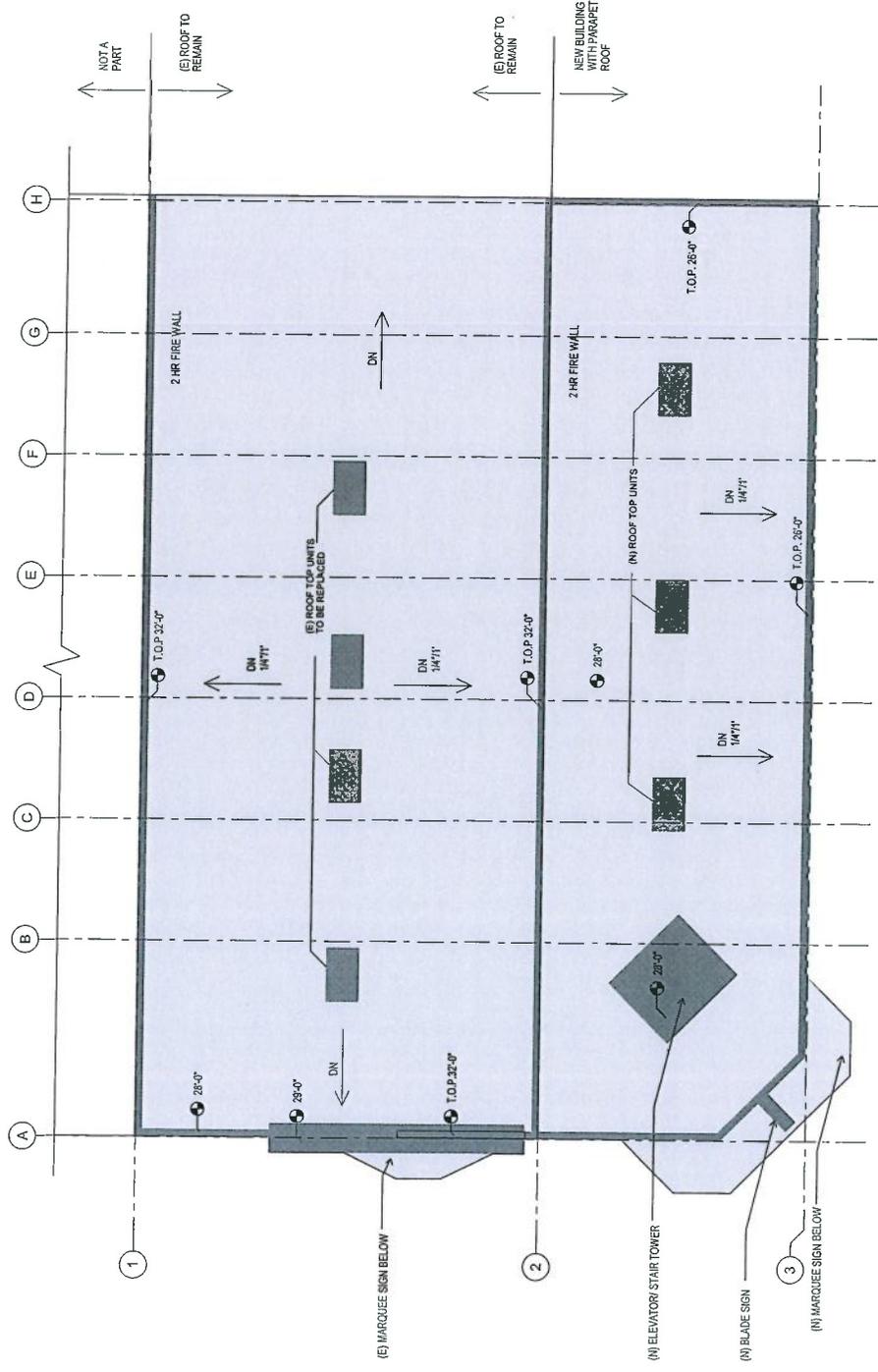
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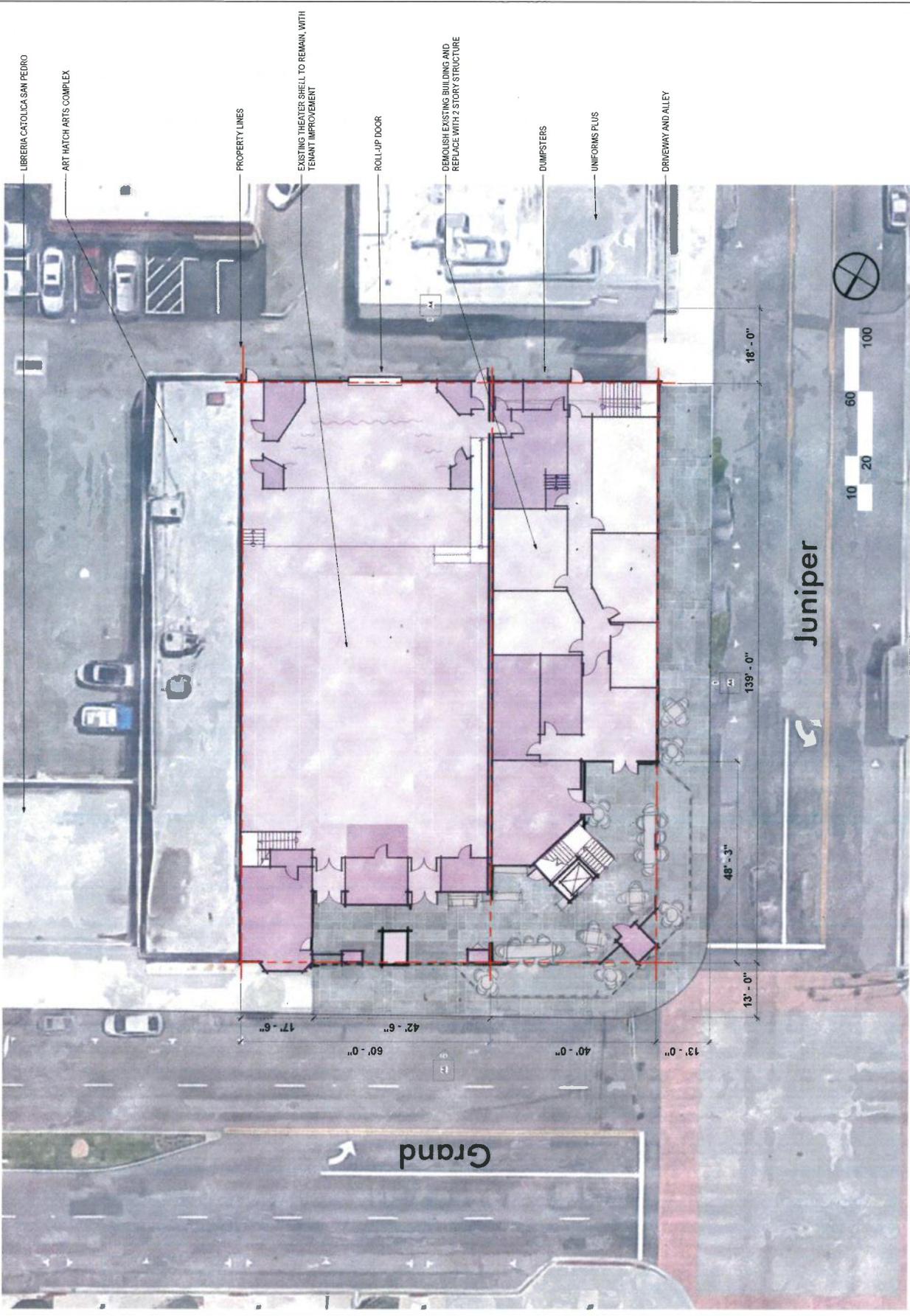
SHEET NO. 1



