

**CITY OF ESCONDIDO**  
**November 15, 2017**  
**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, November 15, 2017 in the City Council Chambers at City Hall with Mayor Abed presiding.

**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.

**ORAL COMMUNICATIONS**

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

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

- I. CONFERENCE WITH LABOR NEGOTIATOR (Government Code §54957.6)**
- a. **Agency Negotiator:** Sheryl Bennett and Jeffrey Epp  
**Employee Organization:** Non-Sworn Police Bargaining Unit
  - b. **Agency Negotiator:** Sheryl Bennett and Jeffrey Epp  
**Employee Organization:** Escondido Police Officers' Association
  - c. **Agency Negotiator:** Sheryl Bennett and Jeffrey Epp  
**Employee Organization:** Escondido Firefighters' Association
- II. CONFERENCE WITH REAL PROPERTY NEGOTIATOR (Government Code §54956.8)**
- a. **Property:** 480 N. Spruce Street, APN 232-091-28 (Wickline Bedding)  
**City Negotiator:** Jeffrey Epp, City Manager  
**Negotiating Parties:** Prospective Purchasers  
**Under Negotiation:** Price and Terms of Agreement
  - b. **Property:** 455 N. Quince Street, APN 232-091-27  
**City Negotiator:** Jeffrey Epp, City Manager  
**Negotiating Parties:** Prospective Purchasers  
**Under Negotiation:** Price and Terms of Agreement
  - c. **Property:** 525 N. Quince Street, APN 232-091-06  
**City Negotiator:** Jeffrey Epp, City Manager  
**Negotiating Parties:** Prospective Purchasers  
**Under Negotiation:** Price and Terms of Agreement

- d. **Property:** 315 W. Washington Avenue, APN 229-272-10  
**City Negotiator:** Jeffrey Epp, City Manager  
**Negotiating Parties:** Prospective Purchasers  
**Under Negotiation:** Price and Terms of Agreement
  
- e. **Property:** 201 W. Washington Avenue, APN 229-281-12  
**City Negotiator:** Jeffrey Epp, City Manager  
**Negotiating Parties:** Prospective Purchasers  
**Under Negotiation:** Price and Terms of Agreement

**ADJOURNMENT**

Mayor Abed adjourned the meeting at 4:15 p.m.

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CITY CLERK

\_\_\_\_\_  
DEPUTY CITY CLERK

**CITY OF ESCONDIDO**  
**November 15, 2017**  
**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, November 15, 2017 in the City Council Chambers at City Hall with Mayor Abed presiding.

**MOMENT OF REFLECTION**

**FLAG SALUTE**

Deputy Mayor Masson 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 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:**

Mike Frank, Commander, and Ken White, 2<sup>nd</sup> Vice Commander received the proclamation for JB Clark American Legion Post 149.

**PRESENTATIONS:**

Keene Simonds, Executive Director, presented information regarding LAFCO.

**ORAL COMMUNICATIONS**

**Melissa Flores**, representative for Senator Joel Anderson, invited the City Council to the Holiday Legislative Open House on Tuesday, December 12, 2017 from 6:00-8:00 p.m.

**CONSENT CALENDAR**

**MOTION:** Moved by Councilmember Gallo and seconded by Deputy Mayor Masson to approve all Consent Calendar items with the exception of items 4 and 6. 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: A) Regular Meeting of October 18, 2017 B) Regular Meeting of October 25, 2017**

4. **TREASURER'S INVESTMENT REPORT FOR THE QUARTER ENDED SEPTEMBER 30, 2017 -**  
Request the City Council receive and file the Quarterly Investment Report. (File No. 0490-55)

Staff Recommendation: **Receive and File (City Treasurer's Office: Douglas W. Shultz)**

Douglas W. Shultz, City Treasurer, was available to answer questions.

