

CITY OF ESCONDIDO
February 3, 2016
3:30 P.M. Meeting Minutes
Escondido City Council

CALL TO ORDER

The Regular Meeting of the Escondido City Council was called to order at 3:30 p.m. on Wednesday, February 3, 2016 in the Council Chambers at City Hall with Mayor Abed presiding.

ATTENDANCE:

The following members were present: Councilmember Olga Diaz, Councilmember Ed Gallo, Councilmember John Masson, Deputy Mayor Michael Morasco, and Mayor Sam Abed. Quorum present.

ORAL COMMUNICATIONS

CLOSED SESSION: (COUNCIL/SUCCESSOR AGENCY/RRB)

MOTION: Moved by Deputy Mayor Morasco and seconded by Councilmember Masson to recess to Closed Session. Motion carried unanimously.

I. CONFERENCE WITH REAL PROPERTY NEGOTIATOR (Government Code §54956.8)

- a. **Property:** 240 South Broadway
- City Negotiator:** Debra Lundy, Real Property Manager
- Negotiating Parties:** Care Center Cremations
Escondido Education COMPACT
- Under Negotiation:** Price and Terms of Agreement

ADJOURNMENT

Mayor Abed adjourned the meeting at 4:16 p.m.

MAYOR

CITY CLERK

MINUTES CLERK

CITY OF ESCONDIDO
February 3, 2016
4:30 P.M. Meeting Minutes

Escondido City Council
Mobilehome Rent Review Board

CALL TO ORDER

The Regular Meeting of the Escondido City Council was called to order at 4:30 p.m. on Wednesday, February 3, 2016 in the Council Chambers at City Hall with Mayor Abed presiding.

MOMENT OF REFLECTION:

Sharon Allison led the Moment of Reflection.

FLAG SALUTE

Mayor Abed led the Flag Salute.

ATTENDANCE:

The following members were present: Councilmember Olga Diaz, Councilmember Ed Gallo, Councilmember John Masson, Deputy Mayor Michael Morasco, and Mayor Sam Abed. Quorum present.

Also present were: Graham Mitchell, City Manager; Jeffrey Epp, City Attorney; Jay Petrek, Community Development Director; Ed Domingue, Director of Public Works; Diane Halverson, City Clerk; and Michael Thorne, Minutes Clerk.

ORAL COMMUNICATIONS

Wally Gutierrez, Escondido, thanked the City for help in upgrading the Little League ballpark concession stand and invited residents to attend the Open House on February 17, 2016.

Tom Cowan, Escondido, spoke about homeless veterans in North County.

CONSENT CALENDAR

Deputy Mayor Morasco removed items 5 and 10 from the Consent Calendar for discussion.

MOTION: Moved by Councilmember Masson and seconded by Deputy Mayor Morasco to approve the following Consent Calendar items with the exception of items 5 and 10. Motion carried unanimously.

1. **AFFIDAVITS OF PUBLICATION, MAILING AND POSTING (COUNCIL/SUCCESSOR AGENCY/RRB)**
2. **APPROVAL OF WARRANT REGISTER (Council/Successor Agency)**
3. **APPROVAL OF MINUTES: Regular Meeting of January 13, 2016**

4. SENIOR NUTRITION BUDGET ADJUSTMENT -

Request Council approve a budget adjustment of \$6,743, resulting from one-time-only funds provided by the County of San Diego for the Senior Nutrition Program and authorize the City Manager and Director of Administrative Services to make the necessary budget adjustments to the Senior Nutrition budget. (File No. 0430-80)

Staff Recommendation: **Approval (Community Services Department: Loretta McKinney)**

5. CONSULTING AGREEMENT FOR PREPARATION OF AN ENVIRONMENTAL IMPACT REPORT AND RELATED BUDGET ADJUSTMENT (ENV 15-0001, SUB 15-0002) -

Request Council approve a consulting agreement and scope of services with Harris & Associates to prepare an Environmental Impact Report (EIR) for a proposed residential project containing 55 single-family residential lots, seven open space lots, two private street lots, and one recreation lot, on a 40.62-acre property near the intersection of Bear Valley Parkway and Encino Drive, addressed as 661 Bear Valley Parkway, and approve a Budget Adjustment totaling \$139,060 to finance the EIR preparation and costs for staff review. (File No. 0600-10 [A-3183])

Staff Recommendation: **Approval (Community Development Department: Jay Petrek)**

RESOLUTION NO. 2016-18

Deputy Mayor Morasco questioned if the developer will be able to utilize information provided by the Consultant. Bill Martin, Deputy Director of Planning, stated that the applicant will be able to work with the Consultant prior to the release of the Environmental Impact Report.

