



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

Tiffany Allen, City Manager
Marco A. Verdugo, City Attorney
Kerry K. Bigelow, City Clerk

Date: Tuesday, April 14, 2026, 5:00 p.m.
Location: Council Chambers, 276 Fourth Avenue, Chula Vista, CA

REGULAR CITY COUNCIL

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 Special Recognition of the 2025-2026 Chula Vista Elementary School District Speech Contest Winners
 - 4.2 Presentation of a Proclamation Proclaiming April 14th as Arbor Day in the City of Chula Vista
 - 4.3 Presentation of a Proclamation to Police Communications Systems Manager Kimberly Howard in Recognition of Telecommunications 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.

 - 5.1 Approve Meeting Minutes
RECOMMENDED ACTION:
Approve the minutes dated: March 17, 2026
 - 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 **Community Benefit Districts: Adopt an Ordinance Adding Chapter 5.14 (Community Benefit Districts) to the Chula Vista Municipal Code Establishing Procedures for the Formation of Community Benefit Districts**
Report Number: 26-0060

Location: Citywide

Department: Economic Development

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:
Adopt an ordinance adding Chapter 5.14 (Community Benefit Districts) to the Chula Vista Municipal Code to establish procedures for the formation of Community Benefit Districts in the City of Chula Vista. **(Second Reading and Adoption)**

5.4 Agreement: Approve a Legal Services Agreement with Best, Best & Krieger LLP for Community Facilities Districts and Public Financing Legal Services
Report Number: 26-0127

Location: No specific geographic location

Department: Development Services

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 a legal services agreement with Best, Best & Krieger LLP for community facilities districts and public financing legal services.

5.5 Joint Powers Agreement: Approve a Joint Powers Agreement Between the City of Chula Vista and the County of San Diego for the Planning, Operations, and Maintenance of the Otay Ranch Open Space Preserve
Report Number: 26-0020

Location: East of Interstate 805, south-southwest of Jamul, and north of the U.S.-Mexico border in the area generally surrounding the Lower Otay Reservoir

Department: Development Services

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:

Adopt a resolution approving a renewed and revised 30-year Joint Powers Agreement between the City of Chula Vista and the County of San Diego for the Planning, Operations, and Maintenance of the Otay Ranch Open Space Preserve and authorizing the City Manager to execute the renewed and revised 30-year Joint Powers Agreement.

5.6 Agreements: Landscape Maintenance Agreements with HomeFed Village 8E, LLC and California Department of Transportation Related to Maintenance of Caltrans Right-of-Way in Otay Ranch Village 8 East
Report Number: 26-0093

Location: Village 8 East – West of State Route 125, South of Olympic High School, West of La Media Road

Department: Development Services

G.C. § 84308 Regulations Apply: Yes

Environmental Notice: The proposed actions are exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15061(b)(3), the “common sense” exemption, as it can be seen with certainty that there is no possibility that the approval of these agreements may have a significant effect on the environment.

RECOMMENDED ACTION:

Adopt a resolution A) approving the Landscape Maintenance Agreement between the City of Chula Vista and HomeFed Village 8E, LLC for the maintenance of a specified area within the Caltrans right-of-way associated with the Otay Ranch Village 8 East project; and B) authorizing the City Manager to execute a Landscape Maintenance Agreement with the California Department of Transportation for the same right-of-way area.

5.7 City Boards and Commissions: Place an Ordinance on First Reading Amending the Municipal Code to Implement District-Based Nominations for Certain Boards and Commissions
Report Number: 26-0077

Location: No specific geographic location

Department: City Clerk & City Attorney

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 amending the Chula Vista Municipal Code to redesignate four seats on the Board of Library Trustees, Charter Review Commission, Sustainability Commission, Traffic Safety Commission, and Veterans Advisory Commission to use a district-based nomination process, one seat per district, without a district residency requirement for appointees, and clarifying that the existing Municipal Code process for the City Clerk to propose reassignment of seat designations for City Council consideration and approval applies when appointment processes are adjusted. **(First Reading)**

