

CITY OF ESCONDIDO
May 24, 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, May 24, 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 City Employee Association:
Administrative/Clerical/Engineering Bargaining Unit
- c. **Agency Negotiator:** Sheryl Bennett and Jeffrey Epp
Employee Organization: Escondido City Employee Association: Supervisory
Bargaining Unit

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

- a. **Case Name:** Southwest Key Programs, Inc. v. City of Escondido
Case No: 3:15-cv-01115H
- b. **Case Name:** SNR 27 Springs of Escondido Owner, LLC v. City of Escondido
Case No: 37-2017-00005187-CU-WM-NC
- c. **Case Name:** SNR 27 Springs of Escondido Owner, LLC v. City of Escondido
Case No: 37-2017-00001099-CU-WM-NC

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

- a. **Property:** Municipal Parking Lot #1, Municipal Parking Lot #2, and APNs 233-091-01 through -17
City Negotiator: Jeffrey Epp, City Manager
Negotiating Parties: Touchstone Communities
Under Negotiation: Price and Terms Agreement

- b. **Property:** 1600 West 9th Avenue, APN 232-542-13-00
City Negotiator: Jeffrey Epp, City Manager
Under Negotiation: Price and Terms of Agreement

- c. **Property:** 700 West Grand Avenue, APN 232-100-16-00
City Negotiator: Jeffrey Epp, City Manager
Negotiating Parties: Lyon Communities
Under Negotiation: Terms of Purchase

DEPUTY MAYOR MASSON ABSTAINED FROM ITEMS III. A. AND III. C. AND LEFT THE CLOSED SESSION ROOM.

ADJOURNMENT

Mayor Abed adjourned the meeting at 4:37 p.m.

MAYOR

CITY CLERK

DEPUTY CITY CLERK

CITY OF ESCONDIDO
May 24, 2017
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 4:40 p.m. on Wednesday, May 24, 2017 in the City Council Chambers at City Hall with Mayor Abed presiding.

MOMENT OF REFLECTION

Randy Ortlieb 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 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.

PRESENTATIONS

Mayor Abed, Chief Craig Carter, Captain Eric Skaja, and Captain Greg Kogler presented Police Department Citizen Citation Awards to William Stamm, William Stout, and Bala Carter. Also present was Deputy District Attorney Ben Barlow.

ORAL COMMUNICATIONS

CONSENT CALENDAR

MOTION: Moved by Councilmember Diaz and seconded by Councilmember Morasco 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: A) Regular Meeting of May 3, 2017 B) Regular Meeting of May 10, 2017**

4. CONTRACT AWARD FOR HAULING AND BENEFICIAL REUSE OF HALE AVENUE RESOURCE RECOVERY FACILITY BIOSOLIDS -

Request the City Council approve authorizing the Mayor and City Clerk to execute on behalf of the City, a Public Services Agreement with AG Tech LLC, Tule Ranch/Western Express Transporters, the lowest responsive and responsible bidder, for hauling and the beneficial reuse of biosolids from the Hale Avenue Resource Recovery Facility (HARRF). The contract term is three years with two, one-year options to extend. (File No. 0600-10 [A-3218])

Staff Recommendation: **Approval (Utilities Department: Christopher W. McKinney)**

RESOLUTION NO. 2017-69

5. LEASE AGREEMENT WITH MARK D. KLAMMER REVOCABLE TRUST FOR UNIMPROVED STREET FRONTAGE ADJACENT TO 1002-1028 W. MISSION AVENUE (APN 228-220-79) -

Request the City Council approve a three-year lease agreement for unimproved public street frontage adjacent to 1002-1028 W. Mission Avenue in the City of Escondido. (File No. 0600-10 [A-2989])

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

RESOLUTION NO. 2017-72

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.)