MOTION: Moved by Deputy Mayor Morasco and seconded by Councilmember Diaz to approve a consulting agreement and scope of services with Harris & Associates to prepare an Environmental Impact Report (EIR) for a proposed residential project containing 55 single-family residential lots, seven open space lots, two private street lots, and one recreation lot, on a 40.62-acre property near the intersection of Bear Valley Parkway and Encino Drive, addressed as 661 Bear Valley Parkway, and approve a Budget Adjustment totaling \$139,060 to finance the EIR preparation and costs for staff review and adopt Resolution No. 2016-18. Motion carried unanimously.

6. BUDGET ADJUSTMENT FOR PROFESSIONAL SERVICES FEES ASSOCIATED WITH STUDYING AND PLANNING EFFORTS FOR POST-REDEVELOPMENT FINANCING TOOL -

Request Council approve the budget adjustment that recommends using the proceeds from the recent sale of City surplus General Fund property at 418 East Second Avenue to increase the City Manager's Office professional services budget by \$118,900 to study a post-redevelopment financing tool. (File No. 0430-80)

Staff Recommendation: **Approval (City Manager's Office: Joyce Masterson/Debra Lundy)**

7. SECOND AMENDMENT TO LEASE AGREEMENT WITH ESCONDIDO FEDERAL CREDIT UNION AT 201 NORTH BROADWAY AND EAST VALLEY COMMUNITY CENTER -

Request Council approve authorizing the Real Property Manager and the City Clerk to execute a Second Amendment to the Lease Agreement with the Escondido Federal Credit Union for office and bank space within City Hall, at 201 North Broadway and an ATM kiosk located within the parking lot of the East Valley Community Center. (File No. 0600-10 [A-3007])

Staff Recommendation: **Approval (City Manager's Office: Joyce Masterson/Debra Lundy)**

RESOLUTION NO. 2016-19

- 8. LEASE AGREEMENT WITH JOHN AND ANN O'FLYNN, DBA LAKE WOHLFORD RESORT AT THE SIX-ACRE PORTION OF APN 190-110-17, LAKE WOHLFORD ROAD, COUNTY OF SAN DIEGO**
Request Council approve authorizing the Real Property Manager and the City Clerk to execute a Lease Agreement with Lake Wohlford Resort for the six-acre portion of APN 190-110-17, located on Lake Wohlford Road in the County of San Diego. (File No. 0600-10 [A-3184])

Staff Recommendation: **Approval (City Manager's Office: Joyce Masterson/Debra Lundy)**

RESOLUTION NO. 2016-20

- 9. HOUSING-RELATED PARKS PROGRAM GRANT APPLICATION -**

Request Council approve authorizing the Public Works Director/City Engineer or his designee to submit an application to the California Department of Housing and Community Development (HCD) for a Housing-Related Parks (HRP) Program Grant, and authorize the Public Works Director/City Engineer or his designee to enter into, execute, and deliver a State of California Standard Agreement, and any and all other documents required or deemed necessary or appropriate to secure the HRP Program Grant. (File No. 0480-70)

Staff Recommendation: **Approval (Public Works Department: Ed Domingue)**

RESOLUTION NO. 2016-14

- 10. AMENDMENT TO ESCONDIDO MUNICIPAL CODE SECTION 20-2 -**

Request Council approve an amendment to the Escondido Municipal Code permitting no more than three (3) members of the Planning Commission to reside outside the city limits so long as the residence is within the geographic area covered by the City's General Plan. (File No. 0680-50)

Staff Recommendation: **Approval (Deputy Mayor Morasco/Councilmember Masson)**

ORDINANCE NO. 2016-02 (Introduction and First Reading)

Deputy Mayor Morasco expressed his support of the Ordinance.

MOTION: Moved by Councilmember Gallo and seconded by Councilmember Masson to approve an amendment to the Escondido Municipal Code permitting no more than three (3) members of the Planning Commission to reside outside the city limits so long as the residence is within the geographic area covered by the City's General Plan and introduce Ordinance No. 2016-02. Ayes: Gallo, Masson, Morasco and Abed. Noes: Diaz. Absent: None. Motion carried.

