



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, July 8, 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 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 a Proclamation Proclaiming July 2025 as Parks and Recreation Month in the City of Chula Vista**
 - 4.2 **Presentation of a Proclamation Celebrating the 60th Anniversary of Metropolitan Area Advisory Committee's (MAAC's) Incorporation in the City of Chula Vista**
 - 4.3 **Presentation of a Proclamation Proclaiming July 8th as Mr. Chula Vista Day in the City of Chula Vista**
5. **CONSENT CALENDAR (Items 5.1 through 5.7)**

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: June 17, 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 Consider Requests for Excused Absences

RECOMMENDED ACTION:

Consider approving a request to excuse Councilmember Inzunza from the June 17, 2025, City Council meeting.

5.4 Community Facilities Districts: Approve the Levy of Special Taxes and Collectibles for Fiscal Year 2025-26

Report Number: 25-0132

Location: The Community Facilities Districts are located throughout the City, for specific District locations please see Attachment 1

Department: Finance

G.C. § 84308 Regulations Apply: No

Environmental Notice: This 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) Levying special taxes to be collected to pay the costs of facilities and services for Community Facilities Districts 97-3, 98-3, 99-2, 2000-1, 2001-1, 2001-2, 07-I, 08-I, 08-M, 09-M, 11-M, 12-I, 12-M, 13-I, 13-M, 14-M, 14-M2, 16-I, 18-M and 19-M within the City of Chula Vista and designating the Director of Finance to file a list of taxes to be levied on each parcel with the County auditor each year; B) Levying special taxes to be collected to pay the cost of facilities and services for Community Facilities Districts 06-I and 07-M within the City of Chula Vista and designating the Director of Finance to file a list of taxes to be levied on each parcel with the County auditor each year; and C) Levying special taxes to be collected to pay the cost of facilities and services for Community Facilities Districts 97-1, 97-2, and 99-1 within the City of Chula Vista and designating the Director of Finance to file a list of taxes to be levied on each parcel with the County auditor each year.

5.5 Agreement: Approve a Consultant Services Agreement with Hinderliter, De Llamas & Associates ("HdL") to Provide Sales and Use Tax and Transactions and Use Tax Auditing and Information Services

Report Number: 25-0151

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 approving a consultant services agreement for sales and use tax and transactions and use tax audit services between the City of Chula Vista and HdL for Fiscal Years 2025-26 through 2029-30.

5.6 Millenia Library Building: Approve a Letter of Intent with Sweetwater Union High School District for Tenancy

Report Number: 25-0175

Location: 1775 Millenia Avenue

Department: City Manager

G.C. § 84308 Regulations Apply: Yes

Environmental Notice: The Project is adequately covered in a previously certified Final Second Tier Environmental Impact Report (EIR-07-01; SCH #2007041074, Millenia/Eastern Urban Center, dated September 15, 2009), and incorporated by reference in Resolution No. 2009-223 on September 15, 2009.

RECOMMENDED ACTION:

Adopt a resolution approving a Letter of Intent with Sweetwater Union High School District for an approximate 8,420 square foot tenancy in the Millenia Library Building to support educational programs, primarily the Launch Virtual Academy.

- 5.7 Employee Compensation and Positions: Approve Classification Plan and Compensation Schedule; Position Counts; Revised Compensation Schedule; Updated Conflict of Interest Code; and Budget Amendments**
Report Number: 25-0152

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 2025-26 Compensation Schedule effective July 11, 2025, as required by the California Code of Regulations, Title 2, Section 570.5; (C) Modifying the appendix to the local Conflict of Interest Code to revise the list of designated employees who are required to file Statements of Economic Interest (Form 700); and (D) Amending the Fiscal Year 2025-26 budget. **(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 Open Space Maintenance Districts: Approve Levying the Assessments and Collectibles for Fiscal Year 2025-26**
Report Number: 25-0133

Location: The Open Space Districts are located throughout the City, for specific District locations please see Attachment 3

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:

Conduct the public hearing and adopt the following resolutions: A) Levying the Assessments and Collectibles for Fiscal Year 2025-26 for Open Space Districts 2 through 11, 14, 15, 17, 18, 20 (Zones 1 through 4, 6, 8, and 9), 23, 24, 26, 31, 33, Eastlake Maintenance District No 1, Town Centre Maintenance District, and Bay Boulevard Maintenance District; B) Levying the Assessments and Collectibles for Fiscal Year 2025-26 for Open Space District 1; C) Levying the Assessments and Collectibles for Fiscal Year 2025-26 for Open Space District 20 Zone 5; and D) Levying the Assessments and Collectibles for Fiscal Year 2025-26 for Open Space District 20 Zone 7.

- 7.2 Vacation of Easements: Vacate an Easement at 318 Fourth Avenue and a Portion of an Easement at 434 F Street**
Report Number: 25-0125

Location: 318 Fourth Avenue and 434 F Street, Chula Vista, CA 91910

Department: Development Services

G.C. § 84308 Regulations Apply: Yes

Environmental Notice: The proposed project qualifies for a Categorical Exemption pursuant to California Environmental Quality Act State Guidelines Section 15305 Class 5 (Minor Alterations in Land Use Limitations).

RECOMMENDED ACTION:

Conduct the public hearing and adopt the following resolutions: A) Vacating an easement for ingress and egress for driveway purposes and directing the City Clerk to cause a certified copy of the resolution of vacation; and B) Vacating a portion of an easement for drainage purposes and directing the City Clerk to cause a certified copy of the resolution of vacation.

