

**CITY OF ESCONDIDO**  
**September 14, 2016**  
**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 4:35 p.m. on Wednesday, September 14, 2016 in the Council Chambers at City Hall with Mayor Abed presiding.

**MOMENT OF REFLECTION:**

Scott Smith led the Moment of Reflection.

**FLAG SALUTE**

Mayor Abed led the Flag Salute.

**PROCLAMATIONS:**

National Preparedness Month

**PRESENTATIONS:**

Citrus Pest & Disease Prevention Program Presentation

**ATTENDANCE:**

The following members were present: Councilmember Olga Diaz, Councilmember Ed Gallo, Councilmember John Masson, Deputy Mayor Michael Morasco, and Mayor Sam Abed.

Also present were: Graham Mitchell, City Manager; Jeffrey Epp, City Attorney; Bill Martin, Director of Community Development; Ed Domingue, Director of Public Works; Diane Halverson, City Clerk; and Michael Thorne, Minutes Clerk.

**ORAL COMMUNICATIONS**

**Tom Cowan, Escondido**, thanked the City for its support of the North County StandDown.

**Tracy Baxter, Escondido**, spoke about homelessness in the City.

**Jerry Swadley, Escondido**, spoke about the Escondido Country Club and stated he does not support the new development proposal from New Urban West.

## CONSENT CALENDAR

Councilmember Masson removed item 15 from the Consent Calendar for discussion.

**MOTION:** Moved by Councilmember Masson and seconded by Deputy Mayor Morasco to approve the following Consent Calendar items, with the exception of item 15. 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. **APPOINTMENT TO THE SAN DIEGO COUNTY WATER AUTHORITY BOARD -**

Request the City Council ratify the Mayor's appointment of a City Councilmember as representative on the Board of the San Diego County Water Authority. (File No. 0145-80)

Staff Recommendation: **None (City Council: Mayor Sam Abed)**

RESOLUTION NO. 2016-133

5. **FISCAL YEAR 2016-2017 ROTARY CLUB OF ESCONDIDO GRANT AND BUDGET ADJUSTMENT -**

Request the City Council approve authorizing the Library Department to accept the Rotary Club of Escondido Grant in the amount of \$1500 and approve the budget adjustment needed to spend the grant funds. (File No. 0430-80)

Staff Recommendation: **Approval (Community Services Department: Loretta McKinney)**

6. **UNCLASSIFIED SERVICE SCHEDULE AND SALARY PLANS -**

Request the City Council approve the adoption of two Resolutions pertaining to Unclassified Employees: amending the Unclassified Management Salary Bands and amending the Unclassified Service Schedule List. (File No. 0720-20)

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

A) RESOLUTION NO. 2016-126 B) RESOLUTION NO. 2016-128

7. **CITY HOLIDAY CLOSURE SCHEDULE FOR YEAR 2017 -**

Request the City Council approve designating the days that City offices will be closed in the year 2017 for holiday observances. (File No. 0740-30)

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

RESOLUTION NO. 2016-132

8. **NOTICE OF COMPLETION: RECYCLED WATER EASTERLY MAIN EXTENSION -**

Request the City Council approve authorizing the Director of Utilities to file a Notice of Completion for the Recycled Water Easterly Main Extension project. (File No. 0600-10 [A-3121])

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

RESOLUTION NO. 2016-131

9. **CONTRACT AMENDMENT FOR THE CHEMICAL BID AWARD WITH OLIN CORPORATION -**  
Request the City Council approve authorizing a first amendment to the chemical bid award with Olin Corporation in the amount \$325,000. (File No. 0470-25)

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

RESOLUTION NO. 2016-139

10. **SAN DIEGO HUMAN TRAFFICKING TASK FORCE AND BUDGET ADJUSTMENT -**  
Request the City Council approve accepting San Diego Human Trafficking Task Force funding from the United States Department of Justice; authorize the Chief of Police or his designee to execute task force documents on behalf of the City; and approve the budget adjustments needed to spend the grant funds. (File No. 0430-80)

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

11. **FISCAL YEAR 2016-17 STATE OF CALIFORNIA OFFICE OF TRAFFIC SAFETY SELECTIVE TRAFFIC ENFORCEMENT GRANT AND BUDGET ADJUSTMENT -**  
Request the City Council approve authorizing the Escondido Police Department to accept a Fiscal Year 2016-17 California Office of Traffic Safety Selective Traffic Enforcement Program Grant in the amount of \$310,000; authorize the Chief of Police or his designee to execute grant documents on behalf of the City; and approve the budget adjustments needed to spend the grant funds. (File No. 0480-70)

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

12. **FISCAL YEAR 2015-16 U.S. DEPARTMENT OF JUSTICE EDWARD BYRNE MEMORIAL JUSTICE ASSISTANCE GRANT - LOCAL SOLICITATION AND BUDGET ADJUSTMENT -**  
Request the City Council approve authorizing the Chief of Police to receive a \$46,313 Fiscal Year 2015-16 Edward Byrne Memorial Justice Assistance Grant; authorize the Chief of Police or his designee to execute grant documents on behalf of the City; and approve the budget adjustments needed to spend the grant funds. (File No. 0480-70)

