



CITY *of* ESCONDIDO

COUNCIL MEETING MINUTES

REGULAR SESSION

5:00 PM Regular Session

MOMENT OF REFLECTION

City Council agendas allow an opportunity for a moment of silence and reflection at the beginning of the evening meeting. The City does not participate in the selection of speakers for this portion of the agenda, and does not endorse or sanction any remarks made by individuals during this time. If you wish to be recognized during this portion of the agenda, please notify the City Clerk in advance.

FLAG SALUTE

The City Council conducts the Pledge of Allegiance at the beginning of every City Council meeting.

CALL TO ORDER

Roll Call: Fitzgerald, C. Garcia, J. Garcia, Martinez, White

CLOSED SESSION REPORT

None

ORAL COMMUNICATION

Purita Javier – Expressed concern regarding air pollution.

Cesar Javier – Expressed concern regarding air pollution.

Gregg Oliver – Expressed concern regarding the City Council listening to residents.

Luis – Requested the City Council do more to assist individuals experiencing homelessness in Escondido.

CONSENT CALENDAR

Motion: White; Second: J. Garcia; Approved: 5-0

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



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2. **APPROVAL OF WARRANT REGISTER**

Approval for City Council and Housing Successor Agency warrants issued between February 16, 2026 to February 22, 2026.

Staff Recommendation: Approval (Finance Department: Christina Holmes, Director of Finance)

3. **APPROVAL OF MINUTES: Regular meeting of February 18, 2026**

4. **WAIVER OF READING OF ORDINANCES AND RESOLUTIONS**

5. **PL25-0363: AUTHORIZATION REQUEST FOR A GENERAL PLAN AMENDMENT FOR HALLMARK COMMUNITIES TO SUBMIT A PRIVATE DEVELOPMENT APPLICATION FOR PURPOSES OF CONSTRUCTING UP TO 70 SINGLE FAMILY DWELLING UNITS IN THE IMPERIAL OAKES CORPORATE CENTER (SPA#13)**

Request the City Council consider adoption of Resolution No. 2026-42 authorizing City Staff to intake and process a General Plan Amendment to amend the adopted 2012 General Plan to facilitate construction of up to 70 single-family dwelling units in the Imperial Oakes Corporate Center (SPA #13). (File Number 0830-20)

Staff recommendation: Provide Direction (Development Services Department: Kevin Snyder, AICP, Director of Development Services)

Presenter: Ivan Flores, AICP, Principal Planner

a) Resolution No. 2026-42

6. **REQUEST APPROVAL FOR CONTRACT AMENDMENT TO THE CONSULTING AGREEMENT WITH KIMLEY HORN AND ASSOCIATES, INC. FOR THE JOHN MASSON MEMORIAL BIKE PARK PROJECT**

Request the City Council adopt Resolution No. 2026-41, authorizing the Mayor, on behalf of the City, to execute the Third Amendment to Consulting Agreement with Kimley Horn for project management, and design services in the amount of \$93,185. (File Number 0600-10; A-3553-3)

Staff Recommendation: Approval (Development Services Department: Kevin Snyder, Development Services Director and Joseph Goulart, Public Works Director)

Presenter: Michael Tully, Project Manager

a) Resolution No. 2026-41



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7. AMENDMENT NO. 4 TO THE 2003 RECYCLED WATER SERVICE AGREEMENT BETWEEN THE CITY OF ESCONDIDO, RINCON DEL DIABLO MUNICIPAL WATER DISTRICT, AND SAN DIEGO GAS & ELECTRIC COMPANY

Request the City Council adopt Resolution No. 2026-20, authorizing the Mayor to execute, on behalf of the City of Escondido, the Fourth Amendment to the 2003 Recycled Water Service Agreement among the City of Escondido, Rincon del Diablo Municipal Water District, and San Diego Gas and Electric Company ("SDGE"). (File Number 0600-10; A-2707-4)

Staff Recommendation: Approval (Utilities Department: Daniel Peterson, Director of Utilities)

