

**CITY OF ESCONDIDO**  
**August 15, 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 3:35 p.m. on Wednesday, August 15, 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 Councilmember Morasco by 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:** 220 S. Broadway, APN 233-091-02
  - City Negotiator:** Jeffrey Epp, City Manager
  - Negotiating Parties:** Escondido Education Compact
  - Under Negotiation:** Price and Terms of Agreement
  
- II. CONFERENCE WITH LEGAL COUNSEL-ANTICIPATED LITIGATION/SIGNIFICANT EXPOSURE (Government Code 54956.9(d)(2))**
  - a. One Case: Claim No. 5017

**ADJOURNMENT**

Mayor Abed adjourned the meeting at 4:46 p.m.

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**CITY OF ESCONDIDO**  
**August 15, 2018**  
**4:30 P.M. Meeting Minutes**

**Escondido City Council**

**CALL TO ORDER**

**MOMENT OF REFLECTION**

Dick Bridgeman 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 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**

**Patricia Borchmann, Escondido**, urged Council support of Senate Bill 1421, and requested Council support the Climate Action Plan.

**Karl Rudnick**, representative for North County Cycle Club, thanked Council for improved bike lanes, and shared information regarding bicycle laws and education.

**CONSENT CALENDAR**

**MOTION:** Moved by Deputy Mayor Masson and seconded by Councilmember Morasco to approve all Consent Calendar items with the exception of item 4 and 5. Item 5 was continued to August 22, 2018. 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: None Scheduled**
- 4. FIRST AMENDMENT TO CONSULTING AGREEMENT WITH TEMPLETON FINANCIAL SERVICES, INC. TO PROVIDE INVESTMENT MANAGEMENT SERVICES TO THE CITY AND RECEIVE AND FILE SECOND QUARTER 2018 INVESTMENT REPORT -**  
Request the City Council approve a month-to-month extension of the existing investment management services agreement with Templeton Financial Services, Inc.; authorize the Mayor and City Clerk to execute documents on behalf of the City; and receive and file the Second Quarter 2018 Investment Report. (File No. 0490-55, 0600-10 [A-3227])

Staff Recommendation: **Approval (City Treasurer's Office: Douglas W. Shultz)**

RESOLUTION NO. 2018-135

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

**Patricia Borchmann, Escondido**, emphasized that due to the importance of this item, it should not be placed on the Consent Calendar and shared concerns regarding the budget and economic growth.

**MOTION:** Moved by Deputy Mayor Masson and seconded by Councilmember Morasco to approve a month-to-month extension of the existing investment management services agreement with Templeton Financial Services, Inc.; authorize the Mayor and City Clerk to execute documents on behalf of the City; and receive and file the Second Quarter 2018 Investment Report and adopt Resolution No. 2018-135. Motion carried unanimously.

**5. 2018 WEST FOUNDATION CANINE GRANT AND BUDGET ADJUSTMENT -**

Request the City Council approve authorizing the Escondido Police Department to accept a \$50,000 Canine Grant from the Gary and Mary West Foundation through the Escondido Foundation; authorize the Chief of Police and Police Department staff to execute contract documents on behalf of the City; and approve budget adjustments needed to spend grant funds. (File No. 0430-80)

Staff Recommendation: **Approval (Police Department: Craig Carter)**

**THIS ITEM WAS CONTINUED TO AUGUST 22, 2018.**

**6. YEAR 2019 HOLIDAYS -**

Request the City Council approve designating the dates that City of Escondido offices will be closed in the year 2019 for holiday observances. (File No. 0740-30)

Staff Recommendation: **Approval (Human Resources Department: Sheryl Bennett)**

RESOLUTION NO. 2018-125

**7. REPEAL ESCONDIDO MUNICIPAL CODE CHAPTER 19, ARTICLE 2, BOARD OF REVIEW, AND AMEND CITY PERSONNEL RULES AND REGULATIONS RULE 28, ADMINISTRATIVE REVIEW, AND APPEAL TO BOARD OF REVIEW -**

Request the City Council approve amending Personnel Rules and Regulations Rule 28, implementing the changes that will result upon dissolution of the Board of Review, and approve amending Escondido Municipal Code Chapter 19, Article 2, Board of Review, to transfer the authority for employee due process disciplinary hearings from the Board of Review to an Administrative Law Judge. (File No. 0680-50)

Staff Recommendation: **Approval (Human Resources Department: Sheryl Bennett and City Attorney's Office: Michael R. McGuinness)**

A) RESOLUTION NO. 2018-139 B) ORDINANCE NO. 2018-08 (First Reading and Introduction)

**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. REZONE, MASTER DEVELOPMENT PLAN, DEVELOPMENT AGREEMENT, TENTATIVE SUBDIVISION MAP, GRADING EXEMPTIONS, AND SPECIFIC ALIGNMENT PLAN - WOHLFORD RESIDENTIAL SUBDIVISION (SUB 15-0002, PHG 15-0004, AND ENV 15-0001)**