NO.	DATE	COMMENT

Restoration Community Arts, LLC
 THE GRAND
 213 E. Grand Ave., Escondido, CA 92026
 PROJECT NAME: THE GRAND
 ADDRESS: 213 E. Grand Ave., Escondido, CA 92026
 CLIENT: RESTORATION COMMUNITY ARTS, LLC
 CHECKER: [Name]
 BUILDING PERMIT NO.: [Number]
 USE PERMIT NO.: [Number]
 APPROVER: [Name]
 PROJECT MANAGER: [Name]
 DESIGNER: [Name]
 PROJ. NO.: 1064
 DATE: 5-10-18
 PROJECT STATUS: DESIGN DEVELOPMENT
 SHEET NO.: A3.0





plains studios ARCHITECTURE
 WWW.PLAINDSTUDIOS.COM 7145 HURTS CREEK DR. CORONA, CA 92621
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NO.	DATE	COMMENT

SITE PLAN
 Restoration Community Arts, LLC
 THE GRAND
 313 E. Grand Ave. Escondido, CA 92026
 PROJECT NO. 1064
 DATE 04-16-18
 PROJECT STATUS DESIGN DEVELOPMENT

SHEET NO. **S1**

SITE PLAN | SCALE 1" = 10'-0" | 1

THE GRAND -- CITY OF ESCONDIDO



Sealed Copper Trim

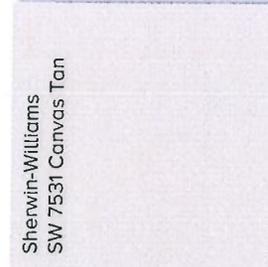
Wood Composite Cladding



Sherwin-Williams
SW 6279 Black Swan

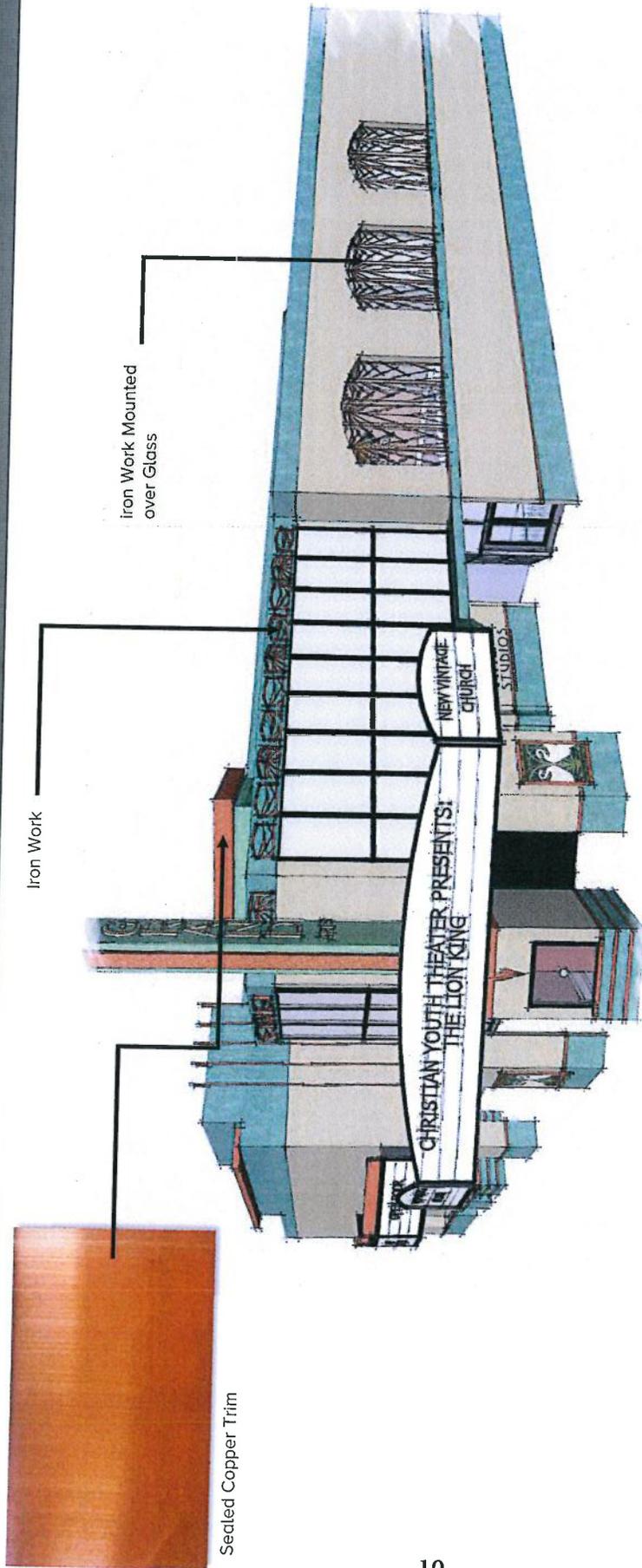


Sherwin-Williams
SW 6479 Drizzle



Sherwin-Williams
SW 7531 Canvas Tan

THE GRAND – CITY OF ESCONDIDO



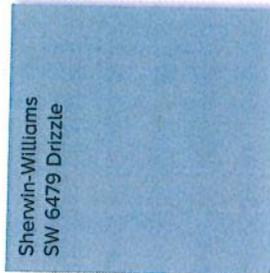
Sedled Copper Trim

Iron Work

Iron Work Mounted over Glass



Sherwin-Williams
SW 6279 Black Swan



Sherwin-Williams
SW 6479 Drizzle



Sherwin-Williams
SW 7531 Canvas Tan

THE GRAND

301 E. Grand Ave, Escondido, CA 92026
 309 E. Grand Ave, Escondido, CA 92026

CITY OF ESCONDIDO: PHG18-0013 AND ENV118-0004



PROJECT DESCRIPTION

The Grand is a renovation project of the historic theater. As a new development, we are proposing to utilize the existing building for the theater and performance arts. The two new buildings will be used to accommodate a variety of uses and performance artists that are currently non-existent or too expensive to use on a regular basis. The second floor is planned to be used as a small performance space, artist studios, and office space.

We are planning to continue the original primary use as a theater and expand it to include other arts program spaces that are in high demand by the community. The small program spaces will be used to accommodate a variety of uses and performance artists that are currently non-existent or too expensive to use on a regular basis. The second floor is planned to be used as a small performance space, artist studios, and office space.

