

CITY OF ESCONDIDO
March 20, 2019
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 3:32 p.m. on Wednesday, March 20, 2019 in the City Council Chambers at City Hall with Mayor McNamara presiding.

ATTENDANCE:

The following members were present: Councilmember Olga Diaz, Deputy Mayor Consuelo Martinez, Councilmember Michael Morasco, and Mayor Paul McNamara. Absent: Councilmember John Masson. Quorum present.

ORAL COMMUNICATIONS

Steve Boyle, Superintendent of the Escondido Union High School District, shared concerns regarding recent action taken by the Successor Agency to the Community Development Commission and impacts to the school districts.

Douglas Paulson, Board Member for the Escondido Union School District, shared comments regarding the impact of early repayment of the traffic loan.

Michael Taylor, Assistant Superintendent of the Escondido Union School District, shared comments regarding a 2009 agreement regarding between City of Escondido, Escondido Redevelopment Agency, and the Escondido Union School Districts.

Amanda Phillips, Assistant Superintendent of the Escondido Union High School District, shared comments regarding the impacts of early repayment on the school districts.

Kelley Owens, counsel for the Escondido School Districts, referenced a letter from the Department of Finance and requested an amendment be submitted before October 1, 2019.

Christi Knight, Board Member for the Escondido Union High School District, requested an amendment to the Recognized Obligation Payment Schedule (ROPS).

CLOSED SESSION: (COUNCIL/SUCCESSOR AGENCY/RRB)

MOTION: Moved by Councilmember Morasco and seconded by Deputy Mayor Martinez to recess to Closed Session. Ayes: Diaz, Martinez, Morasco, McNamara. Noes: None. Absent: Masson. Motion carried.

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

- a. **Case Name:** Sandra Matyus v. City of Escondido
Case No: ADJ11360738, ADJ11360794

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

- a. **Property:** 613 East Lincoln Avenue (APN 229-160-54)
City Negotiator: Jeffrey Epp, City Manager
Negotiating Parties: Escondido Community Child Development Center
Under Negotiation: Lease Terms

- b. **Property:** 1201 East Washington Avenue (APN 230-141-01)
City Negotiator: Jeffrey Epp, City Manager
Negotiating Parties: San Diego Gas & Electric
Under Negotiation: Potential Leasing Opportunity

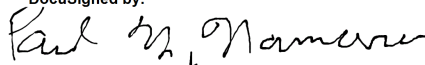
- c. **Property:** 200 - 290 East Via Rancho Parkway (APNs 271-030-14, -15, -16, -17, -18, 19, -20)
City Negotiator: Jeffrey Epp, City Manager
Negotiating Parties: Westfield Corporation
Under Negotiation: Potential Purchase and Sale, Westfield Mall

III. CONFERENCE WITH LEGAL COUNSEL-ANTICIPATED LITIGATION/SIGNIFICANT EXPOSURE (Government Code 54956.9(d)(2))

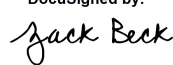
- a. The City Council will consider issues related to the payment in full of the former Escondido Redevelopment Agency's Traffic Impact Fund loan approved in the 2019-20 ROPS.

ADJOURNMENT

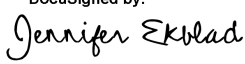
Mayor McNamara adjourned the meeting at 4:45 p.m.

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 MAYOR

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CITY OF ESCONDIDO
March 20, 2019
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 4:51 p.m. on Wednesday, March 20, 2019 in the City Council Chambers at City Hall with Mayor McNamara presiding.

MOMENT OF REFLECTION

Zack Beck led the Moment of Reflection.

FLAG SALUTE

Escondido Cub Scout Pack 659 led the flag salute.

ATTENDANCE:

The following members were present: Councilmember Olga Diaz, Deputy Mayor Consuelo Martinez, Councilmember Michael Morasco, and Mayor Paul McNamara. Absent: Councilmember John Masson. 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; and Jennifer Ekblad, Deputy City Clerk.

PRESENTATIONS

Mayor McNamara presented certificates of recognition to Merrilyn Carpenter and Bill Dixon.

ORAL COMMUNICATIONS

Nancy Burian, Escondido, shared concerns regarding fencing at the dog park and homeless issues related to an abandoned home on Broadway.

Bonnie Wade Thompson, Escondido, shared concerns regarding homeless issues at an abandoned home on Broadway and requested the issues be addressed.

Lee Stephens, representative Carpenters Local 619, shared his experience living in Escondido and commented regarding the union journeyman apprenticeship.

Andrew Meling, member of the Southwest Regional Council of Carpenters Local 619, shared an interest in obtaining more local construction jobs.

