

CITY OF ESCONDIDO
June 6, 2018
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, June 6, 2018 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 Morasco and seconded by Councilmember Diaz to recess to Closed Session. Motion carried unanimously.

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

- a. **Property:** 2nd Avenue & Quince Street, APNs 233-022-21 & 233-022-23
 City Negotiator: Jeffrey Epp, City Manager
 Negotiating Parties: 555 W. Grand Avenue LLC
 Under Negotiation: Price and Terms of Agreement
- b. **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

II. PUBLIC EMPLOYEE PERFORMANCE EVALUATION (Government Code §54957)

- City Manager
- City Attorney

DEPUTY MAYOR MASSON ABSTAINED FROM ITEM I.b. AND LEFT THE CLOSED SESSION ROOM.

ADJOURNMENT

Mayor Abed adjourned the meeting at 4:42 p.m.

MAYOR

CITY CLERK

DEPUTY CITY CLERK

CITY OF ESCONDIDO
June 6, 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 4:45 p.m. on Wednesday, June 6, 2018 in the City Council Chambers at City Hall with Mayor Abed presiding.

MOMENT OF REFLECTION

Kelly Crews led the Moment of Reflection.

FLAG SALUTE

Councilmember Diaz 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.

ORAL COMMUNICATIONS

Judy Persing, Escondido, requested a stop sign at 9th Avenue and Hale Avenue to slow down traffic.

Emily Paige, Escondido, shared comments regarding sewer repairs near her residence and requested the City pay for her to stay at a hotel until construction is completed.

CONSENT CALENDAR

MOTION: Moved by Councilmember Gallo and seconded by Councilmember Morasco to approve all Consent Calendar items with the exception of Item 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 May 16, 2018 B) Regular Meeting of May 23, 2018**

4. **FINAL MAP, ESCONDIDO TRACT SUB 16-0001, LOCATED AT 700 WEST GRAND AVENUE -**
Request the City Council approve the Final Map for Tract SUB 16-0001, a single lot, 126-Unit Residential Condominium Subdivision located at 700 West Grand Avenue. This Final Map approval includes a 13.5-foot Street Vacation along Grand Avenue reserving therefrom a 5.0-foot public utility easement to the City. (File No. 0800-10)

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

5. **CONTINUING EMERGENCY REPAIR OF FIVE SECTIONS OF ESCONDIDO SEWER PIPELINE (HALE AVENUE UNDERPASS OF I-15, KIA DEALERSHIP PARKING LOT, SOUTH HALE AVENUE, CASA GRANDE MOBILE ESTATES, AND GREEN TREE MOBILE HOME ESTATES); CHANGE ORDER NO. 1 FOR THE SOUTHLAND PAVING, INC. AGREEMENT; AND RELATED BUDGET ADJUSTMENT -**

Request the City Council approve declaring that pursuant to the terms of Section 22050 of the California Public Contract Code, the City Council finds there is a need to continue the emergency repairs of five damaged sewer main sections along Hale Avenue. The resolution, which must be passed by four-fifths vote, also declares that public interest and necessity demand the immediate expenditure to safeguard life, health, or property. It is also requested the City Council approve authorizing Change Order No. 1 to the Public Improvement Agreement with Southland Paving, Inc. for an amount not to exceed \$386,610 and approve a budget adjustment of \$386,610 from the Wastewater Operating Fund Reserve to the Sewer Lines Capital Outlay to fund the emergency sewer main repairs. (File No. 0600-10 [A-3242])

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

RESOLUTION NO. 2018-71

6. **NOTICE OF COMPLETION FOR THE NEIGHBORHOOD GROUP STREET LIGHTING PROJECT**
Request the City Council approve and accept the public improvements and authorize staff to file a Notice of Completion for the Neighborhood Group Street Lighting Project. (File No. 0600-10 [A-3220])

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

RESOLUTION NO. 2018-78

MOTION: Moved by Deputy Mayor Masson and seconded by Councilmember Morasco to approve and accept the public improvements and authorize staff to file a Notice of Completion for the Neighborhood Group Street Lighting Project and adopt Resolution No. 2018-78. Motion carried unanimously.

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.)

7. **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)**

Approved on May 23, 2018 with a vote of 5/0 (File No. 0810-20)

ORDINANCE NO. 2018-12 (Second Reading and Adoption)

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

Approved on May 23, 2018 with a vote of 3/2, Abed and Morasco voting no (File No. 0810-20)

ORDINANCE NO. 2018-13R (Second Reading and Adoption)

PUBLIC HEARINGS

9. ROSE TO FOXDALE NEIGHBORHOOD RESIDENT PARKING DISTRICT -

Request the City Council approve establishing a permanent residential parking district in the Rose to Foxdale Neighborhood, modifying the weekday enforcement hours, and reducing the eligible resident parking permits per residence, based on findings of the one-year pilot program and voting results from residents in the district. (File No. 1060-05-01)

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

RESOLUTION NO. 2018-77

Jay Petrek, Assistant City Manager, and Craig Carter, Chief of Police, 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.