**NO COUNCIL ACTION.**

5. **PROPOSED RATE INCREASE FROM ESCONDIDO DISPOSAL FOR ANNUAL CPI INCREASE TO SOLID WASTE AND RECYCLING RATES AND FEES FOR RESIDENTIAL AND COMMERCIAL COLLECTIONS -**

Request the City Council approve revising the rates for Residential and Commercial Solid Waste and Recycling Services. Effective January 1, 2018, a 3.2766 percent increase will apply to residential collection services and 2.519 percent increase for commercial collection services. (File No. 0600-10 [A-2340])

Staff Recommendation: **Approval (Public Works Department: Joseph Goulart)**

RESOLUTION NO. 2017-140

6. **PROPOSED MILLS ACT CONTRACTS (HP 17-0001, -0002, -0004, -0005, -0006, -0007, -0008, -0009, AND -0010) -**

Request the City Council approve authorizing entering into Mills Act Contracts and approve the associated CEQA exemptions for the following nine properties: HP 17-0001: 700 South Juniper Street; HP 17-0002: 742 Sungold Way; HP 17-0004: 307 East 6th Avenue; HP 17-0005: 1150 South Juniper Street; HP 17-0006: 625 South Juniper Street; HP 17-0007: 152 East 11th Avenue; HP 17-0008: 514 East 6th Avenue; HP 17-0009: 2630 Las Palmas; HP 17-0010: 323 East 10th Avenue. (File No. 0880-10)

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

- A) RESOLUTION NO. 2017-141 B) RESOLUTION NO. 2017-142 C) RESOLUTION NO. 2017-144  
D) RESOLUTION NO. 2017-145 E) RESOLUTION NO. 2017-146 F) RESOLUTION NO. 2017-147  
G) RESOLUTION NO. 2017-148 H) RESOLUTION NO. 2017-149 I) RESOLUTION NO. 2017-150

Paul Bingham, Assistant Planner, was available to answer questions.

**MOTION:** Moved by Councilmember Diaz and seconded by Deputy Mayor Masson to approve authorizing entering into Mills Act Contracts and approve the associated CEQA exemptions for the following nine properties: HP 17-0001: 700 South Juniper Street; HP 17-0002: 742 Sungold Way; HP 17-0004: 307 East 6th Avenue; HP 17-0005: 1150 South Juniper Street; HP 17-0006: 625 South Juniper Street; HP 17-0007: 152 East 11th Avenue; HP 17-0008: 514 East 6th Avenue; HP 17-0009: 2630 Las Palmas; HP 17-0010: 323 East 10th Avenue and adopt Resolution No. 2017-141, Resolution No. 2017-142, Resolution No. 2017-144, Resolution No. 2017-145, Resolution No. 2017-146, Resolution No. 2017-147, Resolution No. 2017-148, Resolution No. 2017-149, Resolution No. 2017-150. Ayes: Abed, Diaz, Gallo, Masson. Noes: Morasco. 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.)

## PUBLIC HEARINGS

**7. GENERAL PLAN AMENDMENT, REZONE, SPECIFIC PLAN, TENTATIVE SUBDIVISION MAP, SPECIFIC ALIGNMENT PLAN, DEVELOPMENT AGREEMENT, AND FINAL ENVIRONMENTAL IMPACT REPORT FOR THE VILLAGES - ESCONDIDO COUNTRY CLUB PROJECT PROPOSAL (SUB 16-0009, PHG 16-0018, AND ENV 16-0010) -**

Request the City Council conduct a public hearing on the Escondido Country Club Project proposal, which includes a total of 380 residential homes, a Village Center, and approximately 48.9 acres of permanent passive and active open space on property located along both sides of West Country Club Lane, west of Nutmeg Street, and take action on the recommendations of City staff and the Planning Commission, which recommends that the City Council: approve certifying the Final Environmental Impact Report; approve adopting the CEQA Findings and a Statement of Overriding Considerations; approve adopting the Mitigation Measures and a Mitigation Monitoring and Reporting Program; approve adopting amendments to the General Plan to change the Land Use designation from Residential Urban 1 to Specific Planning Area #14; approve adopting the Villages Specific Plan and adopting an amendment to the Citywide Zoning Map to change the designation of the Project site from R-1-7 to Specific Plan (SP) to support the Villages - Escondido Country Club Project proposal; approve the Tentative Subdivision Map and Specific Alignment Plan; and approve a Development Agreement between the City of Escondido and New Urban West Inc. for the Villages - Escondido Country Club Project. (File No. 0680-10; 0600-15)

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

A) RESOLUTION NO. 2017-151 B) RESOLUTION NO. 2017-152 C) RESOLUTION NO. 2017-153

D) ORDINANCE NO. 2017-13 (First Reading and Introduction)

E) ORDINANCE NO. 2017-14 (First Reading and Introduction)

Mike Strong, Assistant Director of Planning, and Kristin Blackstone, contract planner, presented the staff report utilizing a PowerPoint presentation.