CONSENT CALENDAR

MOTION: Moved by Councilmember Diaz and seconded by Councilmember Morasco to approve all Consent Calendar items with the exception of items 5, 7, 10, and 13. Ayes: Diaz, Martinez, Morasco, McNamara. Noes: None. Absent: Masson. Motion carried.

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

2. APPROVAL OF WARRANT REGISTER (Council/Successor Agency)

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

- 327452 – 327699 dated February 6, 2019
- 327700 – 327881 dated February 13, 2019
- 327882 – 328110 dated February 20, 2019
- 328111 – 328339 dated February 27, 2019
- 328340 – 328622 dated March 6, 2019

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

3. APPROVAL OF MINUTES: A) Regular Meeting of February 6, 2019 B) Regular Meeting of February 13, 2019 C) Special Meeting of February 27, 2019

4. TREASURER'S INVESTMENT REPORT FOR THE QUARTER ENDED DECEMBER 31, 2018 AND RECOMMENDED INVESTMENT STRATEGIES -

Request the City Council receive and file the October through December 2018 City Treasurer's Quarterly Investment Report and recommended investment strategies from PFM Asset Management. (File No. 490-55)

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

5. FISCAL YEAR 2018 URBAN AREA SECURITY INITIATIVE GRANT AND BUDGET ADJUSTMENT -

Request the City Council approve authorizing the Escondido Police Department to accept a Fiscal Year 2018 Urban Area Security Initiative Grant in the amount of \$32,992; authorize the Chief of Police or his designee to execute grant documents on behalf of the City; and approve budget adjustments needed to spend grant funds. (File No. 0480-70)

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

Craig Carter, Police Chief, and Rick Vogt, Fire Chief, were available to answer questions.

MOTION: Moved by Deputy Mayor Martinez and seconded by Councilmember Diaz to approve authorizing the Escondido Police Department to accept a Fiscal Year 2018 Urban Area Security Initiative Grant in the amount of \$32,992; authorize the Chief of Police or his designee to execute grant documents on behalf of the City; and approve budget adjustments needed to spend grant funds. Ayes: Diaz, Martinez, Morasco, McNamara. Noes: None. Absent: Masson. Motion carried.

6. AUTHORIZATION FOR RELEASE OF REQUEST FOR PROPOSALS FOR AFFORDABLE HOUSING PURPOSES -

Request the City Council approve authorizing Housing & Neighborhood Services Division staff to release a Request for Proposals (RFP) for the provision of long-term affordable housing through acquisition or rehabilitation or redevelopment of blighted properties. The RFP will include a total of \$3,000,000 in Affordable Housing Funds, including Successor Housing Agency and HOME funds. (File No. 0875-21)

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

7. ANNUAL PROGRESS REPORT ON THE IMPLEMENTATION OF THE GENERAL PLAN AND ANNUAL HOUSING ELEMENT REPORT (MISC 19-0004) -

Request the City Council receive and file the General Plan Annual Progress Report, documenting the City's progress on implementing the General Plan and authorize submittal of the report to the State

Office of Planning and Research (OPR), the State Department of Housing and Community Development (HCD), and SANDAG. (File No. 0830-07)

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

Mike Strong, Assistant Director of Planning, was available to answer questions.

MOTION: Moved by Councilmember Diaz and seconded by Councilmember Morasco to receive and file the General Plan Annual Progress Report, documenting the City's progress on implementing the General Plan and authorize submittal of the report to the State Office of Planning and Research (OPR), the State Department of Housing and Community Development (HCD), and SANDAG. Ayes: Diaz, Martinez, Morasco, McNamara. Noes: None. Absent: Masson. Motion carried.

8. PUBLIC SERVICE AGREEMENT WITH TIMECLOCK PLUS TO PROVIDE A TIME AND ATTENDANCE TRACKING SOFTWARE SYSTEM FOR THE CITY OF ESCONDIDO -

Request the City Council approve authorizing the Mayor and City Clerk to execute a three (3) year Public Service Agreement with TimeClock Plus with three (3) additional one-year renewal option periods conditional upon budget appropriations. (File No. 0600-10 [A-3289])

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

RESOLUTION NO. 2019-36

9. UPDATE OF CURRENT CITY COUNCIL ASSIGNMENT TO THE LEAGUE OF CALIFORNIA CITIES -

Request the City Council make determinations and ratify the Mayor's appointment of Deputy Mayor Martinez to serve as the Council's alternate representative for the League of California Cities. (File No. 0610-55)

Staff Recommendation: **Ratify the Mayor's Appointment (City Clerk's Office: Zack Beck)**

10. AMENDMENT TO CHAPTER 2 OF THE ESCONDIDO MUNICIPAL CODE TO MOVE THE CLOSED SESSION MEETING AND REGULAR CITY COUNCIL MEETING TIMES -

Request the City Council approve amending Section 2-21(a) of the Escondido Municipal Code to move Closed Session meetings to 5:00 p.m. and regular City Council meetings to 6:00 p.m. (File No. 0680-10)

Staff Recommendation: **Approval (City Clerk's Office: Zack Beck)**

ORDINANCE NO. 2019-05 (First Reading and Introduction)

Zack Beck, City Clerk, was available to answer questions.