Presenter: Daniel Peterson, Director of Utilities

a) Resolution No. 2026-20

8. CONTINUING REPAIR OF THE EMERGENCY REPAIR OF THE ESCONDIDO TRUNK SEWER MAIN

Request the City Council adopt Resolution No. 2026-26 declaring that pursuant to the terms of Section 22050 of the California Public Contract Code, the City Council finds that there is a need to continue the emergency repair of the Escondido Trunk Sewer Main. (File Number 1330-85)

Staff Recommendation: Approval (Utilities Department: Daniel Peterson, Director of Utilities)

Presenter: Kyle Morgan, Assistant Director of Utilities, Wastewater

a) Resolution No. 2026-26

9. PURCHASE ONE (1) MEDIX AMBULANCE FROM REPUBLIC EVS

Request the City Council adopt Resolution No. 2026-30 authorizing the Fleet Services Division of the Public Works Department to purchase one (1) Medix Ambulance from Republic EVS of Huntington Beach, California, for \$395,137.95 by utilizing a cooperative purchase agreement through HGAC, Contract No. AM10-23. (File Number 0470-25)

Staff Recommendation: Approval (Public Works Department: Joseph Goulart, Director of Public Works)

Presenter: Jeramiah Jennings, Fleet Maintenance Manager

a) Resolution No. 2026-30

10. ACCEPTANCE OF \$10,000 FROM CARNEGIE CORPORATION OF NEW YORK

Request the City Council adopt Resolution No. 2026-31 authorizing the acceptance and appropriation of a \$10,000 gift from the Carnegie Corporation of New York on behalf of the Escondido Public Library. (File Number 1115-20)



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Staff Recommendation: Approval (Public Works Department: Joseph Goulart, Director of Public Works)

Presenter: Robert Rhoades, Assistant Director of Community Services

a) Resolution No. 2026-31

PUBLIC HEARINGS

11. PL24-0126/PL24-0127/PL25-0359: JUNIPER STREET OFFICE TO RESIDENTIAL CONVERSION

Request the City Council adopt (1) Ordinance No. 2026-05 determining the project is exempt from further environmental review pursuant to the California Environmental Quality Act (CEQA) Guidelines, and adoption of a Master and Precise Development Plan allowing ground-floor residential uses for the project site and reduced setbacks for an existing building and (2) Resolution No. 2026-40 approving a Design Review Permit and Density Bonus Request to facilitate the conversion of an existing office building into 32 residential dwelling units. (File Number 0800-40)

Staff Recommendation: Approval (Development Services Department: Kevin Snyder, AICP, Director of Development Services)

Presenter: Ivan Flores, AICP, Principal Planner

a) Resolution No. 2026-40

b) Ordinance No. 2026-05 (First Reading and Introduction)

Motion: C. Garcia; Second: Martinez; Approved: 5-0

12. PUBLIC HEARING TO CONSIDER ADOPTION OF SAFE SIDEWALK VENDING ORDINANCE NO. 2026-04

Request the City Council adopt Ordinance 2026-04 Safe Sidewalk Vending Ordinance. (File Number 0680-10)

Staff Recommendation: Approval (Economic Development Department: Jennifer Schoeneck, Director of Economic Development)

Presenters: Jennifer Schoeneck, Director of Economic Development and Michael McGuinness, City Attorney

a) Ordinance No. 2026-04R (First Reading and Introduction)



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Motion to approve Ordinance No. 2026-04R with the following modifications: Reduce the prohibited vending distance from schools from 500 feet to 100 feet and change the residential hours from sunrise to sunset to instead be from 8:00 a.m. to 8:00 p.m.: White; Second: C. Garcia; Approved: 3-2 (Martinez, J. Garcia – No)

13. PUBLIC HEARING TO APPROVE A SUBSTANTIAL AMENDMENT TO THE 2025-2029 CONSOLIDATED PLAN AND 2025-2026 ANNUAL ACTION PLAN TO EXPAND AND INCREASE HOME FUNDING FOR THE RENTAL SUBSIDY PROGRAM

