



MEETING OF THE CITY COUNCIL

Agenda

Date: Tuesday, November 5, 2024, 5:00 p.m.
Location: Council Chambers, 276 Fourth Avenue, Chula Vista, CA

John McCann, Mayor
Carolina Chavez, Councilmember – District 1
Jose Preciado, Councilmember – District 2
Alonso Gonzalez, Councilmember – District 3
Rachel Morineau, Councilmember – District 4

Maria V. Kachadoorian, City Manager
Marco A. Verdugo, City Attorney
Kerry K. Bigelow, City Clerk

REGULAR CITY COUNCIL MEETING
\*\*REVISED 11/1/2024\*\*

Watch live in English and Spanish: chulavistaca.gov/councilmeetings or Cox Ch. 24 (English only).
Free Spanish interpretation is available on-site.

In-Person Public Comments: Submit a request to speak to City Clerk staff before the close of the public comment period on an item or before the close of the general Public Comment period for non-agenda items.

Electronic Public Comments: At chulavistaca.gov/councilmeetings, locate the meeting and click the comment bubble icon. Select the item and click "Leave Comment." You may also email cityclerk@chulavistaca.gov. eComments, emails, and other written comments must be received by noon for a regular City Council meeting.

Watch Live or Recorded (English and Spanish): Visit chulavistaca.gov/councilmeetings. Click "ES" at the bottom to switch to Spanish. Closed captioning is available in both languages.

Accessibility: In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the City Clerk's Office at cityclerk@chulavistaca.gov or (619) 691-5041. Providing at least 48 hours' notice will help ensure that reasonable arrangements can be made.

Gov. Code § 84308: Parties to any proceeding involving a license, permit, or other entitlement for use pending before the City Council must disclose any campaign contribution over \$250 (aggregated) within the preceding 12 months made by the party, their agent, and those required to be aggregated with their contributions under Gov. Code § 82015.5. The disclosure must include the amount contributed and the name(s) of the contributor(s). "G.C. § 84308: Yes" on this agenda indicates that the item is subject to these regulations.

PUBLIC PARTICIPATION

**Complete Agenda Packet:** The complete agenda packet, including staff reports, draft resolutions and ordinances, and other backup materials, is available at [chulavistaca.gov/councilmeetings](http://chulavistaca.gov/councilmeetings) or the City Clerk's Office.

**Time Allotted for Speaking** (*subject to change by the presiding officer*)

- **Consent Calendar** (any or all items): 3 minutes
- **Agenda Items** (not on Consent): 3 minutes
- **General Public Comment** (not on agenda): 3 minutes

*Individuals who use a translator will be allotted twice the time.*

**General Public Comments:** Twenty-one (21) minutes are scheduled near the beginning of the meeting. The first seven (7) speakers will be heard during the first Public Comment period. If there are additional speakers registered, they will be heard during the continued Public Comment period. If all registered speakers present at the time address the City Council during the first Public Comment period, there will be no continued Public Comment period.

**Submitting Request to Speak:** A request to speak must be submitted to the City Clerk before the close of the public comment period on an item or before the close of the general Public Comment period for non-agenda items.

## GETTING TO KNOW YOUR AGENDA

### AGENDA SECTIONS

**Consent Calendar** items are routine items that are not expected to prompt discussion. All items are considered for approval at the same time with one vote. Before the vote, there is no separate discussion of these items unless a member of the City Council or staff removes the item from the Consent Calendar.

**Public Comment** provides an opportunity to address the City Council on any matter not listed on the agenda that is within the jurisdiction of the City Council. Under the Brown Act, the City Council cannot take action on matters not listed on the agenda.

**Public Hearings** are held on matters specifically required by law.

**Action Items** are items expected to cause discussion and/or action by the City Council but do not legally require a public hearing.

**Closed Session** may only be attended by members of the City Council, support staff, legal counsel, and others as specified on the agenda. Closed session may be held only in very limited circumstances as authorized by law.

### CITY COUNCIL ACTIONS:

**Resolutions** are formal expressions of opinion or intention of the City Council and are usually effective immediately.

**Ordinances** are laws adopted by the City Council. Ordinances usually amend, repeal, or supplement the Municipal Code; provide zoning specifications; or appropriate money for specific purposes. Most ordinances require two hearings and go into effect 30 days after the final approval.

**Proclamations** are issued by the City to honor significant achievements by community members, highlight an event, promote awareness of community issues, and recognize City employees.

1. CALL TO ORDER
2. ROLL CALL
3. PLEDGE OF ALLEGIANCE TO THE FLAG AND MOMENT OF SILENCE
4. SPECIAL ORDERS OF THE DAY
  - 4.1 Presentation of a Proclamation Proclaiming Tuesday, November 5, 2024, as Isalys Quinones Day in the City of Chula Vista
  - 4.2 Presentation of a Proclamation to the Sweetwater Union High School District Student Health Advocates on the Tobacco Use Prevention Education (TUPE) Club Proclaiming October 23 Through October 31, 2024 as Red Ribbon Week in the City of Chula Vista

5. CONSENT CALENDAR (Items 5.1 through 5.8)

*Consent calendar items are considered together and acted upon by one motion. There is no separate discussion of these items unless the Mayor or a City Councilmember removes the item from the consent calendar. Items removed from the consent calendar will be heard as action items.*

**RECOMMENDED ACTION:**

City Council approve the recommended action on the below consent calendar items.

