

**CITY OF ESCONDIDO**  
**May 1, 2019**  
**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, May 1, 2019 in the City Council Chambers at City Hall with Mayor McNamara presiding.

**ATTENDANCE:**

The following members were present: Councilmember Olga Diaz, Deputy Mayor Consuelo Martinez, Councilmember John Masson, Councilmember Michael Morasco, and Mayor Paul McNamara. Quorum present.

**ORAL COMMUNICATIONS**

**CLOSED SESSION: (COUNCIL/SUCCESSOR AGENCY/RRB)**

**MOTION:** Moved by Councilmember Diaz and seconded by Deputy Mayor Martinez to recess to Closed Session. Motion carried unanimously.

**I. CONFERENCE WITH LEGAL COUNSEL-- EXISTING LITIGATION (Government Code 54956.9(d)(1))**

a. **Case Name:** Karina Alexander v. Ryan Alderman, et al.  
**Case No:** 37-2018-00025690-CU-PA-NC

**II. CONFERENCE WITH LEGAL COUNSEL-ANTICIPATED LITIGATION/SIGNIFICANT EXPOSURE (Government Code 54956.9(d)(2))**

a. One Matter

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

a. **Property:** 3450 East Valley Parkway (APN 225-141-34)  
**City Negotiator:** Jeffrey Epp, City Manager  
**Negotiating Parties:** San Diego Humane Society  
**Under Negotiation:** Lease Terms

**ADJOURNMENT**

Mayor McNamara adjourned the meeting at 4:05 p.m.

DocuSigned by:  
*Paul McNamara*  
CAACE20782954D3...  
MAYOR

DocuSigned by:  
*Jack Beck*  
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CITY CLERK

**CITY OF ESCONDIDO**  
**May 1, 2019**  
**4:30 P.M. Meeting Minutes**

**Escondido City Council**

**CALL TO ORDER**

The Regular Meeting of the Escondido City Council was called to order at 4:30 p.m. on Wednesday, May 1, 2019 in the City Council Chambers at City Hall with Mayor McNamara presiding.

**MOMENT OF REFLECTION**

Zack Beck, City Clerk, led the Moment of Reflection.

**FLAG SALUTE**

Michael McGuinness, City Attorney, led the flag salute.

**ATTENDANCE:**

The following members were present: Councilmember Olga Diaz, Deputy Mayor Consuelo Martinez, Councilmember John Masson, Councilmember Michael Morasco, and Mayor Paul McNamara. Quorum present.

Also present were: Jeffrey Epp, City Manager; Michael McGuinness, City Attorney; Bill Martin, Director of Community Development; Julie Procopio, Director of Engineering Services; Zack Beck, City Clerk.

**PRESENTATIONS**

Conrad Beck, President of North County Letter Carrier's Association, presented regarding National Association of Letter Carriers Food Drive.

Nate Alcorn, Pastor of Community Engagement for The Church at Rancho Bernardo, presented regarding Unite North County Inland.

William L. Wolfe, Deputy City Manager, presented regarding Volunteer Appreciation and Recognition.

**ORAL COMMUNICATIONS**

**Alejandro Sanchez, Escondido**, shared concerns regarding local apartment conditions.

**CONSENT CALENDAR**

**MOTION:** Moved by Councilmember Masson and seconded by Councilmember Diaz to approve all Consent Calendar items with the exception of items 4 and 5. Motion carried unanimously.

- 1. AFFIDAVITS OF PUBLICATION, MAILING AND POSTING (COUNCIL/SUCCESSOR AGENCY/RRB)**

**2. APPROVAL OF WARRANT REGISTER (Council/Successor Agency)**

Request the City Council approve the City Council, Successor Agency, and Housing Successor Agency warrant numbers: (File No. 0400-40)

- 329277 – 329481 dated April 3, 2019
- 329482 – 329639 dated April 10, 2019
- 329640 – 329928 dated April 17, 2019

Staff Recommendation: **Approval (Finance Department: Sheryl Bennett)**

**3. APPROVAL OF MINUTES: A) Regular Meeting of April 3, 2019 B) Regular Meeting of April 10, 2019**

**4. FINANCIAL REPORT FOR QUARTER ENDED MARCH 31, 2019 AND BUDGET ADJUSTMENT -**

Request the City Council receive and file the Third Quarter Financial Report for Fiscal Year 2018/19 and approve the budget adjustment. (File No. 0430-30)

Staff Recommendation: **Approval (Finance Department: Sheryl Bennett)**

Sheryl Bennett, Deputy City Manager/Administrative Services, and Joan Ryan, Assistant Director of Finance, was available to answer questions.

**Patricia Borchmann, Escondido**, shared comments regarding the importance of the financial report and Reidy Creek Golf Course, and requested a summary of the report.

**MOTION:** Moved by Councilmember Morasco and second by Councilmember Masson to receive and file the Third Quarter Financial Report for Fiscal Year 2018/19 and approve the budget adjustment. Ayes: Martinez, Masson, Morasco, McNamara. Noes: Diaz. Motion carried.