The theater building is listed as a historic building by City of Escondido. This, along with the adjacent corner building, are included in the Specific Plan Guidelines. As part of permitted or conditional use, the guidelines allow for artist studios, artist galleries, dance studios, cafe, etc. Religious activities is not currently a permitted use on the ground floor within the Retail Core Area. Our proposal is to continue the primary historic use of the theater for visual and performance arts and allow some latitude for other occasional ancillary use.

Regarding the protection, the two buildings are separated by a fire separation wall between them, which is required by the code. The two new buildings will be separated by a fire separation wall between them and a fire shutler. Both buildings will be type 3B construction and fully sprinklered.

RECEIVED
 JUL 03 2018

PLANNING DIVISION

SHEET INDEX

Sheet #	Sheet Name
CS	COVER SHEET
A1	SITE PLAN
A2	FLOOR PLAN
A2.0	SECOND FLOOR PLAN
A3.0	ROOF PLAN
A3.1	BUILDING SECTIONS
A4.0	ELEVATIONS
A5.0	HISTORIC AND EXISTING
A5.1	STREET VIEWS EXISTING
A5.2	STREET VIEWS PROPOSED
A5.3	PROPOSED STREET VIEW SIGN EXHIBIT

PROJECT INFORMATION

APPLICANT INFORMATION
 TIM SUPNEY
 1300 S JUNIPER STREET
 ESCONDIDO, CA 92026
 (760)743-2727
 TIM@NEUVANTAGESD.ORG

OWNER INFORMATION
 RESTORATION COMMUNITY ARTS, LLC
 1300 S JUNIPER STREET
 ESCONDIDO, CA 92026
 (760)743-2727
 TIM@NEUVANTAGESD.ORG

SITE INFORMATION
 1300 S JUNIPER AVENUE
 ESCONDIDO, CA 92026
 APN HISTORIC THEATER 228-481-17 (309 E GRAND AVE.)
 APN HISTORIC BUILDING 228-461-141 (301 E GRAND AVE.)
 COMBINED LOT SIZE: 13,908 SF

BUILDING SIZE	HST: THEATER	CORNER BLDG.
EXISTING	2,100	5,440
2ND FLOOR	10,820	5,440
TOTAL	12,920	10,880
PROPOSED	5,295	5,295
2ND FLOOR	2,300	5,095
TOTAL	10,820	10,390
TOTAL	23,740	21,270

ZONE: HD (HISTORIC DOWNTOWN)
 OVERLAY ZONE: RETAIL CORE
 ARCHITECT INFORMATION
 MATT MOLSBERY
 PLAINJOE STUDIOS
 301 E. GRAND AVE
 ESCONDIDO, CA 92026
 (714) 470-8139
 MATT@PLAINJOESTUDIOS.COM

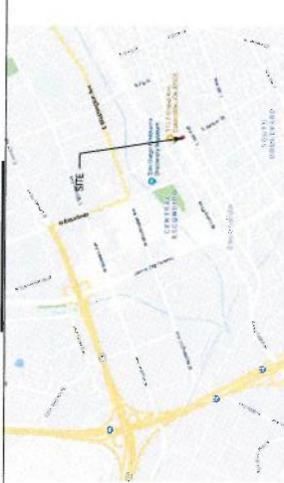
CODE INFORMATION

CONSTRUCTION TYPES: BOTH TYPE 3B FULLY SPRINKLERED
 OCCUPANCY TYPES: HISTORIC THEATER-A-3, CORNER BUILDING A-2 AND A-3

OCCUPANCY LOADS:
 1. THEATER: 560 SEATS, PLUS 86 ANCILLARY OCCUPANTS
 2. CAFE: 60-70
 3. RESTAURANT: 100
 4. OFFICES: 0

PLUMBING FIXTURES, BASED ON OCCUPANT LOAD:
 1. MAIN RESTROOMS: 7 MEN, 10 WOMEN
 2. GREENROOMS: 2 WC, 2 LAVATORIES
 3. UPSTAIRS: 4 WC, 2 LAVATORIES