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

**Jonathan Frankel**, applicant/representative for New Urban West, shared information regarding the proposed project and submitted 516 support cards and letters in support of the proposed project.

**Mike Slater**, representative for Escondido Country Club Home Owners (ECCHO), spoke in opposition to the proposed project.

**Everett DeLano**, attorney for ECCHO, stated that the proposed project is inconsistent with the Municipal Code and does not comply with the current General Plan.

**Michael Carunchio, Escondido**, shared concerns with the proposed development and spoke in opposition to the proposed project.

**Jerry Swadley, Escondido**, shared a PowerPoint presentation and spoke in opposition to the proposed project.

**Patrick Drinan, Escondido**, shared concerns regarding traffic mitigation measures and spoke in opposition to the proposed project.

**Ronald Newlin, Escondido**, spoke in opposition to the proposed project.

**Patricia Hunter, Escondido**, shared two photos, submitted 554 signatures from an online petition, and spoke in opposition to the proposed project.

**Michael Rousseau, Escondido**, spoke in opposition to the proposed project.

**Nancy Tubis, Escondido**, spoke in opposition to the proposed project.

**Bill Tubis, Escondido**, spoke in opposition to the proposed project.

**Gary Erickson, Escondido**, spoke in opposition to the proposed project.

**Kathleen Taylor, Escondido**, spoke in opposition to the proposed project.

**Linda Linderman, Escondido**, spoke in opposition to the proposed project.

**Drew Wonacott, Escondido**, spoke in opposition to the proposed project.

**Katey Hoehn, Escondido**, spoke in opposition to the proposed project.

**Gary Vest, Escondido**, spoke in opposition to the proposed project.

**Kathryn Crowe, Escondido**, stated she did not support the proposed project

**Carol Collins, Escondido**, spoke in opposition to the proposed project.

**Rick Elkin, Escondido**, spoke in opposition to the proposed project.

**Barbara Moore, Escondido**, spoke in opposition to the proposed project.

**Bill Waite, Escondido**, spoke in opposition to the proposed project.

**Timothy Dutton, Escondido**, spoke in opposition to the proposed project.

**Polly Martin, Escondido**, spoke in opposition to the proposed project.

**Danis Carter, Escondido**, spoke in opposition to the proposed project.

**Susan Peters, Escondido**, spoke in opposition to the proposed project.

**Jean Avy, Escondido**, spoke in opposition to the proposed project.

**Chuck Patterson, Escondido**, commented regarding correct zoning for the area.

**Melinda Patterson, Escondido**, spoke in opposition to the proposed project.

**Jeff Fry, Escondido**, spoke in opposition to the proposed project.

**Judy Jessop, Escondido**, spoke in opposition to the proposed project.

**Peter Handorf, Escondido**, shared concerns regarding increased traffic and spoke in opposition to the proposed project.

**Gary Johnston, Escondido**, spoke in opposition to the proposed project.

**Jack Hall, Escondido**, spoke in opposition to the proposed project.

**Chuck Smlar, San Diego**, spoke in opposition to the proposed project.

**Paul McNamara, Escondido**, spoke in opposition to the proposed project.

**Diana Towne, Escondido**, spoke in opposition to the proposed project.

**Vivian Holland, Escondido**, shared concerns with rainwater runoff via PowerPoint slides and spoke in opposition to the proposed project.