MOTION: Moved by Councilmember Diaz and seconded by Deputy Mayor Martinez to approve amending Section 2-21(a) of the Escondido Municipal Code to move Closed Session meetings to 5:00 p.m. and regular City Council meetings to 6:00 p.m. and introduce Ordinance No. 2019-05. Ayes: Diaz, Martinez, McNamara. Noes: Morasco. Absent: Masson. Motioned carried.

11. CITY OF ESCONDIDO LANDSCAPE MAINTENANCE ASSESSMENT DISTRICT - PRELIMINARY ENGINEER'S REPORT FOR ZONES 1-38 FOR FISCAL YEAR 2019/2020 -

Request the City Council approve initiating the proceedings for the annual levy of assessments for the City of Escondido Landscape Maintenance Assessment District (LMD) for Zones 1 through 38 for the Fiscal Year 2019/2020; approve the preliminary Engineer's Report for LMD Zones 1 through 38; and set a public hearing date of May 1, 2019 for LMD Zones 1 through 38. (File No. 0685-10)

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

A) RESOLUTION NO. 2019-30 B) RESOLUTION NO. 2019-31

12. NOTICE OF COMPLETION FOR THE VISTA VERDE RESERVOIR REPLACEMENT PROJECT - PHASE II -

Request the City Council approve authorizing the Director of Utilities to file a Notice of Completion for the Vista Verde Reservoir Replacement Project - Phase II. (File No. 0600-95)

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

RESOLUTION NO. 2019-45

13. AGREEMENT FOR THE PROVISION OF HOMELESS CASE MANAGEMENT SERVICES -

Request the City Council approve authorizing an agreement with Interfaith Community Services to add a social worker to provide homeless case management services to the team addressing homelessness in Escondido. (File No. 0600-10 [A-3290])

Staff Recommendation: **Approval (City Manager's Office: William Wolfe)**

RESOLUTION NO. 2019-46

William Wolfe, Deputy City Manager, and Karen Youel, Housing and Neighborhood Services Manager, were available to answer questions.

MOTION: Moved by Councilmember Diaz and seconded by Councilmember Morasco to approve authorizing an agreement with Interfaith Community Services to add a social worker to provide homeless case management services to the team addressing homelessness in Escondido and adopt Resolution No. 2019-46. Ayes: Diaz, Martinez, Morasco, McNamara. Noes: None. Absent: Masson. 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

14. MASTER AND PRECISE DEVELOPMENT PLAN AND GRADING EXEMPTION FOR GRAND AVENUE APARTMENTS, 1316 EAST GRAND AVENUE (PHG 17-0019) -

Request the City Council conduct a public hearing on the Grand Avenue Apartments project proposal, which includes a 15-unit apartment building on approximately 0.51 acre of property located on the north side of East Grand Avenue, between East Ohio Avenue and Harding Street; approve a Master and Precise Development Plan for an apartment building containing 15 residential units and associated off-street parking; approve a Notice of Exemption per the California Environmental Quality Act (CEQA); and approve a Grading Exemption for a fill slope over ten (10) feet in height within 50 feet of property lines, and an associated retaining wall up to 22.5 feet in height. (File No. 0800-10)

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

A) RESOLUTION NO. 2019-37 B) ORDINANCE NO. 2019-02 (First Reading and Introduction)

Ann Dolmage, Associate Planner, presented the staff report utilizing a PowerPoint presentation.

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

Mark Baker, representative for the applicant, shared comments regarding the proposed project and was available to answer questions. **Gary Wynn**, representative for the applicant, and **Mike LaCaze**, applicant, were also available to answer questions.

Mayor McNamara asked if anyone else would like to speak on this issue in anyway. No asked to be heard; therefore, he closed the public hearing.

