



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 21, 2026, 5:00 p.m.
Location: Council Chambers, 276 Fourth Avenue, Chula Vista, CA

REGULAR CITY COUNCIL AND SPECIAL HOUSING AUTHORITY MEETING

Notice is hereby given that the Mayor has called and will convene a special meeting of the Housing Authority meeting jointly with the City Council at the time and location stated on this agenda

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 Recognizing SEIU 221 - Represented MAAC Project Employees
 - 4.2 Presentation of a Proclamation Proclaiming April as Arts, Culture, and Creativity Month 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: April 14, 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 **Citywide Holiday Renaming: Adopt 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:

Adopt an ordinance 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. **(Second Reading and Adoption)**

**5.4 Housing Authority Policy: Updates to the Chula Vista Housing Authority Multifamily Mortgage Revenue Bond Policies to Comply with the California Debt Limit Allocation Committee
Report Number: 26-0094**

Location: No specific geographic location

Department: Housing and Homeless 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 (CEQA) Guidelines. Therefore, pursuant to CEQA Guidelines Section 15060(c)(3) no environmental review is required.

RECOMMENDED ACTION:

Adopt a resolution of the Chula Vista Housing Authority to approve updates to the Chula Vista Housing Authority Multifamily Mortgage Revenue Bond Policies and authorize the Director to make additional minor clerical or administrative changes as needed.

**5.5 Grant Acceptance: Accept Grant Funding for the Hazardous Fuels Reduction Program from the California Governor’s Office of Service and Community Engagement/California Volunteers
Report Number: 26-0113**

Location: No specific geographic location

Department: Fire

G.C. § 84308 Regulations Apply: 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 accepting grant funds in the amount of \$1,499,974.31 from the California Governor’s Office of Service and Community Engagement/California Volunteers #CaliforniansForAll Youth Service Corps Grant to support the Fuels Crew as part of the Hazardous Fuels Reduction Program.

**5.6 Grant Application and Appropriation: Authorize Submission of an Application for the Fiscal Year 2025 Edward Byrne Memorial Justice Assistance Grant and Appropriate Funds
Report Number: 26-0124**

Location: No specific geographic location

Department: Police

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 authorizing submission of a grant application for the Fiscal Year 2025 Edward Byrne Memorial Justice Assistance Grant, authorizing the City Manager to execute grant documents, and amending the Fiscal Year 2025-26 budget to appropriate grant funds. **(4/5 Vote Required)**

5.7 Meeting Designation: Designate July 7, 2026 as a Non-Regular Meeting Day Pursuant to Chula Vista Municipal Code Section 2.04.020

Report Number: 26-0121

Location: No specific geographic location

Department: City Manager

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:

Place an ordinance on first reading designating July 7, 2026 as a non-regular meeting day pursuant to Chula Vista Municipal Code Section 2.04.020 **(First Reading)**.

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 Annual Military Equipment Report: Accept the Annual AB 481 Military Equipment Report, Review and Renew Ordinance No. 3549, and Amend the Chula Vista Police Department Military Equipment Policy

Report Number: 26-0117

Location: No specific geographic location

Department: Police

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 a public hearing and adopt a resolution: (A) accepting the 2025 Annual AB 481 Military Equipment Report, (B) renewing Ordinance No. 3549, and (C) amending Chula Vista Police Department Military Equipment Policy 714.

- 7.2 **Approve Issuance of Bonds: Approve the Issuance of Tax-Exempt Multifamily Housing Revenue Bonds for the Acquisition, Construction, and Equipping of the Sol Vista Apartments Project and Certain Other Matters Relating Thereto**
Report Number: 26-0139

Location: Southwest corner of Santa Victoria Road and Santa Diana Road (Village 2)

Department: Housing and Homeless Services

G.C. § 84308 Regulations Apply: No

Environmental Notice: The proposed Project (the “Project”) is adequately covered in the previously adopted Final Supplemental Environmental Impact Report (“FSEIR”) for the Otay Ranch Village Two Comprehensive SPA Plan Amendment (FSEIR 12-01; SCH #2003091012; and incorporated by reference in City Council Resolution No. 2014-207 on November 4, 2014).