VICINITY MAP

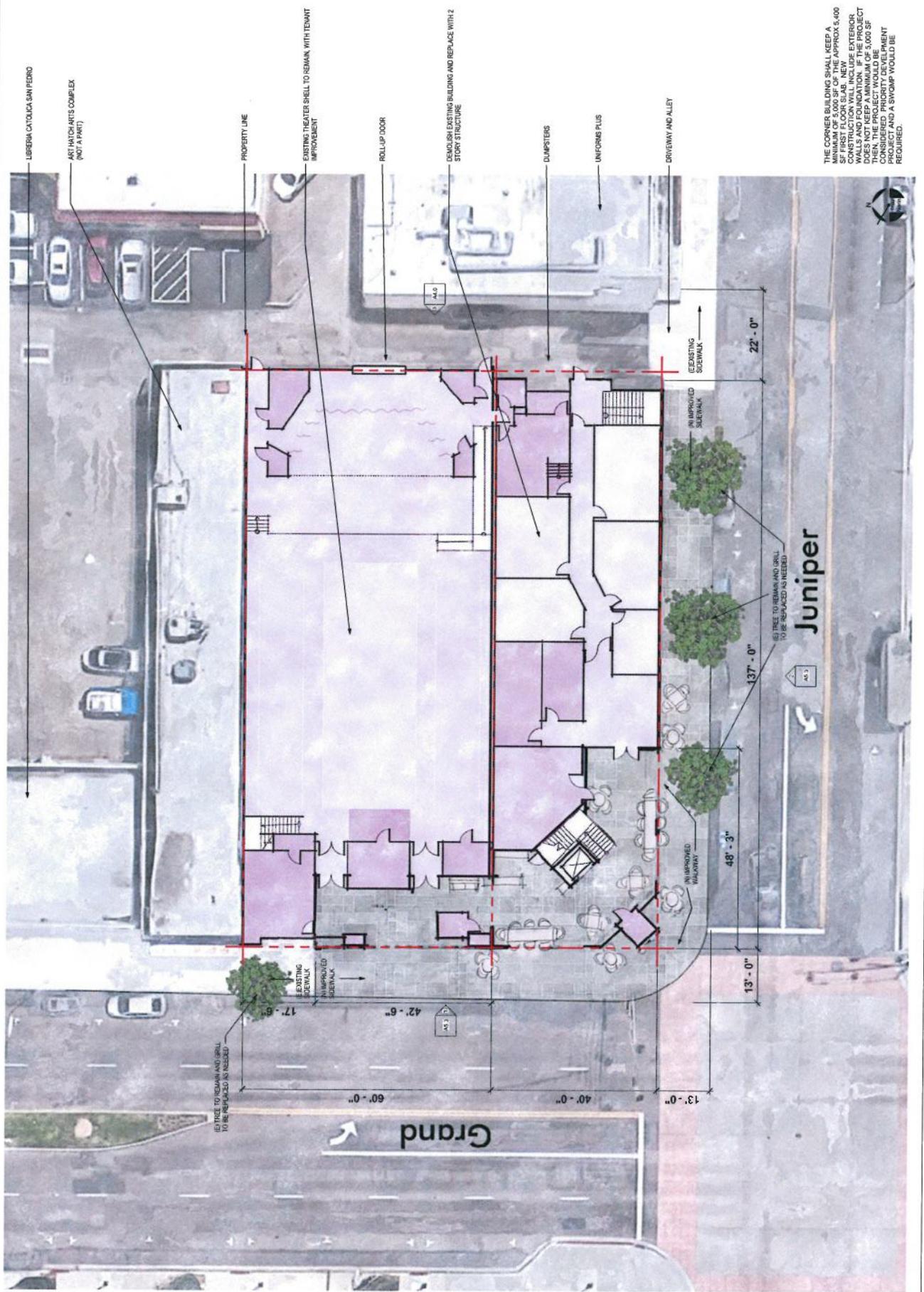


PLAINJOE STUDIOS ARCHITECTURE
 WWW.PLAINJOESTUDIOS.COM
 7545 PRILE CREEK DR. CHONA, CA 92021

REVISIONS
 NO. DATE COMMENT

COVER SHEET
 THE GRAND
 Restoration Community Arts, LLC
 301 and 309 E. Grand Ave, Escondido, CA 92026

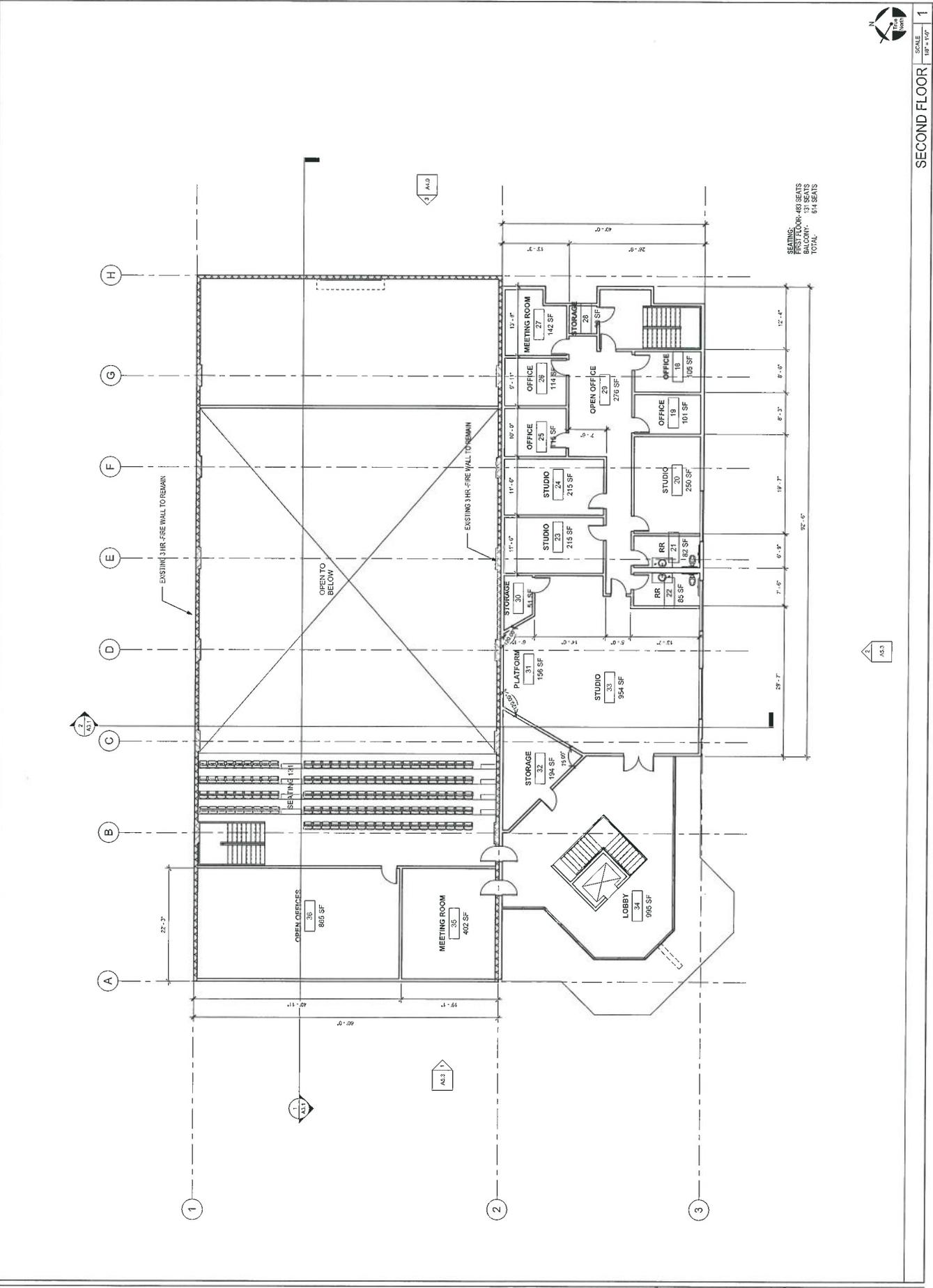
BUILDING PERMIT NO.
 CHECKER
 USE PERMIT NO.
 APPROVER
 PROJECT MANAGER
 DESIGNER
 PROJ. NO. 1064
 DATE 07-02-18
 PROJECT STATUS
 DESIGN DEVELOPMENT