Request the City Council approve certifying a Final Environmental Impact Report and adoption of a Mitigation Monitoring and Reporting Program for the Wohlford residential subdivision proposal, which includes a total of 55 residential lots and eight open space lots on approximately 40.62 acres of property located on the east side of Bear Valley Parkway, across from Encino Drive and between Sunset/Ranchito Drive and Choya Canyon Road; approve a Tentative Subdivision Map for 55 residential lots and eight open space lots, Grading Exemptions for cut and fill slopes in excess of Grading Ordinance limits, and a Specific Alignment Plan for improvements to Bear Valley Parkway; and approve rezoning the project site from RE-20 (Residential Estates; 20,000 SF minimum lot size) to PD-R 1.39 (Planned Development-Residential, 1.39 dwelling units per acre); approve a Master Development Plan to implement lot clustering and establish development standards; and approve a Development Agreement to define responsibility for improvements to Bear Valley Parkway as specified in a Specific Alignment Plan, that has been prepared and is to be considered with the project , concurrent with the rest of the development proposal. (File No. 0800-10)

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

- A) RESOLUTION NO. 2018-120 B) RESOLUTION NO. 2018-122
- C) ORDINANCE NO. 2018-17 (First Reading and Introduction)

Ann Dolmage, Associate 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.

**Elizabeth Wohlford**, Applicant, shared information regarding the proposed project and encouraged approval.

**Jack Henthorne**, Project Manager, was available for questions and voiced support for the staff and Planning Commission recommendations.

**William Cox/Steve Siebioda, Escondido**, shared concerns regarding drainage on the corner of 724 Chaparral Lane and Choya Canyon.

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

**MOTION:** Moved by Councilmember Gallo and seconded by Councilmember Diaz to approve certifying a Final Environmental Impact Report and adoption of a Mitigation Monitoring and Reporting Program for the Wohlford residential subdivision proposal, which includes a total of 55 residential lots and eight open space lots on approximately 40.62 acres of property located on the east side of Bear Valley Parkway, across from Encino Drive and between Sunset/Ranchito Drive and Choya Canyon Road; approve a Tentative Subdivision Map for 55 residential lots and eight open space lots, Grading Exemptions for cut and fill slopes in excess of Grading Ordinance limits, and a Specific Alignment Plan for improvements to Bear Valley Parkway; and approve rezoning the project site from RE-20 (Residential Estates; 20,000 SF minimum lot size) to PD-R 1.39 (Planned Development-Residential, 1.39 dwelling units per acre); approve a Master Development Plan to implement lot clustering and establish development standards; and approve a Development Agreement to define responsibility for improvements to Bear Valley Parkway as specified in a Specific Alignment Plan, that has been prepared and is to be considered with the project , concurrent with the rest of the development proposal; adopt Resolution No. 2018-120 and Resolution No. 2018-122; and introduce Ordinance No. 2018-17. Motion carried unanimously.

**9. AMENDMENTS TO THE ESCONDIDO ZONING CODE AND DOWNTOWN SPECIFIC PLAN TO CONDITIONALLY PERMIT DRIVE-THROUGH RESTAURANTS AND CONDITIONAL USE PERMIT FOR A NEW DRIVE-THROUGH RESTAURANT AT 350 W. VALLEY PARKWAY (PHG 17-0014, PHG 17-0015, AND ENV 17-0003) -**

Request the City Council approve amending Article 1 (Definitions) of the Escondido Zoning Code to define drive-through businesses and to amend the Downtown Specific Plan to allow drive-through restaurants, subject to a conditional use permit, in the Gateway Transit (GT) and Centre City Urban (CCU) Districts; approve the adoption of a Final Initial Study and Mitigated Negative Declaration (IS/MND) and Mitigation Monitoring and Reporting Program (MMRP); and approve a Conditional Use Permit for a proposed drive-through restaurant located at 350 W. Valley Parkway. (File No. 0810-20)

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

A) RESOLUTION NO. 2018-124R

B) B) ORDINANCE NO. 2018-18 (First Reading and Introduction)

Mike Strong, Assistant Director of Planning, and Darren Parker, Associate 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.

**Patricia Borchmann, Escondido**, shared concerns regarding the incomplete analysis from the Planning Commission and the Council staff report.

Mayor Abed asked if anyone else wished to speak. 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 1 (Definitions) of the Escondido Zoning Code to define drive-through businesses and to amend the Downtown Specific Plan to allow drive-through restaurants, subject to a conditional use permit, in the Gateway Transit (GT) and Centre City Urban (CCU) Districts; approve the adoption of a Final Initial Study and Mitigated Negative Declaration (IS/MND) and Mitigation Monitoring and Reporting Program (MMRP); and approve a Conditional Use Permit for a proposed drive-through restaurant located at 350 W. Valley Parkway; adopt Resolution No. 2018-124R; and introduce Ordinance No. 2018-18. Motion carried unanimously.

**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: Diane Halverson)**

**COUNCIL MEMBERS' SUBCOMMITTEE REPORTS**

Councilmember Gallo reported San Diego County Water Authority will be evaluating a proposed water tax bill; North County Transit District reported four fatalities since July 1.

**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**

**David Martin, Escondido**, shared comments regarding electrical issues at Mobile Park West.

**ADJOURNMENT**

Mayor Abed adjourned the meeting at 6:04 p.m.

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*Sam Abed*

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MAYOR

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*Diane Halverson*

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