

CITY OF ESCONDIDO
April 8, 2015
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, April 8, 2015 in the Council Chambers at City Hall with Mayor Abed presiding.

ATTENDANCE:

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

ORAL COMMUNICATIONS

CLOSED SESSION: (COUNCIL/SUCCESSOR AGENCY/RRB)

MOTION: Moved by Mayor Abed and seconded by Councilmember Masson to recess to Closed Session. Motion carried unanimously.

I. CONFERENCE WITH LABOR NEGOTIATOR (Government Code §54957.6)

- a. **Agency Negotiator:** Sheryl Bennett & Clay Phillips
 Employee Organization: Maintenance & Operations, Teamsters Local 911
- b. **Agency Negotiator:** Sheryl Bennett & Clay Phillips
 Employee Organization: Escondido City Employee Association: Supervisory (SUP)
 Bargaining Unit
- c. **Agency Negotiator:** Sheryl Bennett & Clay Phillips
 Employee Organization: Escondido City Employee Association:
 Administrative/Clerical/Engineering (ACE) Bargaining Unit

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

- a. **Property:** 2207 Harmony Grove Road (Por.)
 City Negotiator: Debra Lundy, Real Property Manager
 Negotiating Parties: Pacific Harmony Grove Development, LLC and
 Mission Valley Corporate Center, LTD
 Under Negotiation: Price and Terms of Agreement
- b. **Property:** 541 N. Quince Street
 City Negotiator: Debra Lundy, Real Property Manager
 Negotiating Parties: Norgell Enterprises, Inc.
 Under Negotiation: Price and Terms of Agreement

No action was announced. Councilmember Masson abstained from participation on Item II(a).

Mayor Abed adjourned the meeting at 4:25 p.m.

CITY CLERK

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CITY OF ESCONDIDO
April 8, 2015
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 4:35 p.m. on Wednesday, April 8, 2015 in the Council Chambers at City Hall with Mayor Abed presiding.

MOMENT OF REFLECTION:

Tammy DeArmas led the Moment of Reflection

FLAG SALUTE

Mayor Abed led the Flag Salute.

PRESENTATIONS:

Matilda Hlawek and Patrice Russell shared the Wellness Program Presentation.

PROCLAMATIONS:

Vaughn North accepted the Proclamation on behalf of Escondido Shines Day - April 25, 2015
Councilmember Ed Gallo accepted the Proclamation for Stand Up for Transportation Day.

ATTENDANCE:

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

Also present were: Clay Phillips, City Manager; Jeffrey Epp, City Attorney; Barbara Redlitz, Community Development Director; Ed Domingue, Public Works Director; Diane Halverson, City Clerk; and Michael Thorne, Minutes Clerk.

ORAL COMMUNICATIONS

Renee Glotzback, Escondido, encouraged road safety and urged gas stations to not sell alcohol.

Carlos Nava, San Diego County, questioned why personal watercraft are not allowed on City waterways.

CONSENT CALENDAR

Councilmember Masson removed item 5 from the Consent Calendar for discussion.

MOTION: Moved by Councilmember Gallo and seconded by Deputy Mayor Morasco that the following Consent Calendar items be approved with the exception of item 5. 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: Regular Meeting of March 18, 2015**
4. **BUDGET INCREASE FOR THE ELM STREET IMPROVEMENT PROJECT -**
Request Council approve a budget increase for the Elm Street Improvement Project in the amount of \$65,000. (File No. 0600-10 [A-3133])

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

5. **ADOPTION OF MITIGATED NEGATIVE DECLARATION FOR THE OAKVALE ROAD REALIGNMENT PROJECT (ENV 14-0007) -**
Request Council approve adopting a Mitigated Negative Declaration for the Oakvale Road Realignment Project that would realign an approximately 1,200 square foot section of Oakvale Road near Lake Wohlford Dam, straightening the road and moving it approximately 150 feet to the south of the existing alignment. (File No. 0820-20)

Staff Recommendation: **Approval (Community Development Department: Barbara Redlitz)**

RESOLUTION NO. 2015-37

Councilmember Masson requested information explaining standards for road realignment, mitigation ratios, and possible cut-slope exemptions.