NO.	DATE	COMMENT

Restoration Community Arts, LLC
THE GRAND
 301 and 309 E. Grand Ave. Escondido, CA 92026
SECOND FLOOR PLAN

SHEET NAME: SECOND FLOOR PLAN
 ADDRESS: 301 and 309 E. Grand Ave. Escondido, CA 92026
 CLIENT NAME: RESTORATION COMMUNITY ARTS, LLC
 PROJECT NAME: THE GRAND
 CHECKER: [Name]
 APPROVER: [Name]
 PROJECT MANAGER: [Name]
 DESIGNER: [Name]
 PROJ. NO.: 1064
 DATE: 07-02-18
 PROJECT STATUS: DESIGN DEVELOPMENT
 SHEET NO.: A2.0



Please do not make any construction or installation of any kind without the written consent of the architect. The architect shall not be responsible for any errors or omissions in this document. The architect shall not be responsible for any errors or omissions in this document. The architect shall not be responsible for any errors or omissions in this document.

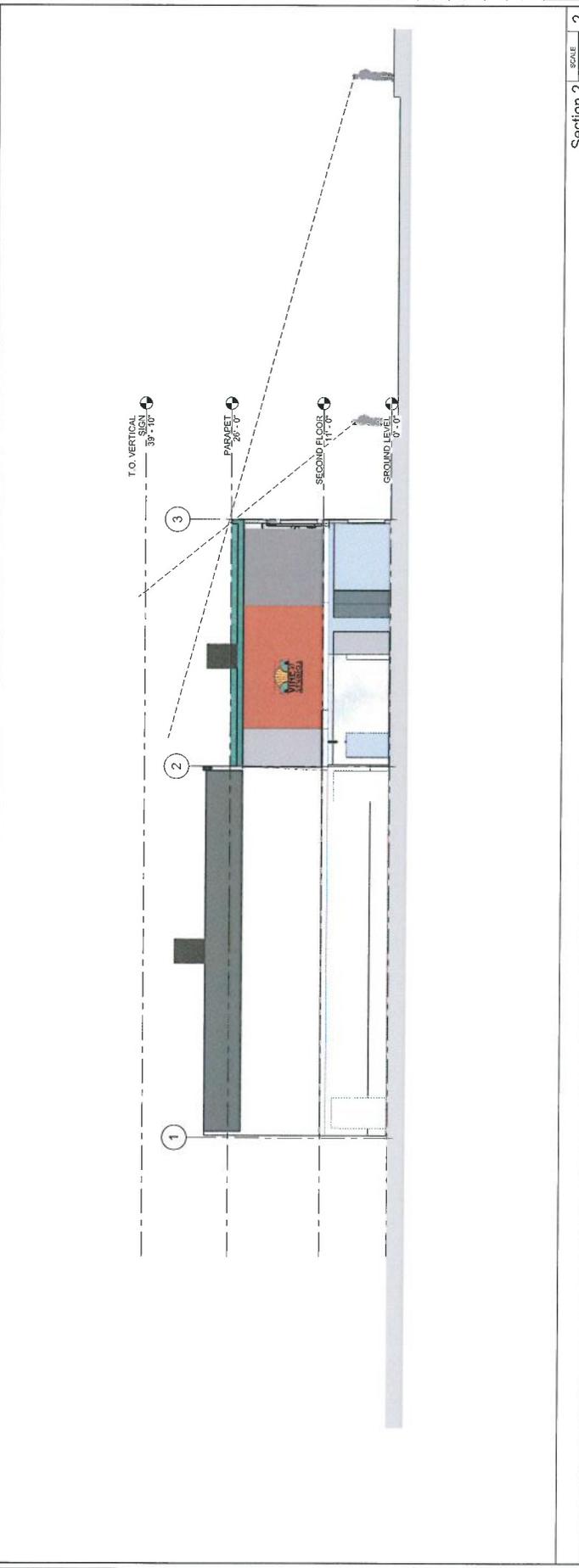
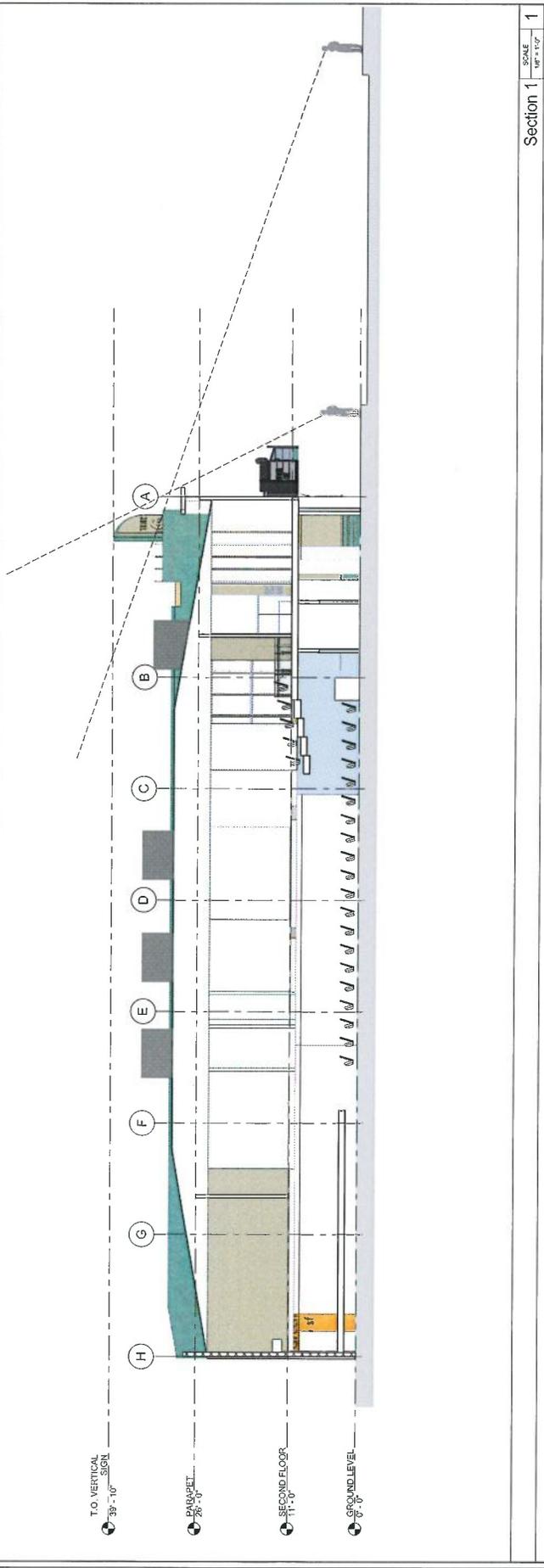
REGISTERED ARCHITECT
 STATE OF CALIFORNIA
 No. 51313
 MATTHEW MOSEBERRY