5.1 **Approve Meeting Minutes**

**RECOMMENDED ACTION:**

Approve the minutes dated: October 1, 8, and 15, 2024.

5.2 **Waive Reading of Text of Resolutions and Ordinances**

**RECOMMENDED ACTION:**

Approve a motion to read only the title and waive the reading of the text of all resolutions and ordinances at this meeting.

5.3 **Tree Care and Maintenance Services: Approve a First Amendment with West Coast Arborists, Inc. to Extend the Term of the Contract and Increase the Maximum Not-to-Exceed Amount**  
**Report Number: 24-0250**

**Location:** No specific geographic location

**Department:** Public Works

**G.C. § 84308:** No

**Environmental Notice:** The Project qualifies for a Categorical Exemption pursuant to the California Environmental Quality Act State Guidelines Section 15301 Class 1 (Existing Facilities) and Section 15304 Class 4 (Minor Alterations to Land).

**RECOMMENDED ACTION:**

Adopt a resolution approving the first amendment to the agreement with West Coast Arborists, Inc., for tree care and maintenance services to extend the contract term and increase the maximum not-to-exceed contract amount from \$3,000,000 to \$4,500,000 over the term of the agreement.

**5.4 Human Relations Commission: Ratify the Following Changes to the Human Relations Commission Seat Assignments:**

**At-Large to District 1 Representative**

- Petrina Branch
- Nadia Kean-Ayub

**At-Large to District 2 Representative**

- Tiffany Hecklinski
- Sandra Hodge

**At-Large to District 3 Representative**

- David Diaz
- Mopelola Olaoye

**At-Large to District 4 Representative**

- Julie Holm
- Leticia Lares-Urquidez

**No Changes to Seat Assignment**

- Christian Gomez, Youth Advisory Member
- Jeff Redondo, At-Large Member
- Appaswamy “Vino” Pajanor, At-Large Member
- Vacant Seat, At-Large Member

**Report Number:** 24-0234

**Location:** No specific geographic location

**Department:** City Clerk

**Environmental Notice:** The activity is not a “Project” as defined under Section 15378 of the California Environmental Quality Act State Guidelines. Therefore, pursuant to State Guidelines Section 15060(C)(3) no environmental review is required.

**RECOMMENDED ACTION:**

Consider ratifying the seat reassignments recommended by the City Clerk per Chula Vista Municipal Code Section 2.25.035 due to eight seats being changed from at-large to district-based on the Human Relations Commission under Ordinance No. 3578.

**5.5 Housing Policy: Amend Chula Vista Municipal Code Chapter 19.91 (Inclusionary Housing)  
Report Number: 24-0272**

**Location:** No specific geographic location

**Department:** Housing and Homeless Services and City Clerk

**G.C. § 84308:** No

**Environmental Notice:** The activity is not a “Project” as defined under Section 15378 of the California Environmental Quality Act (“CEQA”) State Guidelines; therefore, pursuant to State Guidelines Section 15060(c)(3) no environmental review is required.

**RECOMMENDED ACTION:**

Place an ordinance on first reading to amend Chula Vista Municipal Code Chapter 19.91 (Inclusionary Housing) to update the residential threshold of applicability from ten to twenty units. **(First Reading)**

**5.6 Grant Award and Appropriation: Accept and Appropriate Grant Funds from the U.S. Department of Justice for the Community Policing Development Microgrant Program  
Report Number: 24-0282**

**Location:** No specific geographic location

**Department:** Police

**G.C. § 84308:** No

**Environmental Notice:** The activity is not a “Project” as defined under Section 15378 of the California Environmental Quality Act State Guidelines; therefore, pursuant to State Guidelines Section 15060(c)(3) no environmental review is required.

**RECOMMENDED ACTION:**

Adopt a resolution accepting \$112,745 grant funds from the U.S. Department of Justice for the Community Policing Development program and appropriating said funds to the Police Grants Section of the Federal Grants Fund. **(4/5 Vote Required)**

**5.7 Agreement: Approve a Legal Services Agreement with Gatzke, Dillon & Balance, LLP to Provide On-Call Legal Services for the Development Services Department  
Report Number: 24-0287**

**Location:** No specific geographic location

**Departments:** Development Services and City Attorney

**G.C. § 84308:** Yes

**Environmental Notice:** The activity is not a “Project” as defined under Section 15378 of the California Environmental Quality Act (“CEQA”) State Guidelines. Therefore, pursuant to State Guidelines Section 15060(c)(3) no environmental review is required.

**RECOMMENDED ACTION:**

Adopt a resolution approving a Legal Services Agreement with Gatzke, Dillon & Balance, LLP for on-call legal services to assist the Development Services Department for a not-to-exceed amount of \$350,000.