Alejandra Ruiz, Escondido, spoke in opposition to the parking program for an area outside of the proposed parking district.

Regina Barranca, Escondido, voiced support for the proposed parking district and commented that the community is more unified and safe.

Don Carson, Escondido, requested his residence be included in the proposed parking district and shared his experience regarding parking in his neighborhood.

Francesca Sagermark, Escondido, shared her experience and voiced support for the proposed parking district.

Richard Treaster, Escondido, requested his residence be included and voiced his support for the proposed parking district.

Mayor Abed asked if anyone else wanted to speak. 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 establishing a permanent residential parking district in the Rose to Foxdale Neighborhood, modifying the weekday enforcement hours, and reducing the eligible resident parking permits per residence, based on findings of the one-year pilot program and voting results from residents in the district and adopt Resolution No. 2018-77. Motion carried unanimously.

10. SHORT-FORM RENT REVIEW BOARD HEARING FOR MOBILE PARK WEST MOBILEHOME PARK -

Request the City Council consider for approval the short-form rent increase application submitted by Mobile Park West Mobilehome Park located at 2700 E. Valley Parkway, and if approved, grant an increase of 75 percent of the change in the Consumer Price Index (CPI) for the period of December 31, 2015 through December 31, 2017 or 3.57 percent (an average of \$18.05 per space). (File No. 0697-20-10161)

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

RRB RESOLUTION NO. 2018-05

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.

Chad Casenhiser, Owner's Representative, shared improved communications with the mobilehome park's Home Owners' Association, recent improvements to the park, and was available to answer questions.

Dale Anderson, Residents' Representative, thanked Mr. Casenhiser's new staff for improvements at the mobilehome park and shared comments regarding parking around the clubhouse.

Irene Clingman, Escondido, shared concerns regarding water and electricity, and the recommended repairs to the park's infrastructure.

David Martin, Escondido, thanked Mr. Casenhiser for invitations to mobilehome events.

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

MOTION: Moved by Councilmember Diaz and seconded by Councilmember Morasco to approve the short-form rent increase application submitted by Mobile Park West Mobilehome Park located at 2700 E. Valley Parkway, granting an increase of 75 percent of the change in the Consumer Price Index (CPI) for the period of December 31, 2015 through December 31, 2017 or 3.57 percent (an average of \$18.05 per space) and adopt RRB Resolution No. 2018-05. Motion carried unanimously.

11. SHORT-FORM RENT REVIEW BOARD HEARING FOR EASTWOOD MEADOWS MOBILEHOME PARK -

Request the City Council consider for approval the short-form rent increase application submitted by Eastwood Meadows Mobilehome Park located at 2550 E. Valley Parkway, and if approved, grant an increase of 75 percent of the change in the Consumer Price Index (CPI) for the period of December 31, 2015, through December 31, 2017, or 3.57 percent (an average of \$17.58 per space). (File No. 0697-20-10162)

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

RRB RESOLUTION NO. 2018-06

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.

Chad Casenhiser, Owner's Representative, shared comments regarding improved communication with residents, recent improvements and upgrades to the park, and commented that attorneys are reviewing the land lease agreement.

David Martin, Residents' Representative, shared comments regarding the condition of the park and his experience regarding electrical outages.

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 Eastwood Meadows Mobilehome Park located at 2550 E. Valley Parkway, granting an increase of 75 percent of the change in the Consumer Price Index (CPI) for the period of December 31, 2015, through December 31, 2017, or 3.57 percent (an average of \$17.58 per space) and adopt RRB Resolution No. 2018-06. Motion carried unanimously.

12. AMENDMENT TO ARTICLE 66 (SIGN ORDINANCE) OF THE ESCONDIDO ZONING CODE RELATING TO DRIVE-THROUGH MENU BOARDS (AZ 18-0004)

Request the City Council approve amending Article 66 of the Escondido Zoning Code to modify the sign standards for menu boards for drive-through restaurants. (File No. 810-20)

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

ORDINANCE NO. 2018-15 (First Reading and Introduction)

Adam Finestone, Principal Planner, 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 Deputy Mayor Masson to approve amending Article 66 of the Escondido Zoning Code to modify the sign standards for menu boards for drive-through restaurants and introduce Ordinance No. 2018-15. Motion carried unanimously.

FUTURE AGENDA

13. 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 San Diego County Water Authority to hold water rate hearings; and attended the SANDAG Tribal Summit meeting.

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 6:33 p.m.

MAYOR

CITY CLERK

DEPUTY CITY CLERK