**Maria Bowman, Escondido**, spoke in opposition to the proposed project.

**Griff Peters, Escondido**, spoke in opposition to the proposed project.

**Crispin Barraza, Escondido**, spoke in opposition to the proposed project.

**Michelle Warn, Escondido**, spoke in the opposition to the proposed project.

**Phillip Lodge, Escondido**, spoke in opposition to the proposed project.

**Delores McQuiston, Escondido**, shared concerns regarding water supply for the proposed project.

**Mike Anet, Escondido**, spoke in opposition to the proposed project.

**Sue Buehler, Escondido**, spoke in opposition to the proposed project.

**Pamela Stephens, Escondido**, spoke in opposition to the proposed project.

**Dale DeLaney, Escondido**, spoke in opposition to the proposed project.

**JoAnn Covich, Escondido**, shared concerns with flooding and traffic issues and spoke in opposition to the proposed project

**Michael Uhl, Escondido**, shared concerns regarding flooding, traffic, and open space and spoke in opposition to the proposed project.

**Dylan Valenzuela, Escondido**, stated support of the proposed project.

**Chelise Ramsey, Escondido**, stated support for the proposed project.

**Norma Chaves, Escondido**, stated support for the proposed project.

**Dyanna Grimes, Escondido**, stated support for the proposed project.

**Dorje Browning, Escondido**, stated support for the proposed project.

**David Pudgil, Escondido**, stated support for the proposed project.

**Brad Mattonen, Escondido**, stated support for the proposed project.

**Karen Mattonen, Escondido**, stated support for the proposed project.

**Tami Greif, Escondido**, stated support for the proposed project.

**Bill Westlake, Escondido**, stated support for the proposed project.

**Miles Grimes, Escondido**, stated support for the proposed project.

**Kirk Effinger, Escondido**, spoke in favor of the proposed project.

**Paul Rusthoven, Escondido**, spoke in favor of the proposed project.

**David Ahlers, Escondido**, stated the transportation issue was not properly addressed and spoke in opposition to the proposed project.

**Frank G. Freyne, Escondido**, spoke in opposition to the proposed project.

**Kathy Funk, Escondido**, spoke in opposition to the proposed project.

**Brenda Marteney, Escondido**, spoke in opposition to the proposed project.

**Jackie Skay, Escondido**, spoke in opposition to the proposed project.

**Scott Schmidt, Escondido**, stated support for the proposed project.

**Tony Denaro, Escondido**, spoke in opposition to the proposed project.

**Ed Ames, Escondido**, spoke in opposition to the proposed project.

**Cheri Freathy, Escondido**, questioned traffic mitigation measures for the proposed project.

**Robert Jackson, Escondido**, proposed an alternative option for the project.

**51 people registered their position in favor of the proposed project, but did not wish to speak.**

**121 people registered their position in opposition to the proposed project, but did not wish to speak.**

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

**MOTION:** Moved by Mayor Abed to change the proposed project to a Reduced-Density Alternative of 279 Homes; no second, motion failed.

**MOTION:** Moved by Councilmember Morasco and seconded by to Councilmember Diaz to approve certifying the Final Environmental Impact Report; approve adopting the CEQA Findings and a Statement of Overriding Considerations; approve adopting the Mitigation Measures and a Mitigation Monitoring and Reporting Program; approve adopting amendments to the General Plan to change the Land Use designation from Residential Urban 1 to Specific Planning Area #14; approve adopting the Villages Specific Plan and adopting an amendment to the Citywide Zoning Map to change the designation of the Project site from R-1-7 to Specific Plan (SP) to support the Villages - Escondido Country Club Project proposal; approve the Tentative Subdivision Map and Specific Alignment Plan; and approve a Development Agreement between the City of Escondido and New Urban West Inc. for the Villages - Escondido Country Club Project and adopt Resolution No. 2017-151, Resolution No. 2017-152, Resolution No. 2017-153R, Ordinance No. 2017-13, and Ordinance No. 2017-14. Ayes: Diaz, Gallo, Morasco. Noes: Masson, Abed. Motion carried.

## **FUTURE AGENDA**

### **8. 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**

## **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 9:22 p.m.

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CITY CLERK

\_\_\_\_\_  
DEPUTY CITY CLERK