Craig Whittemore, Deputy Director of Utilities, explained the road realignment.

Bill Martin, Deputy Director of Planning, provided the mitigation ratio and noted the cut - slope exemptions.

Motion: Moved by Councilmember Masson and seconded by Councilmember Gallo to approve adopting a Mitigated Negative Declaration for the Oakvale Road Realignment Project that would realign an approximately 1,200 square foot section of Oakvale Road near Lake Wohlford Dam, straightening the road and moving it approximately 150 feet to the south of the existing alignment and adopt Resolution No. 2015-37. 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.)

PUBLIC HEARINGS

6. AMANDA ESTATES PROJECT ANNEXATION, TENTATIVE SUBDIVISION MAP, MASTER AND PRECISE DEVELOPMENT PLAN, PRE-ZONE, GRADING EXEMPTIONS, AND FINAL MITIGATED NEGATIVE DECLARATION (SUB 13-0007 AND PHG 13-0034) -

Request Council approve a Tentative Subdivision Map, along with a Master and Precise Development Plan for 21 single-family residential clustered lots on approximately 11.2-acre of land located at 2115 Amanda Lane. Grading Exemptions for cut slopes in excess of 20 feet in height and fill slopes in excess of 10 feet in height, and retaining walls also are requested. Residential lot sizes range from approximately 10,025 SF to 20,404 SF. The project includes annexation/reorganization of the subject site to the City of Escondido, along with three adjacent developed parcels and a portion of a private road easement connecting Amanda Lane to Gamble Lane. The project includes pre-zoning of the subject site to City Planned Development-Residential (PD-R 1.9) and the three adjacent developed residential parcels to RE-20 (Residential Estate, 20,000 SF min. lot size). Off-site roadway and drainage improvements are proposed along Amanda Lane and Gamble Lane from Eucalyptus Avenue on the east to the gated terminus on the west. In compliance with SB 244, "Disadvantaged Unincorporated Community" eight additional properties would be included in the pre-zoning process, but would not be included in this annexation. A separate annexation application would be submitted to LAFCO for these parcels. The request authorizes applications to the Local Agency Formation Commission (LAFCO) for the subject annexation and additional parcels in conformance with SB 244. (File No. 0850-20)

Staff Recommendation: **Approval (Community Development Department: Barbara Redlitz)**

- A) RESOLUTION NO. 2015-38 B) RESOLUTION NO. 2015-43 C) RESOLUTION NO. 2015-46
D) ORDINANCE 2015-08 (Introduction and First Reading)

Bill Martin, Deputy Director of Planning, presented the staff report, utilizing a PowerPoint presentation.

Jason Han, Applicant, presented information about Amanda Estates and stated New Urban West will bring high quality homes to Escondido.

Richard Cornell, Escondido, requested traffic calming measures on Eucalyptus Avenue and opening of end gate.

Sam Sullivan, Escondido, expressed opposition for a zoning change and grading exemptions.

Terry Austin, Escondido, questioned the Citracado Parkway progress and effects that it will have on her property; questioned the need for a gate.

Bill Ewing, Escondido, expressed his support for Amanda Estates.

Andrea Stout, Escondido, voiced her support for the project and the infrastructure improvements it will bring to the area.

Bill Durney, Escondido, supports the Amanda Estates project and New Urban West.

Kathy Daniels, Escondido, urged the Council to support the project.

Jerry Kaufman, Escondido, representative for the Escondido Chamber of Commerce, stated the project is an economic benefit to the City.

Carl Skaja, Escondido, supports the Amanda Estates project and believes the City needs more quality housing.

Dave Shipley, Escondido, expressed his support for the project and the benefits of annexation.

MOTION: Moved by Councilmember Masson and seconded by Deputy Mayor Morasco to approve a Tentative Subdivision Map, along with a Master and Precise Development Plan for 21 single-family residential clustered lots on approximately 11.2-acre of land located at 2115 Amanda Lane. Grading Exemptions for cut slopes in excess of 20 feet in height and fill slopes in excess of 10 feet in height, and retaining walls also are requested.