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

13. **FIREHOUSE SUBS PUBLIC SAFETY FOUNDATION DONATION OF AUTOMATED EXTERNAL DEFIBRILLATOR -**  
Request the City Council approve authorizing the Escondido Police Department to accept one donated automated external defibrillator from the Firehouse Subs Public Safety Foundation. (File No. 0150-20)

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

14. **DISPOSITION OF PROPERTY: 1750 CITRACADO PARKWAY, LOT #74 AT MOUNTAIN SHADOWS MOBILE HOME PARK -**  
Request the City Council approve authorizing the Real Property Manager and the City Clerk to execute documents necessary to complete the sale of 1750 Citracado Parkway, Lot #74 at Mountain Shadows Mobile Home Park. (File No. 0690-20)

Staff Recommendation: **Approval (City Manager's Office: Joyce Masterson/Debra Lundy)**

RESOLUTION NO. 2016-136

**15. AMENDMENT TO PURCHASE AND SALE AGREEMENT: 700 WEST GRAND AVENUE -**

Request the City Council approve authorizing the Real Property Manager and the City Clerk to execute a third amendment to the Purchase and Sale Agreement for the sale of 700 West Grand Avenue to Integral Partners Funding, LLC. (File No. 0690-20)

Staff Recommendation: **Approval (City Manager's Office: Joyce Masterson/Debra Lundy)**

RESOLUTION NO. 2016-135

**MOTION:** Moved by Deputy Mayor Morasco and seconded by Councilmember Diaz to approve authorizing the Real Property Manager and the City Clerk to execute a third amendment to the Purchase and Sale Agreement for the sale of 700 West Grand Avenue to Integral Partners Funding, LLC and adopt Resolution No. 2016-135. Ayes: Diaz, Gallo and Morasco. Noes: None. Abstained: Masson and Abed. Motion carried.

**16. ALL-WAY STOP CONTROL REQUEST FOR THE INTERSECTION OF NORTH ESCONDIDO BOULEVARD AND WEST LINCOLN AVENUE -**

Request the City Council approve amending the schedule of stop signs for the intersection of North Escondido Boulevard and West Lincoln Avenue. (File No. 1050-50)

Staff Recommendation: **Approval (Public Works Department/Engineering: Ed Domingue)**

RESOLUTION NO. 2016-125

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|----------------------------------------------------------------------------|
| <b>CONSENT – RESOLUTIONS AND ORDINANCES (COUNCIL/SUCCESSOR AGENCY/RRB)</b> |
|----------------------------------------------------------------------------|

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

### 17. **SHORT-FORM RENT REVIEW BOARD HEARING FOR CASA GRANDE MOBILE ESTATES -**

Request the City Council consider for approval the short-form rent increase application submitted by Casa Grande Mobile Estates, and if approved, grant an increase of 75 percent of the change in the Consumer Price Index, or 1.836 percent (an average of \$9.65) for the period of December 31, 2014 to December 31, 2015. (File No. 0697-20-10094)

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

RRB RESOLUTION NO. 2016-13

Karen Youel, Housing and Neighborhood Services Manager, 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.

**Kent Johns, Owners Representative**, addressed issues in the park, spoke about the removal of the dog park and noted restrooms being locked.

**Marko McNeiland Joan DeVries, Resident Representatives**, , shared minutes from previous park meeting.

**David Martin, Escondido**, shared information about Home Owners' associations.

Mayor Abed asked if anyone else wanted 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 Morasco and seconded by Councilmember Gallo to approve the short-form rent increase application submitted by Casa Grande Mobile Estates, and if approved, grant an increase of 75 percent of the change in the Consumer Price Index, or 1.836 percent (an average of \$9.65) for the period of December 31, 2014 to December 31, 2015 and adopt RRB Resolution No. 2016-13. Ayes: Gallo, Masson, Morasco and Abed. Noes: Diaz. Absent: None. Motion carried.

### 18. **RECOMMENDATION FOR ALLOCATION OF HOME FUNDS TO CYPRESS COVE APARTMENTS**

Request the City Council approve allocating an additional \$500,000 of HOME funds to the Cypress Cove Affordable Housing Project at 260 North Midway and authorize the Mayor and City Clerk to execute an amendment to the current Affordable Housing Agreement and all necessary loan and supporting agreements in forms acceptable to the City Attorney. (File No. 0873-01)

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

RESOLUTION NO. 2016-140

Karen Youel, Housing and Neighborhood Services Manager, 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.

**Anne Wilson, Community Housing Works**, thanked the Council for support and noted project's balcony issues.

Mayor Abed asked if anyone else 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 Diaz and seconded by Deputy Mayor Morasco to approve allocating an additional \$500,000 of HOME funds to the Cypress Cove Affordable Housing Project at 260 North Midway and authorize the Mayor and City Clerk to execute an amendment to the current Affordable Housing Agreement and all necessary loan and supporting agreements in forms acceptable to the City Attorney and adopt Resolution No. 2016-140. Motion carried unanimously.