**5.8 Grant Award and Appropriation: Accept and Appropriate Grant Funds from Kaiser Foundation Hospitals for Operation Splash Community Swim Program
Report Number: 26-0099**

Location: Loma Verde Pool, 1420 Loma Lane; Parkway Pool, 385 Park Way

Department: Parks and Recreation

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

RECOMMENDED ACTION:

Adopt a resolution 1) accepting \$93,500 in grant funds from Kaiser Foundation Hospitals for the Operation Splash Community Swim Program, 2) authorizing City Manager to execute grant documents, and 3) amending the fiscal year 2025-26 budget by appropriating funds to the Parks and Recreation Section of the Other Grants Fund. **(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 Housing Grant Funding: Receive Recommendations for the Fiscal Year 2026-2027 U.S. Department of Housing and Urban Development Annual Action Plan
Report Number: 26-0080**

Location: Intersection of Naples and Granjas. 31 4th Avenue. All other projects are not site specific.

Department: Housing and Homeless Services

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. Under the National Environmental Policy Act, the activity is exempt pursuant to Title 24, Part 58.34(a)(2)&(3) of the Code of Federal Regulations and pursuant to the U.S. Department of Housing & Urban Development Environmental Guidelines.

RECOMMENDED ACTION:

Conduct the public hearing and receive community input on the Fiscal Year 2026-2027 U.S. Department of Housing and Urban Development Annual Action Plan recommendations for Federal Grant funding, including the Community Development Block Grant, Emergency Solutions Grant, and the HOME Investment Partnerships Act programs.

7.2 Comprehensive Code Update: Consideration of Amendments to the Chula Vista Municipal Code

Report Number: 26-0075

Location: No specific geographic location

Department: Development Services

G.C. § 84308 Regulations Apply: Yes

Environmental Notice: The proposed action qualifies for the “common sense” exemption pursuant to the California Environmental Quality Act State Guidelines Section 15061(b)(3).

RECOMMENDED ACTION:

Conduct the public hearing and introduce an ordinance amending Chula Vista Municipal Code Title 1 (General Provisions), Title 3 (Revenue and Finance), Title 5 (Business Licenses, Taxes, and Regulations), Title 10 (Vehicles and Traffic), Title 12 (Streets and Sidewalks), Title 15 (Buildings and Construction), Title 17 (Environmental Quality), Title 18 (Subdivisions), Title 19 (Planning and Zoning), and Title 21 (Historic Preservation). **(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 Lease Agreement: Approve a Lease Agreement with the Board of Trustees of the California State University Acting on Behalf of San Diego State University for a portion of the City-Owned Building Located at 1775 Millenia Avenue

Report Number: 26-0114

Location: 1775 Millenia Avenue

Department: City Manager

G.C. § 84308 Regulations Apply: No

Environmental Notice: The Project is adequately covered in a previously certified Final Second Tier Environmental Impact Report (“FEIR”) for the Otay Ranch Eastern Urban Center (“EUC”) Sectional Planning Area (“SPA”) Plan and Tentative Map (EIR 07-01; SCH No. 2007041074; certified by City Council Resolution No. 2009-223 on September 15, 2009.

RECOMMENDED ACTION:

Adopt a resolution to approve a lease agreement between the City of Chula Vista and the Board of Trustees of the California State University on behalf of San Diego State University for a portion of the Millenia Library Building located at 1775 Millenia Avenue.

8.3 Contract Amendment: Approve an Amendment to the Consultant Services Agreement with Dudek to Provide Civil Engineering Services and Planning Services and Appropriate Funds for that Purpose

Report Number: 26-0074

Location: 2800 Olympic Pkwy, Chula Vista, CA 91915

Departments: City Manager; Development Services; and Parks and Recreation

G.C. § 84308 Regulations Apply: Yes

Environmental Notice: The activity is statutorily exempt from the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Section 15262 (Feasibility and Planning Studies).

