

CITY OF ESCONDIDO
May 23, 2018
3:30 P.M. Meeting Minutes
Escondido City Council

THIS MEETING WAS CANCELLED.

CALL TO ORDER

ORAL COMMUNICATIONS

CLOSED SESSION: (COUNCIL/SUCCESSOR AGENCY/RRB)

- I. CONFERENCE WITH REAL PROPERTY NEGOTIATOR (Government Code §54956.8)**
- a. **Property:** 480 North Spruce Street, APN 232-091-28-00;
455 North Quince Street, APN 232-091-27-00;
525 North Quince Street, APN 232-091-06-00
- City Negotiator:** Jeffrey Epp, City Manager
- Negotiating Parties:** RAF Pacifica
- Under Negotiation:** Price and Terms of Agreement

ADJOURNMENT

CITY OF ESCONDIDO
May 23, 2018
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, May 23, 2018 in the City Council Chambers at City Hall with Mayor Abed presiding.

MOMENT OF REFLECTION

Jim Chuang led the Moment of Reflection.

FLAG SALUTE

Councilmember Gallo led the flag salute.

ATTENDANCE:

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

Also present were: Jeffrey Epp, City Manager; Michael R. McGuinness, City Attorney; Bill Martin, Director of Community Development; Julie Procopio, Director of Engineering Services; Diane Halverson, City Clerk; and Jennifer Ekblad, Deputy City Clerk.

PROCLAMATIONS

Brad Lesperance, Senior Wastewater Collections Technician, and Jerry Dunaway, Lead Maintenance Technician, accepted the proclamations for Public Works Week - May 20-27, 2018

ORAL COMMUNICATIONS

CONSENT CALENDAR

MOTION: Moved by Deputy Mayor Masson and seconded by Councilmember Diaz to approve all Consent Calendar items. 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 May 9, 2018**

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.)

PUBLIC HEARINGS

- 4. SHORT-FORM RENT REVIEW BOARD HEARING FOR CASA DE AMIGOS MOBILEHOME PARK**
Request the City Council consider for approval the short-form rent increase application submitted by Casa de Amigos Mobilehome Park, and if approved, grant an increase of 75 percent of the change in the Consumer Price Index, or 3.574 percent (an average of \$22.69) for the period of December 31, 2015 to December 31, 2017. (File No. 0697-20-10155)

Staff Recommendation: **Consider for Approval (Community Development Department: Bill Martin)**

RRB RESOLUTION NO. 2018-01

Belinda Rojas, Program Administrator, and Jamie Zeller, Code Enforcement Officer, presented the staff report utilizing a PowerPoint presentation.

Mayor Abed opened the public hearing and asked if anyone wanted to speak on this issue in any way.

Bill Schiefler, Park owner's representative, was available to answer questions.

Meryl Burke, Park residents' representative, shared comments and photos regarding accessibility to the park's swimming pool, need to trim trees, and spoke in opposition to the rent increase application.

Mayor Abed asked if anyone else wanted to speak. No one asked to be heard; therefore, he closed the public hearing.

MOTION: Moved by Deputy Mayor Masson and seconded by Councilmember Morasco to approve the short-form rent increase application submitted by Casa de Amigos Mobilehome Park, granting an increase of 75 percent of the change in the Consumer Price Index, or 3.574 percent (an average of \$22.69) for the period of December 31, 2015 to December 31, 2017 and adopt RRB Resolution No. 2018-01. Motion carried unanimously.

- 5. SHORT-FORM RENT REVIEW BOARD HEARING FOR CITY-OWNED SPACES AT MOUNTAIN SHADOWS MOBILE HOME PARK -**

Request the City Council consider for approval the short-form rent increase application submitted for the City-owned spaces at Mountain Shadows Mobile Home Park, and if approved, grant an increase of 75 percent of the change in the Consumer Price Index, or 3.574 percent (an average of \$12.50) for the period of December 31, 2015 to December 31, 2017. (File No. 0697-20-10160)

Staff Recommendation: **Consider for Approval (Community Development Department: Bill Martin)**

RRB RESOLUTION NO. 2018-04

Belinda Rojas, Program Administrator, and Jamie Zeller, Code Enforcement Officer, presented the staff report utilizing a PowerPoint presentation.

Mayor Abed opened the public hearing and asked if anyone wanted to speak on this issue in any way. No one asked to be heard; therefore, he closed the public hearing.

MOTION: Moved by Councilmember Morasco and seconded by Deputy Mayor Masson to approve the short-form rent increase application submitted for the City-owned spaces at Mountain Shadows Mobile Home Park, and if approved, grant an increase of 75 percent of the change in the Consumer Price Index, or 3.574 percent (an average of \$12.50) for the period of December 31, 2015 to December 31, 2017 and adopt RRB Resolution No. 2018-04. Motion carried unanimously.

6. PUBLIC HEARING FOR CITY OF ESCONDIDO LANDSCAPE MAINTENANCE ASSESSMENT DISTRICT ZONES 1-38 -

Request the City Council receive input from the property owners in Zones 1-38 of the City of Escondido Landscape Maintenance Assessment District on the proposed budget and assessments for Fiscal Year 2018/2019. No Council action is required. (File No. 0685-10)

Staff Recommendation: **None (Engineering Services Department: Julie Procopio)**

Frank Schmitz, Department Specialist, presented the staff report and was available to answer questions.

Mayor Abed opened the public hearing and asked if anyone wanted to speak on this issue in any way. No one asked to be heard; therefore, he closed the public hearing.

No Council action required.

