



MEETING OF THE CITY COUNCIL

Agenda

John McCann, Mayor
Carolina Chavez, Councilmember – District 1
Jose Preciado, Councilmember – District 2
Michael Inzunza, Councilmember – District 3
Cesar T. Fernandez, Councilmember – District 4

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

Date: Tuesday, February 11, 2025, 5:00 p.m.
Location: Council Chambers, 276 Fourth Avenue, Chula Vista, CA

REGULAR CITY COUNCIL MEETING

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 the day of the meeting at noon for a regular meeting or three hours before the start time for a special 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 Regulations: To promote transparency and fairness in the governmental decision-making process, there are rules to prevent public officials from being unfairly influenced by contributors to their campaigns. The type of activity these laws were enacted to limit is often referred to as "pay-to-play," and is governed in California by Government Code section 84308. Parties to any proceedings involving a "license, permit, or other entitlement for use," as that term is defined in the Political Reform Act, pending before the City

Council must disclose any campaign contribution over \$500 (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 Regulations Apply: Yes" on this agenda indicates that the item is subject to these regulations.

## PUBLIC PARTICIPATION

**Complete Agenda Packet:** The 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 additional speakers are 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 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 Comments 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 specified on the agenda. Closed session may be held 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 Proclamation Honoring Chula Vista Firefighters for Their Efforts in Fighting the Border 2 Fire and Los Angeles Fires**
5. **CONSENT CALENDAR (Items 5.1 through 5.5)**

*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.*

  - 5.1 **Approve Meeting Minutes**

**RECOMMENDED ACTION:**  
Approve the minutes dated: February 4, 2025
  - 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 **Annual Report: Accept the Annual Comprehensive Financial Report for Fiscal Year Ended June 30, 2024, and Update on Reserve Funds**

**Report Number:** 25-0041

**Location:** No specific geographic location

**Department:** Finance

**G.C. § 84308 Regulations Apply:** 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 the Annual Comprehensive Financial Report for Fiscal Year Ended June 30, 2024.

- 5.4 **Policy and Investment Report: Amend City Council Policy No. 220-01, Delegate Investment Activity Authority to the Director of Finance/Treasurer, and Accept the Investment Report for Quarter Ending December 31, 2024**  
Report Number: 25-0012

Location: No specific geographic location

Department: Finance

G.C. § 84308 Regulations Apply: 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 acknowledging receipt of City Council Policy No. 220-01 Investment Policy and Guidelines, amending the existing policy, delegating investment activity authority to the Director of Finance/Treasurer, and accepting the investment report for the quarter ending December 31, 2024.

- 5.5 **Employee Compensation and Positions: Approve Classification Plan and Compensation Schedule; Position Counts; Revised Compensation Schedule; and Unclassified Ordinance**  
Report Number: 25-0054

Location: No specific geographic location

Department: Human Resources

G.C. § 84308 Regulations Apply: 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 resolutions: A) Amending the Classification Plan and Compensation Schedule to reflect the addition and deletion of position titles and amending the authorized position count in various departments; B) Approving the revised Fiscal Year 2024-25 Compensation Schedule effective February 21, 2025, as required by the California Code of Regulations, Title 2, Section 570.5; and place an Ordinance on first reading amending Chula Vista Municipal Code Section 2.05.010 to add the unclassified position titles of Chief Communications Officer and Chief Veterinarian and delete the position title of Communications Manager. **(First Reading) (4/5 Vote Required)**

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. PUBLIC HEARINGS

### 7.1 Otay Ranch Village Seven Sectional Planning Area: Amend the Otay Ranch Village Seven Sectional Planning Area Plan, Including Associated Regulatory Documents, and a Tentative Map

Report Number: 25-0028

**Location:** Generally, south of Birch Road, east of La Media Road, west of California State Route 125, and north of Otay Ranch Village Eight West

**Department:** Development Services

**G.C. § 84308 Regulations Apply:** Yes

**Environmental Notice:** The Project is substantially covered in the previously certified Final Environmental Impact Report (“FEIR”) and Mitigation Monitoring and Reporting Program (“MMRP”) for the Otay Ranch Village Seven Sectional Planning Area Plan (FEIR 04-06; SCH #2003111050; certified by City Council Resolution No. 2004-330 on October 12, 2004). However, minor technical changes and/or additions are necessary, and a First Addendum to FEIR 04-06 has been prepared.

#### **RECOMMENDED ACTION:**

Conduct a public hearing and

1. Adopt a resolution:
  - a. Certifying the First Addendum to FEIR 04-06;
  - b. Approving amendments to the Chula Vista General Plan, the Otay Ranch General Development Plan, and the Otay Ranch Village Seven Sectional Planning Area Plan in accordance with the required findings; and
  - c. Approving a Tentative Map incorporating the proposed changes to the Otay Ranch Village Seven Sectional Planning Area in accordance with the required findings and subject to conditions.
2. Place an ordinance on first reading approving modifications to the Otay Ranch Village Seven Planned Community District Regulations. **(First Reading)**

## 8. ACTION ITEMS

### 8.1 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.*

**8.2 Long-Term Financial Plan: Accept the General Fund Long-Term Financial Plan – Fiscal Years 2026-2035 Report**

**Report Number:** 25-0002

**Location:** No specific geographic location

**Department:** Finance

**G.C. § 84308 Regulation Apply:** 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:**

Accept the General Fund Long-Term Financial Plan – Fiscal Years 2026-2035 report.

**9. PUBLIC COMMENTS (CONTINUED)**

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

**10. CITY MANAGER’S REPORTS**

**11. MAYOR’S REPORTS**

**11.1 Ratification of Appointment to the Following Commissions:**

**Charter Review Commission**

- Ryan Keyes

**Civil Service Commission**

- Michael Baranic

**12. COUNCILMEMBERS’ REPORTS**

**13. CITY CLERK’S REPORTS**

**14. CITY ATTORNEY’S REPORTS**

**15. CLOSED SESSION**

*Announcements of actions taken in closed session shall be made available by noon on the next business day following the City Council meeting at the City Attorney’s office in accordance with the Ralph M. Brown Act (Government Code 54957.7)*

**15.1 Conference with Labor Negotiators Pursuant to Government Code Section 54957.6**

Agency designated representatives: Maria Kachadoorian, Tiffany Allen, Courtney Chase, Marco Verdugo, Tanya Tomlinson, and Sarah Schoen

Employee organization: IAFF, MM/PR

**15.2 Conference with Legal Counsel Regarding Existing Litigation Pursuant to Government Code Section 54956.9(d)(1)**

Name of case:

- 1) CV Amalgamated LLC dba Caligrown v. City of Chula Vista, San Diego Superior Court, Case No. 37-2020-00033446-CU-MC-CTL;
- 2) CV Amalgamated LLC dba Caligrown v. City of Chula Vista, San Diego Superior Court, Case No. 37-2024-00023455-CU-MC-CTL;
- 3) Arturo Castanares v. City of Chula Vista, San Diego Superior Court, Case No. 37-2021-00017713-CU-MC-CTL; and
- 4) Just Construction, Inc. v. City of Chula Vista, San Diego Superior Court, 37-2023-00044536-CU-BC-CTL

**16. ADJOURNMENT**

*to the regular City Council meeting on February 25, 2025, 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.*

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