**5. AUTHORIZATION OF CONTINUED ABSENCE OF COUNCILMEMBER JOHN MASSON -**

Request the City Council explicitly issue its permission for the past and continued absence of Councilmember John Masson due to medical reasons through June 29, 2019. (File No. 0610-90)

Staff Recommendation: **Approval (City Clerk's Office: Zack Beck)**

**THIS ITEM WAS REMOVED AND NOT DISCUSSED.**

**6. EXCLUSIVE NEGOTIATING AGREEMENT WITH MERIDIAN PROPERTIES FOR POTENTIAL PURCHASE AND DEVELOPMENT OF 455 AND 525 NORTH QUINCE STREET -**

Request the City Council approve authorizing the City Manager to execute the proposed exclusive negotiating agreement between the City of Escondido and Meridian Properties to explore the potential sale and development of City-owned properties located at 455 North Quince Street and 525 North Quince Street. (File No. 0600-10 [A-3298])

Staff Recommendation: **Approval (City Manager's Office: Jay Petrek)**

**7. LEASE WITH ESCONDIDO COMMUNITY CHILD DEVELOPMENT CENTER -**

Request the City Council approve a Lease Agreement with the Escondido Community Child Development Center on City-owned property located at 613 E. Lincoln Avenue and identified as Assessor Parcel Number (APN) 229-160-54 and a portion of 229-160-53. (File No. 0600-10 [A-3258])

Staff Recommendation: **Approval (Engineering Services Department: Julie Procopio)**

RESOLUTION NO. 2019-67

## 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

### 8. PUBLIC HEARING FOR THE CITY OF ESCONDIDO LANDSCAPE MAINTENANCE DISTRICT ZONES 1 THROUGH 38 -

Request the City Council receive input from the property owners in Zones 1 through 38 of the City of Escondido Landscape Maintenance Assessment District (LMD) on the proposed budget and assessments for Fiscal Year 2019/2020. No Council action is required. (File No. 0685-10)

Staff Recommendation: **Receive Public Input (Engineering Services Department: Julie Procopio)**

Rajesh Badri, Management Analyst, presented the staff report utilizing a PowerPoint presentation.

Mayor McNamara opened the public hearing and asked if anyone wished to speak on this issue in anyway. No one asked to be heard, therefore he closed the public hearing.

### NO COUNCIL ACTION NECESSARY.

### 9. AMENDMENT TO DOWNTOWN SPECIFIC PLAN - DENSITY TRANSFER PROGRAM (PHG 17-0024 and ENV 19-0004) -

Request the City Council approve amending the Downtown Specific Plan (DSP) to allow property owners to transfer density from undeveloped or underutilized properties to developing properties in the DSP; adopt an addendum to the previously certified Environmental Impact report for the 2012 General Plan Update, Downtown Specific Plan Update, and Climate Action Plan Program EIR (Final EIR) in conformance with the California Environmental Quality Act (CEQA); and approve establishing the purpose, administration, and benefits of the Density Transfer Program. (File No. 0800-70)

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

A) RESOLUTION NO. 2019-69 B) ORDINANCE NO. 2019-06 (First Reading and Introduction)

Bill Martin, Director of Community Development, presented the staff report utilizing a PowerPoint presentation.

Mayor McNamara opened the public hearing and asked if anyone wished to speak on this issue in anyway.

**Tom Stamos**, Economic Development Chair for the Escondido Chamber of Commerce, voiced support for the Density Transfer Program.

**Patricia Borchmann, Escondido**, shared concerns regarding auto traffic impacts and foot traffic of the Density Transfer Program.

**Louisa Magoon, Escondido**, Board Member for the Downtown Business Association, voiced support the Density Transfer Program.

Mayor McNamara asked if anyone else wished to speak on this item in any way. No one asked to be heard, therefore he closed the public hearing.

**MOTION:** Moved by Deputy Mayor Martinez and seconded by Councilmember Morasco to approve amending the Downtown Specific Plan (DSP) to allow property owners to transfer density from undeveloped or underutilized properties to developing properties in the DSP; adopt an addendum to the previously certified Environmental Impact report for the 2012 General Plan Update, Downtown Specific Plan Update, and Climate Action Plan Program EIR (Final EIR) in conformance with the California Environmental Quality Act (CEQA); and approve establishing the purpose, administration, and benefits of the Density Transfer Program and adopt Resolution No. 2019-52 and introduce Ordinance No. 2019-06.

**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: Zack Beck)**

**AN AD HOC COMMITTEE TO UPDATE THE CITY COUNCIL POLICY HANDBOOK WAS ESTABLISHED WITH COUNCILMEMBER DIAZ AND DEPUTY MAYOR MARTINEZ.**

**COUNCIL MEMBERS SUBCOMMITTEE REPORTS**

Councilmember Diaz attended a Budget Subcommittee Meeting for the San Dieguito River Park Joint Powers Authority and reported an upcoming five percent increase to all member agencies.

Councilmember Masson attended the San Diego County Water Authority (SDCWA) meeting and reported SDCWA is opposed to Assembly Bill 217.

Councilmember Morasco attended the North Country Transit District meeting and reported three bus stops will be renovated in Escondido.

Mayor McNamara attended the SANDAG meeting and reported regarding a regional plan for public transportation presentation.

**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. This report is also available on the City's website, [www.escondido.org](http://www.escondido.org).

- **WEEKLY ACTIVITY REPORT -**

**ORAL COMMUNICATIONS**

**ADJOURNMENT**

Mayor McNamara adjourned the meeting at 6:08 p.m.

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*Paul McNamara*  
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MAYOR

DocuSigned by:  
*Jack Beck*  
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CITY CLERK