**19. MASTER AND PRECISE DEVELOPMENT PLAN AND ZONE CHANGE FOR THE VICTORY INDUSTRIAL DEVELOPMENT PROJECT (PHG 15-0042 AND ENV 15-0017) -**

Request the City Council approve the proposed Master and Precise Development Plan for the proposed Victory Industrial Park project and Zone Change from Single-Family Residential (R-1-6) to Planned Development-Industrial (PD-I). (File No. 0800-10)

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

ORDINANCE NO. 2016-10 (Introduction and First Reading)

Councilmember Masson abstained and left the dais.

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 Councilmember Gallo and seconded by Councilmember Diaz to approve the proposed Master and Precise Development Plan for the proposed Victory Industrial Park project and Zone Change from Single-Family Residential (R-1-6) to Planned Development-Industrial (PD-I) and introduce Ordinance No. 2016-10. Ayes: Diaz, Gallo, Morasco, and Abed. Noes: None. Abstained: Masson. Motion carried.

**20. GENERAL PLAN AMENDMENT, ZONE CHANGE, AND MASTER AND PRECISE DEVELOPMENT PLAN (PHG 16-0006 AND ENV 16-0002) -**

Request the City Council approve a General Plan Amendment to change the allowed building height in the Planned Commercial (PC) land use designation from three stories to four stories and to change the designation of the parcel addressed as 222 West Mission Avenue (APN: 229-120-76) from General Commercial (GC) to Planned Commercial (PC); approve a Zone Change for the same parcel from General Commercial (GC) to Planned Development-Commercial (PD-C); and approve a Master and Precise Development Plan for the same parcel for a four-story, 102,774-SF commercial building to contain a self-storage facility and retail/restaurant space. (File No. 0830-20)

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

ORDINANCE NO. 2016-11 (Introduction and First Reading)

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.

**Heather Riley, San Diego**, shared information about the William Warren Group.

Mayor Abed asked if anyone else 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 Masson and seconded by Councilmember Gallo to approve a General Plan Amendment to change the allowed building height in the Planned Commercial (PC) land use designation from three stories to four stories and to change the designation of the parcel addressed as 222 West Mission Avenue (APN: 229-120-76) from General Commercial (GC) to Planned Commercial (PC); approve a Zone Change for the same parcel from General Commercial (GC) to Planned Development-Commercial (PD-C); and approve a Master and Precise Development Plan for the same parcel for a four-story, 102,774-SF commercial building to contain a self-storage facility and retail/restaurant space and introduce Ordinance No. 2016-11. Motion carried unanimously.

**21. ZONING CODE AMENDMENT AND CONDITIONAL USE PERMIT REGARDING POSTSECONDARY VOCATIONAL TRAINING SCHOOLS (AZ 16-0003 AND PHG 16-0008) -**

Request the City Council approve amending the Zoning Code to allow postsecondary vocational training schools as a Conditional Use within the Industrial zones and approve the proposed Conditional Use Permit for a postsecondary vocational training school. (File No. 0810-20)

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

A) RESOLUTION NO. 2016-129 B) ORDINANCE NO. 2016-12 (Introduction and First Reading)

Bill Martin, Director of Community Development, introduced Adam Finestone.

Adam Finestone, Principal 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.

**Kimberly Boon, Applicant Representative**, explained services the school will provide.

Mayor Abed asked if anyone else 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 Councilmember Masson to approve amending the Zoning Code to allow postsecondary vocational training schools as a Conditional Use within the Industrial zones and approve the proposed Conditional Use Permit for a postsecondary vocational training school and adopt Resolution No. 2016-129 and introduce Ordinance No. 2016-12. Motion carried unanimously.

## **FUTURE AGENDA**

**22. 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**

Mayor Abed shared information from his meeting with the new Council General of Mexico, and her Deputy Council General; Mayor Abed was reappointed to the Board of San Diego EDC.

## **CITY MANAGER'S UPDATE/BRIEFING**

The most current information from the City Manager regarding Economic Development, Capital Improvement Projects, Public Safety and Community Development.

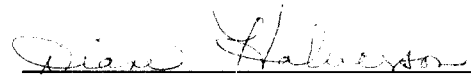
- **CITY MANAGER'S UPDATE -**

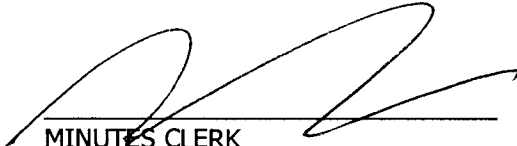
## **ORAL COMMUNICATIONS**

## ADJOURNMENT

Mayor Abed adjourned the meeting at 6:42 p.m.

  
MAYOR

  
CITY CLERK

  
MINUTES CLERK