7. TAX EQUITY AND FISCAL RESPONSIBILITY ACT HEARING FOR OAK HILL RESIDENTIAL CARE -

Request the City Council approve the issuance by California Enterprise Development Authority of revenue obligations in an amount not to exceed \$20,000,000 for Oak Hill Residential Care at 612, 622, 632, 642, 652, 662 Tranquility Glen and 1353 and 1385 Oak Hill Drive. (File No. 0440-45)

Staff Recommendation: **Approval (Community Development Department: Bill Martin)**

RESOLUTION NO. 2018-81

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

Mayor Abed opened the public hearing and asked if anyone wanted to speak on this issue in any way. No one asked to be heard; therefore, he closed the public hearing.

MOTION: Moved by Councilmember Gallo and seconded by Councilmember Morasco to approve the issuance by California Enterprise Development Authority of revenue obligations in an amount not to exceed \$20,000,000 for Oak Hill Residential Care at 612, 622, 632, 642, 652, 662 Tranquility Glen and 1353 and 1385 Oak Hill Drive and adopt Resolution No. 2018-81. Ayes: Abed, Diaz, Gallo, Morasco. Noes: None. Abstained: Masson. Motion carried.

8. AMENDMENTS TO THE ESCONDIDO ZONING CODE, EAST VALLEY PARKWAY AREA PLAN, AND SOUTH CENTRE CITY SPECIFIC PLAN TO LIMIT SELF-STORAGE FACILITIES AND MAXIMIZE THE CITY'S ABILITY TO EXERCISE DISCRETIONARY REVIEW OF SELF-STORAGE FACILITY APPLICATIONS (AZ 18-0002) -

Request the City Council approve amending Article 1 (Definitions), Article 16 (Commercial Zones), Articles 26 (Industrial Zones), and Article 57 (Miscellaneous Use Restrictions) of the Escondido Zoning Code; amend Table 4.1 of the East Valley Parkway Area Plan; and amend Table 4.2 of South Centre City Specific Plan to enhance land use regulations for self-storage facilities. (File No. 0810-20)

Staff Recommendation: **Approval (Community Development Department: Bill Martin)**

ORDINANCE NO. 2018-12 (First Reading and Introduction)

Mike Strong, Assistant Director of Planning, presented the staff report utilizing a PowerPoint presentation.

Mayor Abed opened the public hearing and asked if anyone wanted to speak on this issue in any way. No one asked to be heard; therefore, he closed the public hearing.

MOTION: Moved by Councilmember Diaz and seconded by Councilmember Morasco to approve amending Article 1 (Definitions), Article 16 (Commercial Zones), Articles 26 (Industrial Zones), and Article 57 (Miscellaneous Use Restrictions) of the Escondido Zoning Code; amend Table 4.1 of the East Valley Parkway Area Plan; and amend Table 4.2 of South Centre City Specific Plan to enhance land use regulations for self-storage facilities and introduce Ordinance No. 2018-12. Motion carried unanimously.

9. AMENDMENTS TO THE ESCONDIDO ZONING CODE, EAST VALLEY PARKWAY AREA PLAN, AND SOUTH CENTRE CITY SPECIFIC PLAN TO LIMIT CAR WASH FACILITIES AND MAXIMIZE THE CITY'S ABILITY TO EXERCISE DISCRETIONARY REVIEW OF CAR WASH FACILITY APPLICATIONS (AZ 18-0003) -

Request the City Council approve amending Article 16 (Commercial Zones), Article 26 (Industrial Zones), and Article 57 (Miscellaneous Use Restrictions) of the Escondido Zoning Code; and amend Table 4.1 of the East Valley Parkway Area Plan; and amend Table 4.2 of South Centre City Specific Plan to enhance land use regulations for carwash facilities. (File No. 0810-20)

Staff Recommendation: **Approval (Community Development Department: Bill Martin)**

ORDINANCE NO. 2018-13R (First Reading and Introduction)

Mike Strong, Assistant Director of Planning, presented the staff report utilizing a PowerPoint presentation.

Mayor Abed opened the public hearing and asked if anyone wanted to speak on this issue in any way.

Neil Capin, Coronado, requested that his project be grandfathered in.

Mayor Abed asked if anyone else wanted to speak. No one asked to be heard; therefore, he closed the public hearing.

MOTION: Moved by Deputy Mayor Masson and seconded by Councilmember Diaz to approve amending Article 16 (Commercial Zones), Article 26 (Industrial Zones), and Article 57 (Miscellaneous Use Restrictions) of the Escondido Zoning Code; and amend Table 4.1 of the East Valley Parkway Area Plan; and amend Table 4.2 of South Centre City Specific Plan to enhance land use regulations for carwash facilities with exemption for the current applicant, and introduce Ordinance No. 2018-13R. Ayes: Diaz, Gallo, Masson. Noes: Abed, Morasco. Motion carried.

FUTURE AGENDA

10. FUTURE AGENDA -

The purpose of this item is to identify issues presently known to staff or which members of the City 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 Gallo reported North County Transit District had 12 fatalities and 4 non-fatal accidents for Fiscal Year 2018.

Mayor Abed reported SANDAG Executive Director candidate did not accept the position; Board will reopen the hiring process. Mayor Abed noted his recent visit to the White House to meet with President.

CITY MANAGER'S WEEKLY ACTIVITY REPORT

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

- **WEEKLY ACTIVITY REPORT**

ORAL COMMUNICATIONS

ADJOURNMENT

Mayor Abed adjourned the meeting at 6:34 p.m.

MAYOR

CITY CLERK

DEPUTY CITY CLERK