- 7.3 Municipal Code Update: Repeal and Adopt Updated Fire Hazard Severity Zones, Special Vegetation Management Areas, Resilience Measures, and Defensible Space Program**
Report Number: 25-0168

Location: Areas within the City designated as Fire Hazard Severity Zones as defined by the Office of the State Fire Marshal and/or Special Designated Vegetation Management Areas as determined by the Chula Vista Fire Chief.

Department: Fire

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. Notwithstanding the foregoing, the activity qualifies for an Exemption pursuant to Section 15061(b)(3) of the California Environmental Quality Act State Guidelines.

RECOMMENDED ACTION:

Conduct the public hearing and place the following ordinances on first reading: A) Amending Chula Vista Municipal Code Chapter 15.34 (Fire Zones) to adopt revised Fire Hazard Severity Zones as identified by the State Fire Marshal and pursuant to Government Code Section 51178, along with a Special Designated Vegetation Management Area and Wildfire Resilience Measures **(First Reading)**; and B) Amending Chula Vista Municipal Code Chapter 8.32 (Weed Abatement) to adopt revised Defensible Space and Vegetation Management requirements for areas within the newly mapped Fire Hazard Severity Zones, and Citywide. **(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 Agreement: Approve an Agreement with Macias Gini & O'Connell, LLP to Provide Internal Audit Services

Report Number: 25-0130

Location: No specific geographic location

Department: Finance

G.C. § 84308 Regulations Apply: Yes

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 approving an agreement with Macias Gini & O'Connell, LLP to provide internal audit services.

8.3 Electric Micromobility Vehicles: Adopt an Electric Micromobility Vehicle Ordinance

Report Number: 25-0173

Location: No specific geographic location

Department: City Manager, City Attorney, Police, & Engineering

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:

Place an ordinance on first reading adding Chapter 10.73 (Electric Micromobility Vehicles) and amending Chapters 10.08 (Definitions) and 5.67 (Shared Micro-Mobility Device Pilot Program) of the Chula Vista Municipal Code, addressing rules governing the use of electric micromobility vehicles within the City. **(First Reading)**

- 8.4 Planning Commission Vacancy: Nominate Applicants to be Interviewed, Determine a Date and Time for an Open Meeting to Conduct Interviews of All Qualified Applicants Who Receive Two or More Nominations to Fill One Vacancy on the Planning Commission**
Report Number: 25-0185

Location: No specific geographic location

Department: City Clerk

G.C. § 84308 Regulations Apply: No

Environmental Notice: 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:

A) Discuss and nominate applicants who submitted qualified applications during the application period to be interviewed. The qualified applicants are: Judy Alvarez-Gallardo, Tim P. Jones, Janet Knowlton, Tomas Ortiz, and James Smyth; and B) Select a date and time for an open City Council meeting to conduct interviews for applicants who receive two or more nominations.

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 Boards and Commissions: Consider Annual Reappointments

REAPPOINTMENTS TO FIRST TERMS (Initial term less than two years)

- Rita Beyers, Board of Library Trustees
- Isabella Glinsky, Board of Library Trustees
- Felix Sablan, Cultural Arts Commission
- Morgan Murphy, Health, Wellness, and Aging Commission
- Tiffany Hecklinski, Human Relations Commission
- Marlano Batson, Privacy Protection and Technology Advisory Commission
- Richard Pulido, Privacy Protection and Technology Advisory Commission

REAPPOINTMENTS TO SECOND TERMS

- William Gersten, Board of Ethics
- Monica Montano, Health, Wellness, and Aging Commission
- Vikki Robinson Opeodu, Housing and Homelessness Advisory Commission
- Christian Gomez, Human Relations Commission
- Mopelola Olaoye, Human Relations Commission
- Jim Combs, Planning Commission
- John Knox, Sustainability Commission
- Christos Korgan, Sustainability Commission
- Arnold Luke, Traffic Safety Commission
- Francia Castro, Veterans Advisory Commission
- Lynne Pine, Veterans Advisory Commission

Report Number: 25-0113

Location: No specific geographic location

Department: City Clerk

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:

Make the reappointments as appropriate.

12. COUNCILMEMBERS' REPORTS

12.1 Councilmember Inzunza: Ratify an Appointment to the Measure A Citizens' Oversight Committee

Location: No specific geographic location

G.C. § 84308 Regulations Apply: No

Environmental Notice: 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:

Ratify the appointment of Jennifer Carbuccion to the Measure A Citizens' Oversight Committee (District 3 Representative).

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 Legal Counsel Regarding Existing Litigation Pursuant to Government Code Section 54956.9(d)(1)

A) Name of case: Just Construction, Inc. v. City of Chula Vista, San Diego Superior Court, Case No. 37-2023-44536-CU-BC-CTL

B) Name of case: American Civil Liberties Union of Southern California v. Chula Vista Police Department, San Diego Superior Court, Case No. 37-2024-20320-CU-WM-CTL

C) Name of case: Eric Crockett v. City of Chula Vista, et al., San Diego Superior Court, Case No. 37-2024-12828-CU-OE-CTL

D) Name of case: Snow v. City of Chula Vista, et al., San Diego Superior Court, Case No. 24CU029358C

16. ADJOURNMENT

to the regular City Council meeting on July 22, 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 or (619) 691-5041.

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