NO.	DATE	COMMENT

BUILDING SECTIONS
 301 and 309 E. Grand Ave., Escondido, CA 92026
THE GRAND
 Restoration Community Arts, LLC

CLIENT NAME: Restoration Community Arts, LLC
 PROJECT NAME: THE GRAND
 ADDRESS: 301 and 309 E. Grand Ave., Escondido, CA 92026

BUILDING PERMIT NO. _____
 SHEET NO. _____
 CHECKER _____
 USE PERMIT NO. _____
 APPROVER _____
 PROJECT MANAGER _____
 DESIGNER _____
 PROJ. NO. 1064
 DATE 07-02-18
 PROJECT STATUS: DESIGN DEVELOPMENT
 SHEET NO. **A3.1**



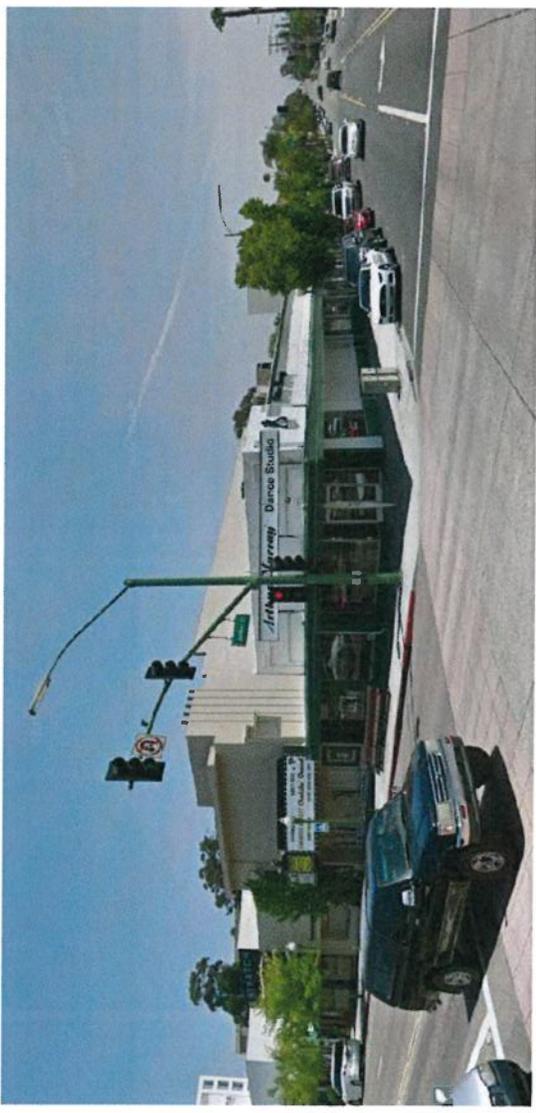
NO.	DATE	COMMENT

CLIENT NAME: Restoration Community Arts, LLC
PROJECT NAME: THE GRAND
ADDRESS: 301 and 309 E. Grand Ave. Escondido, CA 92026
SHEET NO.: HISTORIC AND EXISTING STREET VIEWS
BUILDING PERMIT NO.:
USE PERMIT NO.:
APPROVER:
PROJECT MANAGER:
DESIGNER:
PROJ. NO.: 1084
DATE: 07-02-18
PROJECT STATUS:
DESIGN DEVELOPMENT

SHEET NO. **A5.1**



HISTORIC STREET VIEW



EXISTING STREET VIEW

WWW.PLANGESTUDIOS.COM 7345 PLUTE GREEK DR COHONA, CA 95011
plainjoe studios
 ARCHITECTURE

These drawings include the accompanying conditions or statements of service on the outside of the sheet. The client and architect shall be responsible for the accuracy of the information provided. The architect shall not be held responsible for the accuracy of the information provided by the client. The architect shall not be held responsible for the accuracy of the information provided by the client. The architect shall not be held responsible for the accuracy of the information provided by the client.

STAMP

NO.	DATE	COMMENT

Restoration Community Arts, LLC
THE GRAND
 301 and 309 E. Grand Ave., Escondido, CA 92026
PROPOSED STREET VIEW

CLIENT NAME: _____
 PROJECT NAME: _____
 ADDRESS: _____
 SHEET NAME: _____
 BUILDING PERMIT NO.: _____
 CHECKER: _____
 USE PERMIT NO.: _____
 APPROVER: _____
 PROJECT MANAGER: _____
 DESIGNER: _____
 PROJ. NO.: 1064
 DATE: 07-02-18
 PROJECT STATUS: _____
 DESIGN DEVELOPMENT

SHEET NO
A5.2



PROPOSED DESIGN

NO.	DATE	COMMENT

Restoration Community Arts, LLC
 301 and 309 E. Grand Ave., Escondido, CA 92026

THE GRAND
 Restoration Community Arts, LLC

SIGN EXHIBIT

SHEET NAME: SIGN EXHIBIT
 PROJECT NAME: THE GRAND
 PROJECT ADDRESS: 301 and 309 E. Grand Ave., Escondido, CA 92026
 CLIENT NAME: Restoration Community Arts, LLC
 CHECKER: [Name]
 BUILDING PERMIT NO.: [Number]
 USE PERMIT NO.: [Number]
 APPROVER: [Name]
 PROJECT MANAGER: [Name]
 DESIGNER: [Name]
 PROJ. NO.: 1064
 DATE: 07-02-18
 PROJECT STATUS: SIGN DEVELOPMENT
 SHEET NO: A5.3