MOTION: Moved by Councilmember Morasco and seconded by Councilmember Diaz to the Grand Avenue Apartments project proposal, which includes a 15-unit apartment building on approximately 0.51 acre of property located on the north side of East Grand Avenue, between East Ohio Avenue and Harding Street; approve a Master and Precise Development Plan for an apartment building containing 15 residential units and associated off-street parking; approve a Notice of Exemption per the California Environmental Quality Act (CEQA); and approve a Grading Exemption for a fill slope over ten (10) feet in height within 50 feet of property lines, and an associated retaining wall up to 22.5 feet in height and adopt Resolution No. 2019-37 and introduce Ordinance No. 2019-02. Ayes: Diaz, Martinez, Morasco, McNamara. Noes: None. Absent: Masson. Motion carried.

15. REVIEW AND RE-AFFIRM COMMUNITY DEVELOPMENT PRIORITIES OF THE FISCAL YEAR 2015-2019 CONSOLIDATED PLAN AND APPROVE ALLOCATION PROCESS FOR FISCAL YEAR 2019-2020 CDBG AND ESG FUNDING -

Request the City Council review and re-affirm the community development priorities adopted in the Amended 2015-2019 Five-Year Consolidated Plan for Community Development Block Grant (CDBG); approve an allocation process for Fiscal Year 2019/2020 CDBG funds to utilize the maximum 15 percent allowable for public service activities to address the priorities of the Consolidated Plan, and the maximum 20 percent allowable for administration of the CDBG program; authorize the release of a Request for Proposals (RFP) for public services and community redevelopment activities; review and re-affirm the homelessness and homelessness prevention priorities adopted in the Amended 2015-2019 Five-Year Consolidated Plan for Emergency Solutions Grant (ESG); authorize the release of a Notice of Funding Availability (NOFA) for organizations assisting persons experiencing homelessness or at-risk of homelessness within the City. (File No. 0870-11)

Staff Recommendation: **Provide Direction (Community Development Department: Bill Martin)**

Karen Youel, Housing and Neighborhood Services Manager, presented the staff report utilizing a PowerPoint presentation.

Mayor McNamara opened the public hearing and asked if anyone would like to speak on this issue in any way. No asked to be heard; therefore, he closed the public hearing.

COUNCIL PROVIDED DIRECTION TO STAFF.

CURRENT BUSINESS

16. ZONING CODE LAND USE STUDY - INFORMATIONAL REPORT AND STATUS UPDATE (PHG 18-0006) -

Request the City Council receive and file the status update on the Zoning Code Land Use Study and provide direction to staff as appropriate. No action is required at this time. (File No. 0680-50)

Staff Recommendation: **Provide Direction (Community Development Department: Bill Martin)**

Mike Strong, Assistant Director of Planning, presented the staff report utilizing a PowerPoint presentation.

Haley Guiffrida, Carlsbad, spoke in favor of the smoke and vape shop regulation to keep them 1000 feet from schools and requested the 1000 feet be applied to parks and clubs where children are located.

Gena Knutson, Program Manager for the Tobacco Control Program at Vista Community Clinic, voiced support for the zoning changes prohibiting tobacco stores within 1000 feet of schools and shared information regarding smoke shop and tobacco stores.

Maria Wallace, Escondido, read a letter sharing concerns regarding e-cigarettes and their impacts on the community and environment; shared suggestions regarding new zoning regulations for tobacco products.

COUNCIL PROVIDED DIRECTION TO STAFF.

FUTURE AGENDA

17. 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)**

DEPUTY MAYOR MARTINEZ REQUESTED A FUTURE AGENDA ITEM REGARDING A HOUSING ACTION PLAN; SUPPORTED BY COUNCILMEMBER DIAZ.

COUNCIL MEMBERS SUBCOMMITTEE REPORTS

Councilmember Diaz attended a San Dieguito River Park Joint Powers Authority meeting and reported member contributions will increase by five percent.

Deputy Mayor Martinez attended a League of California Cities meeting and reported regarding regional economic development councils.

Mayor McNamara attended a SANDAG Transportation Subcommittee meeting and shared comments regarding transportation issues in San Diego County.

CITY MANAGER'S WEEKLY ACTIVITY REPORT

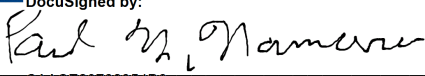
The most current information from the City Manager regarding Economic Development, Capital Improvement Projects, Public Safety and Community Development. This report is also available on the City's website, www.escondido.org.

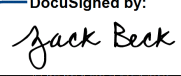
- **WEEKLY ACTIVITY REPORT**

ORAL COMMUNICATIONS

ADJOURNMENT

Mayor McNamara adjourned the meeting at 6:55 p.m.

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MAYOR

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CITY CLERK

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