Request the City Council of the City of Escondido conduct a public hearing and adopt Resolution No. 2026-33 amending the 2025-2029 Consolidated Plan and 2025-2026 Annual Action Plan to expand and increase HOME funding for the Rental Subsidy Program. (File Number 0875-55)

Staff Recommendation: Approval (Development Services Department: Kevin Snyder, AICP, Director of Development Services)

Presenters: Danielle Lopez, Housing Manager and Norma Olquin, Management Analyst

a) Resolution No. 2026-33

Mirjana – Expressed support for this item

Victoria Nayak – Requested the City Council increase the rental subsidy

Amalia – Requested the City Council increase the rental subsidy

Motion to approve Resolution No. 2026-33 and increase the rental subsidy to \$500: White; Second: J. Garcia; Approved: 5-0

14. PUBLIC HEARING TO CONSIDER A SECOND SUBSTANTIAL AMENDMENT TO THE 2025-2029 CONSOLIDATED PLAN AND 2025-2026 ANNUAL ACTION PLAN TO ALLOCATE HOME FUNDS TO AN AFFORDABLE HOUSING DEVELOPMENT PROJECT

Request the City Council of the City of Escondido conduct a public hearing to receive a report from City staff describing the proposed second substantial amendment to the 2025-2029 Consolidated Plan and 2025-2026 Annual Action Plan and provide direction. (File Number 0875-55)

Staff Recommendation: Approval (Development Services Department: Kevin Snyder AICP, Director of Development Services)

Presenters: Danielle Lopez, Housing Manager and Norma Olquin, Management Analyst



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John Seymour – Expressed support for the item

Mirjana – Expressed support for the item

Victoria Nayak – Expressed support for the item

Council directed staff to proceed with Option 1

CURRENT BUSINESS

15. PL26-0019 SOUTH CENTRE CITY PARKWAY SPECIFIC PLAN – EFFORT ASSESSMENT FOR DRIVE-THROUGH USES

Request the City Council receive the *Effort Assessment for Drive-Through Uses* presentation. No action is required at this time except to provide direction to staff as appropriate. (File Number 0800-90)

Staff Recommendation: Provide Direction (Development Services Department: Kevin Snyder, Director of Development Services)

Presenter: Sally Schifman, Principal Planner

Council directed the City Manager to incorporate the staff proposal to expedite the process for approving drive-through restaurants into the FY 25/26 Budget process.

16. CALIFORNIA CENTER FOR THE ARTS, ESCONDIDO FOUNDATION – FINANCIAL REPORT AND UPDATE

Request the City Council receive and file a financial report and update from the California Center for Arts, Escondido Foundation (CCAEF). The CCAEF is an independent 501(c)(3) nonprofit organization contracted by the City of Escondido to manage the City-owned California Center for the Arts, Escondido (CCA). (File Number 0137-10)

Staff Recommendation: Receive and File (City Manager's Office: Christopher McKinney, Deputy City Manager)

Presenter: Gina Lopez, Chief Executive Officer - CCAEF

17. FISCAL YEAR 2025/26 MID-YEAR FINANCIAL STATUS REPORT AND BUDGET ADJUSTMENT REQUEST

Request the City Council receive and file the second quarter financial report for Fiscal Year 2025/26 and adopt budget adjustments to amend the Fiscal Year 2025/26 operating and capital budget. (File Number 0430-80)



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Staff Recommendation: Approval (Finance Department: Christina Holmes, Director of Finance)

Presenter: Christina Holmes, Director of Finance

Motion: White; Second: Fitzgerald; Approved: 5-0

FUTURE AGENDA

18. 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)

COUNCILMEMBERS SUBCOMMITTEE REPORTS AND OTHER REPORTS

CITY MANAGER'S REPORT

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

ORAL COMMUNICATIONS

ADJOURNMENT

Mayor White adjourned the meeting at 8:50 p.m.

DocuSigned by:
Dane White
19FFE5DB8C3B409

MAYOR

DocuSigned by:
Zack Beck
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CITY CLERK