CONSENT – RESOLUTIONS AND ORDINANCES (COUNCIL/SUCCESSOR AGENCY/RRB)

The following Resolutions and Ordinances were heard and acted upon by the City Council/Successor Agency/RRB at a previous City Council/Successor Agency/Mobilehome Rent Review meeting. (The title of Ordinances listed on the Consent Calendar are deemed to have been read and further reading waived.)

- 11. ORDINANCE NO. 2016-01 AMENDING CHAPTER 33 AND DELETING CHAPTER 16F OF THE ESCONDIDO MUNICIPAL CODE PERTAINING TO COMMERCIAL MEDICAL CANNABIS (MARIJUANA) LAND USES AND BUSINESSES (AZ 15-0004) -**

Approved on January 13, 2016 with a vote of 5/0 (File No. 0680-10)

ORDINANCE NO. 2016-01 (Second Reading and Adoption)

PUBLIC HEARINGS

12. SHORT-FORM RENT INCREASE APPLICATION FOR IMPERIAL ESCONDIDO MOBILE ESTATES -

Request Council consider for approval the short-form rent increase application submitted by Imperial Escondido Mobile Estates and approve granting an increase of seventy-five percent (75%) of the change in the Consumer Price Index, or 2.430% (an average of \$12.70) for the period of June 30, 2013 to June 30, 2015. (File No. 0697-20-10055)

Staff Recommendation: **Consider for Approval (Community Development Department: Jay Petrek)**

RRB RESOLUTION NO. 2016-01

Karen Youel, Housing Manager, presented the staff report, utilizing a PowerPoint presentation.

Jana Wiemann, Park Representative, stated that the park owner is obtaining bids to repair a section of chain link fence that concerns residents.

Jim Ralston, Residents Representative, was available to answer questions.

Delores McQuiston, Escondido, commented on sections of the staff report.

MOTION: Moved by Councilmember Gallo and seconded by Deputy Mayor Morasco to approve the short-form rent increase application submitted by Imperial Escondido Mobile Estates and approve granting an increase of seventy-five percent (75%) of the change in the Consumer Price Index, or 2.430% (an average of \$12.70) for the period of June 30, 2013 to June 30, 2015 and adopt RRB Resolution No. 2016-01. Motion carried unanimously.

CURRENT BUSINESS

13. BUILDING DIVISION BUILDING INSPECTOR UPDATE -

Request Council provide direction to staff regarding reinstating a previously vacated fourth building inspector position. (File No. 0110-20)

Staff Recommendation: **Provide Direction (Community Development Department: Jay Petrek)**

Jay Petrek, Director of Community Development, and Tim Draper, Building Department, presented the staff report, utilizing a PowerPoint presentation.

Council provided direction to research feasibility of increasing Building Inspection Fees to remain competitive with surrounding cities in support of hiring adequate staff to meet the needs of Building Division Inspection services.

FUTURE AGENDA

14. FUTURE AGENDA -

The purpose of this item is to identify issues presently known to staff or which members of the Council wish to place on an upcoming City Council agenda. Council comment on these future agenda items is limited by California Government Code Section 54954.2 to clarifying questions, brief announcements, or requests for factual information in connection with an item when it is discussed.

Staff Recommendation: **None (City Clerk's Office: Diane Halverson)**

COUNCIL MEMBERS SUBCOMMITTEE REPORTS

Councilmember Masson attended the League of California Cities Committee meeting, major points were transportation and housing; vacation rental issues, overconcentration of group homes and homelessness.

Deputy Mayor Morasco reported on the Annual City Awards Committee Meeting, there will be 7 recipients awarded at the State of the City on February 24, 2016.

Councilmember Diaz reported on the Regional Joint Powers Authority meeting; there will be a ribbon cutting ceremony at the Sikes Adobe on February 8, 2016.

Councilmember Gallo reported on the San Diego County Water Authority's progress in San Diego.

Mayor Abed reported that SANDAG is working on 1.2 billion dollar trolley line; Mayor Abed and Councilmember Masson will be attending a retreat on March 9, 10, and 11; the State of the City meeting will be on February 24.

CITY MANAGER'S UPDATE/BRIEFING

The most current information from the City Manager regarding Economic Development, Capital Improvement Projects, Public Safety and Community Development.

- **CITY MANAGER'S UPDATE -**

ORAL COMMUNICATIONS

ADJOURNMENT

Mayor Abed adjourned the meeting at 5:39 p.m.

MAYOR

CITY CLERK

MINUTES CLERK