6. AMENDMENT TO ARTICLE 67 (DENSITY BONUS AND RESIDENTIAL INCENTIVES) OF THE ESCONDIDO ZONING CODE (AZ 16-0001) -

Approved on May 10, 2017 with a vote of 5/0 (File No. 0810-20)

ORDINANCE NO. 2017-05 (Second Reading and Adoption)

7. AMENDMENT TO ARTICLE 66 (SIGN ORDINANCE) OF THE ESCONDIDO ZONING CODE (AZ 17-0001) -

Approved on May 10, 2017 with a vote of 4/0/1 (Morasco absent) (File No. 0810-20)

ORDINANCE NO. 2017-08 (Second Reading and Adoption)

PUBLIC HEARINGS

8. SHORT-FORM RENT INCREASE APPLICATION FOR WESTWINDS MOBILEHOME PARK -

Request the City Council consider the short-form rent increase application submitted by Westwinds Mobilehome Park, and if approved, grant an increase of 75 percent of the change in the Consumer Price Index or 1.467 percent (an average of \$6.79) for the period of December 31, 2015 to December 31, 2016. (File No. 0697-20-10119)

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

RESOLUTION NO. RRB 2017-01

Belinda Rojas, Program Administrator, and Andrew Modglin, Code Enforcement Officer, 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 anyway.

Jim Younce, Owner's Representative of Thompson Properties, was available to answer Council questions.

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

MOTION: Moved by Councilmember Diaz and seconded by Councilmember Gallo to approve the short-form rent increase application submitted by Westwinds Mobilehome Park, granting an increase of 75 percent of the change in the Consumer Price Index or 1.467 percent (an average of \$6.79) for the period of December 31, 2015 to December 31, 2016; and adopt Resolution No. RRB 2017-01. Motion carried unanimously.

9. ZONING CODE AMENDMENT AND REZONE (AZ 16-0005/PHG 17-0007) -

Request the City Council approve establishing a new residential R-5-30 zoning category; approve amendments to Zoning Code Articles 1, 6, 7, 8, 10, 11, 12, 13, 14, and 57, as well as, the environmental determination; and approve rezoning 186 parcels to R-5-30 (Very High Multi-Family Residential, 30 du/ac max.). (File No. 810-20)

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

A) ORDINANCE NO. 2017-07 (First Reading and Introduction)

B) ORDINANCE NO. 2017-09 (First Reading and Introduction)

Bill Martin, Director of Community Development, 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. 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 establishing a new residential R-5-30 zoning category; approve amendments to Zoning Code Articles 1, 6, 7, 8, 10, 11, 12, 13, 14, and 57, as well as, the environmental determination; and approve rezoning 186 parcels to R-5-30 (Very High Multi-Family Residential, 30 du/ac max.) and introduce Ordinance No. 2017-07 and Ordinance No. 2017-09. Motion carried unanimously.

10. ZONING CODE AMENDMENT (AZ 16-0009) -

Request the City Council approve an amendment to Article 34 (Communication Antennas) of the Escondido Zoning Code. (File No. 0810-20)

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

ORDINANCE NO. 2017-10 (First Reading and Introduction)

Jay Paul, Associate 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 anyway.

Paul O'Boyle, San Diego, Outside Counsel for Crown Castle, shared information regarding wireless communications and requested additional options for placement of equipment.

Michael Fulton, San Diego, representative of T-Mobile, voiced support for a zoning code amendment, requested changes to Ordinance No. 2017-10 regarding placement option, and shared information concerning wireless communications and small cell antennas.

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

MOTION: Moved by Councilmember Gallo and seconded by Councilmember Diaz to continue the public hearing to the Regular City Council Meeting of June 14, 2017. Motion carried unanimously.

FUTURE AGENDA

11. 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 Morasco reported attending the California Center for the Arts, Escondido subcommittee meeting; shared information regarding repairs for the Center and potential plans for Grape Day Park.

Councilmember Gallo reported attending the North County Transit District Board Meeting; shared that 19 additional staff will be aboard the Sprinter line and more patrols will be present at the Escondido Transit Center.

Mayor Abed reported that LAFCO hired Peckman & McKenney to assist in selecting a new executive director.

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 6:20 p.m.

MAYOR

CITY CLERK

DEPUTY CITY CLERK