RECOMMENDED ACTION:

Adopt a resolution: 1) Approving an amendment to the Consultant Services Agreement with Dudek to Provide Civil Engineering and Planning Services, increasing the initial term of three (3) years not-to-exceed amount from \$750,000 to \$1,200,000, with options to extend for two (2) additional one-year terms with a not to exceed of \$250,000 for each additional term, for a total potential contract amount of \$1,700,000; and 2) Amending the fiscal year 2025-26 budget by appropriating funds for the Chula Vista Elite Athlete Training Center Master Plan and the Rohr Park Master Plan. **(4/5 Vote Required)**

8.4 Employee Compensation and Positions: Approve Amended Classification and Compensation Plan, Authorized Position Counts, Revised Compensation Schedule; Budget Amendments; and Updated Conflict of Interest Code

Report Number: 26-0102

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 the following resolutions:

- A. Amending the Classification Plan, Compensation Schedule and authorized position count in various departments
- B. Approving the revised Fiscal Year 2025-26 Compensation Schedule effective April 17, 2026, as required by California Code of Regulations, Title 2, Section 570.5
- C. Amending the fiscal year 2025-26 budget to appropriate funds, accordingly **(4/5 Vote Required)**
- D. 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 designating the filers as “Local Agency Officials,” requiring them to complete state-mandated Ethics and Fiscal and Financial Training

8.5 Citywide Holiday Renaming: Adopt Amendments to the Memoranda of Understanding with Collective Bargaining Groups and Introduce an Ordinance Renaming Cesar Chavez Day to Farmworkers Day

Report Number: 26-0146

Location: No specific geographic location

Departments: Human Resources & City Manager

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:

- A. Adopt a resolution approving amendments to Memoranda of Understanding (MOUs) regarding the renaming of Cesar Chavez Day to Farmworkers Day for the following bargaining units: Association of Chula Vista Employees (“ACE”); Chula Vista Mid-Managers/Professional Association, SEIU Local 221 (“MM/PROF”); Non-Safety Local 2180, International Association of Fire Fighters, (“Non-Safety IAFF”); Local 2180, International Association of Fire Fighters (“IAFF”); Chula Vista Police Officer’s Association (“POA”); and the Western Council of Engineers (“WCE”); and
- B. Place an ordinance on first reading amending Chapter 10.08 (Definitions for Vehicles and Traffic) and Chapter 12.50 (Temporary Placement Of Signs In Designated Portions Of The Public Rights-Of-Way) of the Chula Vista Municipal Code to replace Cesar Chavez Day with Farmworkers Day. **(First Reading)**

8.6 Brown Act Updates (SB 707): Hear a Presentation, Adopt Technology Disruption and Outreach Policies, and Consider Direction to Staff
Report Number: 26-0133

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:

Receive a presentation on Brown Act updates related to teleconferencing and accessibility provisions under Senate Bill 707 (SB 707), adopt the following resolutions, and provide direction to staff, as appropriate:

- A. Adopting a Technology Disruption Policy in compliance with Government Code § 54953.4
- B. Determining “reasonable efforts” for outreach to encourage participation in City Council meetings under Government Code § 54953.4
- C. Rescinding City Council Policy 104-02, “Remote Council Meeting Participation by Councilmembers,” as state law now governs these requirements, or provide other direction to staff

8.7 Strategic Plan: Presentation and Discussion of the City's Draft 2026–2031 Strategic Plan
Report Number: 26-0100

Location: No specific geographic location

Department: City Manager

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:

Receive the presentation on the Draft 2026–2031 Strategic Plan and provide feedback and direction to staff as appropriate prior to finalization and adoption.

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

A) Name of case: Maria Enriquez, et al. v. City of Chula Vista, et al., Southern District of California, Case No. '25CV3832 BTM DEB

B) Name of case: In Re: National Prescription Opiate Litigation, Case No. 1:17-md-02804-DAP, pending in the U.S. District Court for the Northern District of Ohio. (Remnant Defendants settlements: Associated Pharmacies, Inc., American Associated Pharmacies, J.M. Smith Co., Louisiana Wholesale Drug Co., Inc., Morris and Dickson, North Carolina Wholesale Drug Co., Inc., and UNFI/SuperValu)

16. ADJOURNMENT

to the regular City Council meeting on April 21, 2026, 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.

We encourage community participation - sign up at www.chulavistaca.gov to receive email notifications when City Council agendas are published online.