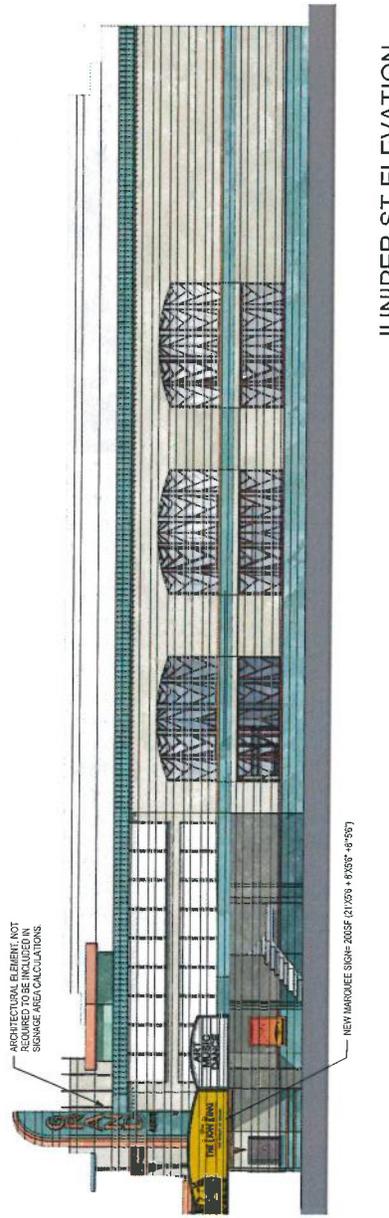
SIGN AREA ANALYSIS

SIGN STANDARDS OF THE DOWNTOWN SPECIFIC PLAN COMMERCIAL AREA, MAX 300SF PER BUILDING, (10,480,000SF) PLUS TOTAL SIGN AREA ALLOWED) QUANTITY: ONE SIGN PER BUILDING WALL PER MAIN ENTRY ON A STREET

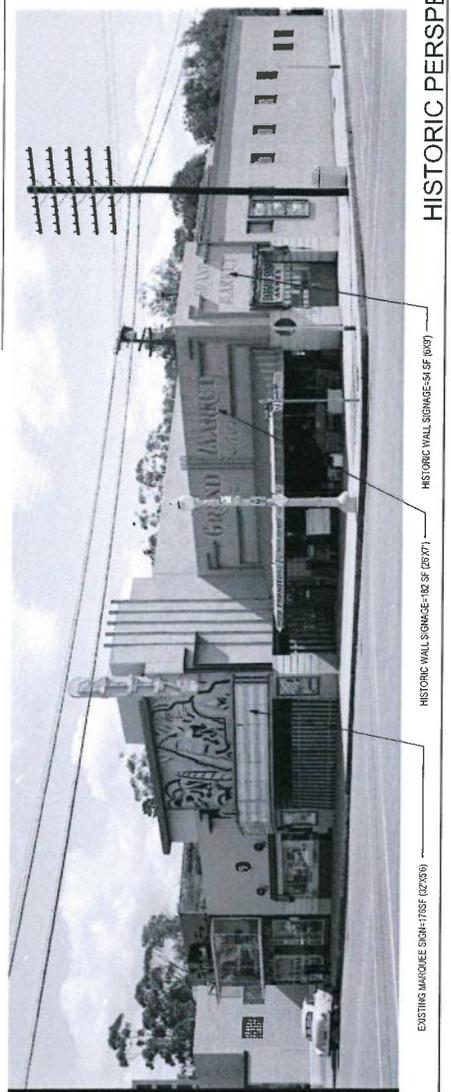
PROPOSED SIGN AREA: [Area]
 CORNER BUILDING SIGNAGE: [Area]
 EXISTING SIGNAGE: [Area]
 EXISTING THEATRE: [Area]
 EXISTING IMPROVE: NO CHANGE TO EXISTING (116 SF)



GRAND AVENUE ELEVATION



JUNIPER ST ELEVATION



HISTORIC PERSPECTIVE

THE GRAND – CITY OF ESCONDIDO



Sealed Copper Trim

Historic Mural for reference only.
Artwork to be updated.