Residential lot sizes range from approximately 10,025 SF to 20,404 SF. The project includes annexation/reorganization of the subject site to the City of Escondido, along with three adjacent developed parcels and a portion of a private road easement connecting Amanda Lane to Gamble Lane. The project includes pre-zoning of the subject site to City Planned Development-Residential (PD-R 1.9) and the three adjacent developed residential parcels to RE-20 (Residential Estate, 20,000 SF min. lot size). Off-site roadway and drainage improvements are proposed along Amanda Lane and Gamble Lane from Eucalyptus Avenue on the east to the gated terminus on the west. In compliance with SB 244, "Disadvantaged Unincorporated Community" eight additional properties would be included in the pre-zoning process, but would not be included in this annexation. A separate annexation application would be submitted to LAFCO for these parcels. The request authorizes applications to the Local Agency Formation Commission (LAFCO) for the subject annexation and additional parcels in conformance with SB 244, and adopt Resolution No. 2015-38, Resolution 2015-43, Resolution No. 2015-46 and introduce Ordinance No. 2015-08. Motion carried unanimously.

7. GENERAL PLAN AMENDMENT (PHG 14-0014) -

Request Council approve a General Plan Amendment (PHG 14-0014) from GC (General Commercial) to LI (Light Industrial), for a 2.11-acre parcel, with access off of W. Mission Avenue and Nordahl Road and certify the environmental review prepared for the project. There is no new development proposal associated with the General Plan Amendment. The existing development on-site includes two multi-tenant buildings, parking and landscaping. The proposal also includes the adoption of the environmental determination prepared for the project, addressed as 2120-2122 W. Mission Road (APN 226-112-49). (File No. 0830-20)

Staff Recommendation: **Approval (Community Development Department: Barbara Redlitz)**

RESOLUTION NO. 2015-39

Jay Petrek, Assistant Planning Director, presented the staff report, utilizing a PowerPoint presentation.

Daren Parker, Planning, was available to answer questions.

MOTION: Moved by Councilmember Gallo and seconded by Councilmember Masson to approve a General Plan Amendment (PHG 14-0014) from GC (General Commercial) to LI (Light Industrial), for a 2.11-acre parcel, with access off of W. Mission Avenue and Nordahl Road and certify the environmental review prepared for the project. There is no new development proposal associated with the General Plan Amendment. The existing development on-site includes two multi-tenant buildings, parking and landscaping. The proposal also includes the adoption of the environmental determination prepared for the project, addressed as 2120-2122 W. Mission Road (APN 226-112-49) and adopt Resolution No. 2015-39. Motion carried unanimously.

FUTURE AGENDA

8. FUTURE AGENDA -

The purpose of this item is to identify issues presently known to staff or which members of the 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)**

Councilmember Diaz requested an item regarding New Water Conservation Standards be discussed.

COUNCIL MEMBERS SUBCOMMITTEE REPORTS

Councilmember Gallo reported on the San Diego County Water Authority's new conservation framework and variances in conservation across California; the annual report is posted online; reported on studies done by SANDAG Borders Committee.

Councilmember Morasco reported on the Regional Solid Waste Association Meeting; Assembly Bill 1826 regulates the recycling of organic waste; the City can apply for grants in the future to aid in compliance; April 25 is the Creek to Bay Clean Up and the Escondido Shines Clean Up Day.

Mayor Abed reported on the launching of "Innovate 78"; Mayor Abed was selected to serve on the board of San Diego EDC; noted a letter from Neighborhood Healthcare thanking Chief Carter for his professionalism during a sensitive police event.

CITY MANAGER'S UPDATE/BRIEFING

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

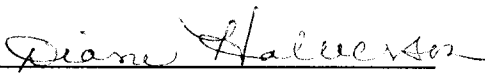
- CITY MANAGER'S UPDATE -

ORAL COMMUNICATIONS

ADJOURNMENT

Mayor Abed adjourned the meeting at 6:36 p.m.


MAYOR


CITY CLERK


MINUTES CLERK