**5.8 Agreement: Approve a First Amendment to the Consultant Services Agreement with Bureau Veritas North America, Inc. to Provide Building Plan Check and Building and Fire Inspection Services for the Gaylord Pacific Resort and Convention Center**

**Report Number:** 24-0259

**Location:** 1000 H Street

**Department:** Development Services

**G.C. § 84308:** Yes

**Environmental Notice:** The activity is not a “Project” as defined under Section 15378 of the California Environmental Quality Act (“CEQA”) State Guidelines. Therefore, pursuant to State Guidelines Section 15060(c)(3) no environmental review is required. Notwithstanding the foregoing, the activity qualifies for an Exemption pursuant to Section 15061(b)(3) of the CEQA State Guidelines.

**RECOMMENDED ACTION:**

Adopt a resolution approving a First Amendment to the Agreement for building plan check and inspection services, including fire inspection services, and increasing the not-to-exceed amount for the initial term of the Agreement from \$2,000,000 to \$3,000,000 for the Gaylord Pacific Resort and Convention Center.

**6. PUBLIC COMMENTS**

*Twenty-one minutes are scheduled for the public to address the City Council for three minutes each on any matter within the jurisdiction of the City Council that is not on the agenda. The remaining speakers, if any, will be heard during the continued Public Comment period.*

**7. ACTION ITEMS**

**7.1 Consider Items Removed From the Consent Calendar, if Any**

*Consider items removed from the consent calendar by the Mayor or a City Councilmember, if any. If no items were removed from the consent calendar, this item will be withdrawn.*

**7.2 Downtown Parking District Meter Rates: Increase Parking Meter Rates in the Downtown Parking District and Amend Chula Vista Municipal Code Chapters 10.52 and 10.56, and Chapter 13 of the City's Master Fee Schedule**  
**Report Number: 24-0203**

**Location:** Downtown Parking District, bounded by E Street to the north, Del Mar Avenue to the east, Garret Avenue to the west, and H Street to the south

**Department:** Finance

**G.C. § 84308:** No

**Environmental Notice:** The activity is not a "Project" as defined under Section 15378 of the California Environmental Quality Act ("CEQA") State Guidelines. Therefore, pursuant to State Guidelines Section 15060(c)(3) no environmental review is required

**RECOMMENDED ACTION:**

Place an ordinance on first reading amending Chapter 10.56 of the Chula Vista Municipal Code "Parking Meters, Parking Meter Zones and Permit Parking" to amend section 10.56.020 "Meters – Installation and maintenance – Rates of use" to increase parking meter rates, and to amend section 10.56.040 "Meter zones – Designated – Time limits authorized in zone – Schedule XI" to reflect current parking meter zones and time limits, and amending Chapter 10.52 of the Chula Vista Municipal Code "Stopping, Standing and Parking" to amend section 10.52.480 "Municipal parking lots – Designated – Manner of parking required – Schedule XV" to reflect current parking lots **(First Reading)**; and adopt a resolution amending Chapter 13 of the City's Master Fee Schedule increasing the parking meter rates.

**8. PUBLIC COMMENTS (CONTINUED)**

*There will be no continued Public Comment period if all speakers present at the first Public Comment period are heard.*

**9. CITY MANAGER'S REPORTS**

**10. MAYOR'S REPORTS**

**11. COUNCILMEMBERS' REPORTS**

**12. CITY CLERK'S REPORTS**

**13. CITY ATTORNEY'S REPORTS**

**14. ADJOURNMENT**

*to the regular City Council meeting on November 12, 2024, at 5:00 p.m. in the Council Chambers.*

*Materials provided to the City Council related to an open session item on this agenda are available for public review, please contact the Office of the City Clerk at [cityclerk@chulavistaca.gov](mailto:cityclerk@chulavistaca.gov) or (619) 691-5041.*

*Sign up at [www.chulavistaca.gov](http://www.chulavistaca.gov) to receive email notifications when City Council agendas are published online.*

**NOTICE OF REVIEW AND PENDING APPROVAL OF FINAL MAP(S)**

In accordance with California Government Code Section 66458(d), notice is hereby given that the City Engineer has reviewed and, immediately following this City Council meeting of November 5, 2024, will approve the following final map:

**Chula Vista Tract No. 19-03, Otay Ranch Village 8 West Planning Area "L"**

**Final Map (PRJ24005)**

Specifically, the City Engineer has caused the map to be examined and has made the following findings:

- (1) The map substantially conforms to the approved tentative map(s), and any approved alterations thereof and any conditions of approval imposed with said tentative map(s).
- (2) The map complies with the provisions of the Subdivision Map Act and any local ordinances applicable at the time of approval of the tentative map.
- (3) The map is technically correct.

Said map will be finalized and recorded, unless an interested party files a valid appeal of the City Engineer's action to City Council no later than 2:00 p.m., 10 calendar days from the date of this City Council meeting. A valid appeal must identify the improper/incorrect finding and the basis for such conclusion.

If you have questions about the map approval findings or need additional information about the map or your appeal right, please feel free to contact **Jaime Campos, Principal Civil Engineer at (619) 409-5483, or at [JCampos@chulavistaca.gov](mailto:JCampos@chulavistaca.gov)**.