

**CITY OF ESCONDIDO**  
**October 9, 2019**  
**6:00 P.M. Meeting Minutes**

**Escondido City Council**

**CALL TO ORDER**

The Regular Meeting of the Escondido City Council was called to order at 6:00 p.m. on Wednesday, October 9, 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**

Olga Diaz, Council Member, 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.

**PROCLAMATIONS**

Matt Dusa and Chris Dusa from Capstone Fire and Safety accepted a Certificate of Recognition.

Robyn Taylor, Fire Prevention Specialist accepted the Fire Prevention Week proclamation.

Tanya Barrera, accepted a Certificate of Achievement.

Jose Jaimes accepted the Hispanic Heritage Month Proclamation.

Lori Rountree, Angela Morrow, John Del Fante accepted the Water Professionals Week Proclamation.

**CLOSED SESSION REPORT**

None

**ORAL COMMUNICATIONS**

**Richard Pena** – Representative of Broadway Puppies in Escondido. Stated that Broadway Puppies is in compliance with State Law.

**CONSENT CALENDAR**

**MOTION:** Moved by Council Member Masson and seconded by Council Member Diaz to approve all Consent Calendar items, except item 4. Approved unanimously.

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

**2. APPROVAL OF WARRANT REGISTER (Council)**

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

- 334566 – 334809 dated September 18, 2019
- 334810 – 335079 dated September 25, 2019

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

**3. APPROVAL OF MINUTES: A) Regular Meeting of September 11, 2019 B) Regular Meeting of September 25, 2019**

**4. PROPOSED CHANGES TO COMMUNITY SERVICES FEE SCHEDULE -**

Request the City Council approve authorizing new Community Services fees, make changes to certain existing fees for services, and delete fees for services that are no longer used. (File No. 0480-45)

Staff Recommendation: **Approval (Communications and Community Services Department: Joanna Axelrod)**

Moved by Council Member Morasco, seconded by Council Member Diaz to approve authorizing new Community Services fees, make changes to certain existing fees for services, and delete fees for services that are no longer used. Approved unanimously.

**5. RESOLUTION AUTHORIZING APPLICATION FOR SB 2 PLANNING GRANT -**

Request the City Council approve authorizing the Director of Community Development or his designee to submit an application for SB 2 Planning Grant Program Funds to support planning efforts and increase the supply and affordability of homes in Escondido; and, if awarded, accept the grant funds, complete a budget adjustment, and complete grant documents on behalf of the City of Escondido. (File No. 0480-70)

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

**CONSENT RESOLUTIONS AND ORDINANCES (COUNCIL/RRB)**

The following Resolutions and Ordinances were heard and acted upon by the City Council/RRB at a previous City Council/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**

**6. DOWNTOWN SPECIFIC PLAN AMENDMENT AND MASTER AND PRECISE DEVELOPMENT PLAN FOR THE QUINCE STREET SENIOR HOUSING PROJECT (PHG 17-0028) -**

Request the City Council approve an amendment to the Downtown Specific Plan and a new Planned Development for the Quince Street Senior Housing Project located at 220 N. Quince Street (APN 229-331-10-00). *This item was continued from September 25, 2019 and is being continued to October 23, 2019.*

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

ORDINANCE NO. 2019-12 (First Reading and Introduction)

**7. DEVELOPMENT AGREEMENT AND MASTER AND PRECISE DEVELOPMENT PLAN FOR THE "ASPIRE" MIXED-USE DEVELOPMENT (PHG 19-0014) -**

Request the City Council approve a Development Agreement to allocate density from the Downtown Density Transfer Program; approve a Master and Precise Development Plan including a Density Bonus Application; and adopt a Class 32 exemption in accordance with the California Environmental Quality Act for a proposed 131-unit, mixed use development known as "Aspire;" located at 137 West Valley Parkway. (File No. 0600-15)

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

ORDINANCE NO. 2019-13 (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 any way.