Wood Composite Cladding



Sherwin-Williams
SW 6279 Black Swan

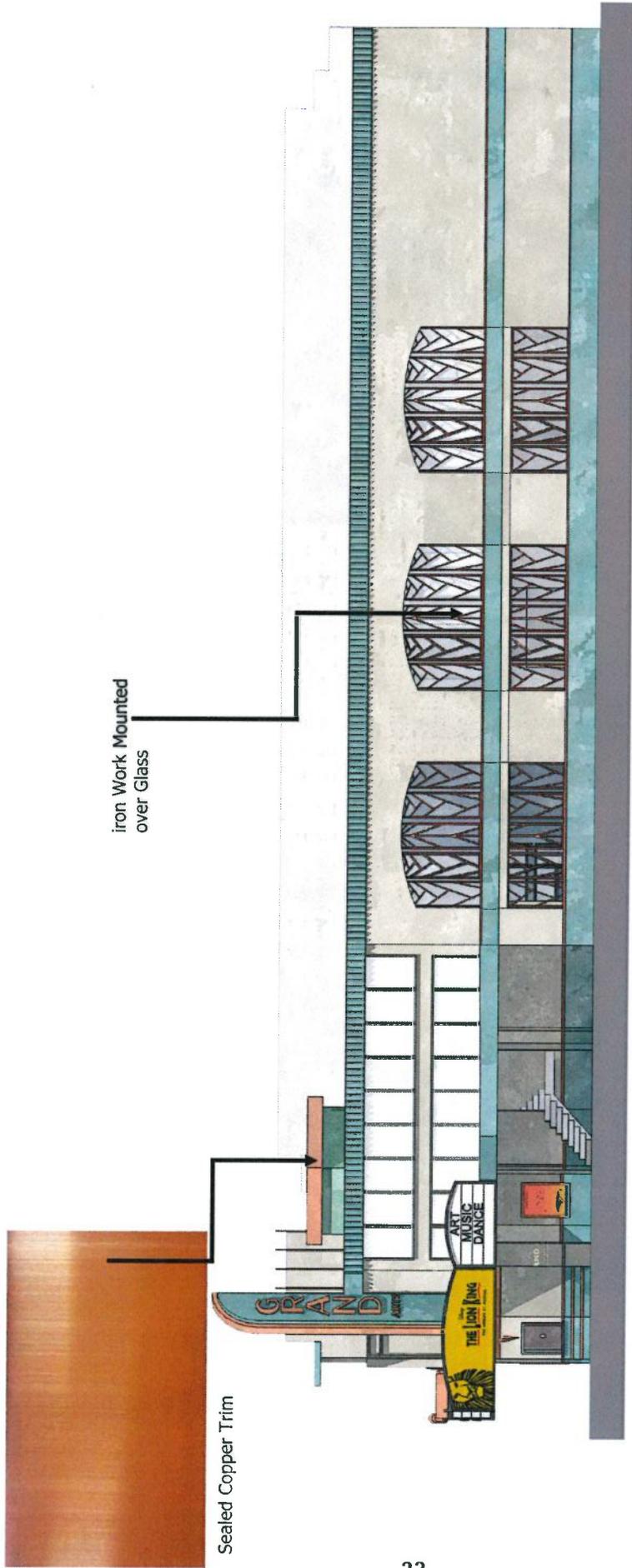


Sherwin-Williams
SW 6479 Drizzle



Sherwin-Williams
SW 7531 Canvas Tan

THE GRAND – CITY OF ESCONDIDO



Sealed Copper Trim

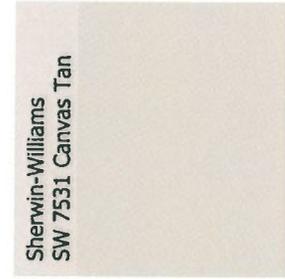
Iron Work Mounted over Glass



Sherwin-Williams
SW 6279 Black Swan



Sherwin-Williams
SW 6479 Drizzle



Sherwin-Williams
SW 7531 Canvas Tan

Exhibit "C"

City of Escondido HISTORIC RESOURCES INVENTORY

IDENTIFICATION AND LOCATION

1. Historic Name	Ser.No.
2. Common or Current Name Ernst Limited Editions	Natl. Reg. Status
3. Number & Street 301 East Grand Avenue	Local Designation
	Local Ranking Significant
	Cross-Corridor
City: Escondido Vicinity Only	Zip 92025 County: San Diego
4. UTM zone A E4927.55 B N36647.20 C Zone 11 D	
5. Quad map No. Parcel No. 229-461-01	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.

A metal canopy with a metal screen facade covers the original stucco and brick of this building. Newer brick is used below the store windows (plate glass). Otherwise, stucco forms the facade. New slanted double glass and metal doors form the storefront. A stucco facade with moderne lines can be seen about ten feet back from Grand Avenue. It has a metal cornice on the back three-quarters and uses metal molding in the front of the stucco facade to form corners at a ninety percent angle. A plain stucco block with two plain recessed doors faces the alley.

The architectural style is:

The condition is: good

The related features are: theatre next door may be related

The surroundings are: commercial

The boundaries are:



8. Planning Agency
City of Escondido

9. Owner and Address
Constance J. Elinke
P.O. Box 81
Escondido

10. Type of Ownership private

11. Present Use art store

12. Zoning

13. Threats none known

HISTORICAL INFORMATION

14. Construction Date(s) c1935 Original location original site 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.

In 1950s-1960s, Frasers Dress Shop - very good small shop.

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

City of Escondido
HISTORIC RESOURCES INVENTORY

IDENTIFICATION AND LOCATION

1. Historic Name Ritz Theater	Ser.No.
2. Common or Current Name Bijou Picture Palace	Natl. Reg. Status
3. Number & Street 309 East Grand Avenue	Local Designation
	Local Ranking Individ.Signif.
	Cross-Corridor
City: Escondido Vicinity Only	Zip 92025 County: San Diego
4. UTM zone A E4927.80 B H36647.40	C Zone 11 D
5. Quad map No. Parcel No. 229-461-17	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.

A moderne metal marquee dominates this two-story movie theater. A deep metal cornice (plain) juts out above the stucco parapet. A metal decorative element punctuates the center of the marquee. Metal and plate glass doors and windows have replaced the original. A moderne trim in the theater facade of metal forms a ninety-inch angle with a smaller version above. The back is of plain stucco and two-story.
 The architectural style is: Zigzag Moderne
 The condition is: good
 The related features are: none
 The surroundings are: commercial
 The boundaries are:



8. Planning Agency
 City of Escondido
 9. Owner and Address
 Vincent Miranda
 5446 Sunset Boulevard
 Hollywood, CA 90027
 10. Type of Ownership private
 11. Present Use Movie Theatre
 12. Zoning
 13. Threats none known

HISTORICAL INFORMATION

14. Construction Date(s) c1950s Original location original site 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.

As Bijou very well attended and the only theater in the 1950s and 1960s except for the drive-in.
The building burned down in the late 1940s. Dan Johnston rebuilt in it the early 1950s.

20. Sources

Neil Schrock.

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 1990

By(Name) Donald A. Cotton Associates

Organization Revised by AEGIS 1990

Address 111 Spring Street

City & Zip Claremont, CA 91711

Phone (714) 621 1207

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

Address of Resource: 309 East Grand Avenue

Existing Use: Commercial - Theatre

Zoning: CBD

General Plan Designation: SPA #9 - Downtown Specific Plan

Tier Designation: Central Neighborhood/Tier One

Construction Date: Rebuilt in 1938

Meets Ordinance Criteria 1, 5, 6 and 7 for Local Register Listing.

Justification for Register Listing:

The Ritz Theatre was the only theatre in town in the early 1900's. It burned down in the 1940's and was reconstructed in 1938 by Mr. Johnston, restoring its prominence to the downtown. Its name was changed to the Bijou Picture Palace.

The architecture style is considered zig-zag moderne with varied roof line and decorative elements on the marquee.

The building is located within the Downtown Retail District of the Downtown Specific Plan. Retail, restaurant and office uses are permitted. A theatre is a conditional use in the District.

Staff Recommendation:

Staff recommends this resource be placed on the Local Register.

Commission Action:

On 3/3/92 the Commission unanimously approved staff's recommendation to place this structure on the Local Register.