**Kerry Garza** - Project applicant, provided a presentation outlining the Aspire project.

**Theresa Tugwell** - Requested that the City Council vote against the project.

**Carol Rea** - Expressed concern about the size and scale of the project.

**Karen Belcher** - Homeowner in Escondido since 1991. Expressed concern about the project.

**Pam Bayer** - Owner of Grab Bag Antiques. Requested that the City Council vote against this project.

**Misty Embrey** - Lifelong resident of Escondido. Expressed concern about the project.

**Diana Gil** - Manager of Filipi's Pizza. Expressed concern related to the proposed parking associated with this project.

**Sharon Sanders** - Expressed concern about the project.

**Traci Bass** - Expressed concern about the project. Stated that this project would not be the best use for the space.

**Louisa Magoon** - Owner of the Grand Tee Room. Expressed support for the project.

**Julianne Jones** - Expressed concern related to the proposed parking associated with the project.

**Dan Foster** - Board Member of the Escondido Downtown Business Association. Expressed support for the project.

**Alberto Agyan** - Owner of the Delight of France restaurant. Expressed concern about the proposed parking associated with the project.

Mayor McNamara closed the public hearing.

**MOTION:** Moved by Council Member Masson and seconded by Deputy Mayor Martinez to approve a Development Agreement to allocate density from the Downtown Density Transfer Program; approve a Master and Precise Development Plan including a Density Bonus Application; and adopt a Class 32 exemption in accordance with the California Environmental Quality Act for a proposed 131-unit, mixed use development known as "Aspire;" located at 137 West Valley Parkway. Failed (2-3, McNamara, Martinez, Diaz - No)

**8. TENTATIVE SUBDIVISION MAP, MASTER AND PRECISE DEVELOPMENT PLAN AND DEVELOPMENT AGREEMENT FOR A 32-UNIT MIXED-USE CONDOMINIUM PROJECT AT 555 W. GRAND AVENUE (SUB 18-0008; PHG 18-0021) -**

Request the City Council approve a Master and Precise Development Plan and Development Agreement for a 32-unit mixed-use condominium project within the Mercado District of the Downtown Specific Plan; and approve a one-lot Tentative Subdivision Map. (File No. 0800-10)

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

A) RESOLUTION NO. 2019-143 B) ORDINANCE NO. 2019-15 (First Reading and Introduction)

Jay Paul, Senior Planner, 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 any way.

**Ed McCoy** - Applicant of the project. Requested that the City Council approve the project.

**Maria Bowman** - Mercado Business Association. Expressed support for the project.

**Grant Taylor** - Expressed support for the project.

**Cannon Christian** - Expressed support for the project.

**Mark Baker** - General Partner of the building across from the project. Expressed support for the project.

**Joseph Gelormini** - Economics teacher at Orange Glen. Expressed support for the project.

**Anthony Widerburg** - Expressed support for the project.

**Shon Finch** - Expressed support for the project.

Mayor McNamara closed the public hearing.

**MOTION:** Moved by Council Member Masson and seconded by Council Member Diaz to approve a Master and Precise Development Plan and Development Agreement for a 32-unit mixed-use condominium project within the Mercado District of the Downtown Specific Plan; and approve a one-lot Tentative Subdivision Map. Approved unanimously.

**FUTURE AGENDA**

**9. 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)**

**COUNCIL MEMBERS SUBCOMMITTEE REPORTS**

Council Member Morasco - Attended a Regional Solid Waste Association meeting. Discussed single-use plastic items and Styrofoam limitations in Solana Beach.

Council Member Masson - Attended a San Diego County Water Authority meeting. Stated that the San Diego County Water Authority is in the process of selecting a new general manager.

## 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

None.

## ADJOURNMENT

Mayor McNamara adjourned the meeting at 9:24 p.m.

DocuSigned by:  
*Paul McNamara*  
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MAYOR

DocuSigned by:  
*Jack Beck*  
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CITY CLERK