RECOMMENDED ACTION:

Conduct a public hearing and adopt a City Council resolution authorizing the issuance of tax-exempt bonds for the Project pursuant to the Tax Equity and Fiscal Responsibility Act of 1982, as amended (“TEFRA”).

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 **Housing Authority Bond Approval: Approve the Issuance of Tax-Exempt Multifamily Housing Revenue Bonds for the Acquisition, Construction, and Equipping of the Sol Vista Apartments Project and Certain Other Matters Relating Thereto**
Report Number: 26-0091

Location: Southwest corner of Santa Victoria Road and Santa Diana Road (Village 2)

Department: Housing and Homeless Services

G.C. § 84308 Regulations Apply: No

Environmental Notice: The proposed Project is adequately covered in the previously certified Final Supplemental Environmental Impact Report (FSEIR) for the Otay Ranch Villages Two, Three, and a Portion of Village Four Comprehensive SPA Plan Amendment (FSEIR 12-01; SCH #2003091012; and incorporated by reference in City Council Resolution No. 2014-207 on November 4, 2014).

RECOMMENDED ACTION:

Adopt a resolution of the Chula Vista Housing Authority authorizing the issuance of up to \$14,000,000 in tax-exempt bond obligations for the ninety-six (96) unit Sol Vista Apartments affordable housing development, formerly referred to as Enclave Montecito.

8.3 Park Naming and Council Policy Waiver: Approving Naming of the Future Urban Park at Oxford Street and Fourth Avenue as “Roy Franzen Park” and Waiving City Council Policy No. 470-01

Report Number: 26-0120

Location: 391 Oxford Street

Department: City Manager

G.C. § 84308 Regulations Apply: No

Environmental Notice: The proposed action 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 waiving the naming requirements set forth in City Council Policy No. 470-01 and approving the naming of the future urban park at Oxford Street and Fourth Avenue as “Roy Franzen Park.”

8.4 Contract Award and CIP Appropriation: Approve a Consultant Services Agreement with Carrier Johnson + Culture for the City of Chula Vista Police Department Facilities Master Planning Effort and Amend the Fiscal Year 2025-26 CIP Budget Accordingly

Report Number: 26-0098

Location: No specific geographic location

Department: City Manager & Police

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: 1) Approving a Consultant Services Agreement with Carrier Johnson + Culture for Police Department facilities master planning services for a not-to-exceed amount of \$393,815 and 2) Amending the fiscal year 2025-26 Capital Improvement Program (CIP) budget by appropriating funds to the capital improvement project “Police Substation Feasibility Study” (SAF0171) from available fund balance of the Public Facilities Development Impact Fee Fund **(4/5 Vote Required)**.

8.5 City Council Referral: Presentation and Discussion on Potential Amendments to Chula Vista Municipal Code Chapter 5.56 Tobacco Retailer
Report Number: 26-0096

Location: No specific geographic location

Department: City Attorney, Housing and Homeless Services, & Police

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 the presentation and community input; receive input on proposed amendments to strengthen Chula Vista Municipal Code Chapter 5.56, Tobacco Retailer; and provide policy direction on options responsive to the referral to reduce the overall number of tobacco retailers in the City of Chula Vista, in the following topic areas: 1) restrict type of retailers; 2) set issuance caps; 3) limit permit proximity; 4) buffer sensitive locations; and 5) establish conditional transfers.

8.6 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: 26-0164

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; require appointees to the district-designated seats on the Traffic Safety Commission to reside in the corresponding district; provide that appointees to the district-designated seats on the other listed bodies are not required to reside in the corresponding district; and clarify 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)**

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

10.1 Emergency Communications Campaign Update

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(c)

Name of case: Bonita Valley Amateur Girls Softball Association, presented on August 15, 2024

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

Name of case: *Michael Hamanaka v Benevolent and Protective Order of Elks of the United States of America, et al.*, Southern District of California. 26CV1719 LL BJW

16. ADJOURNMENT

to the Mayor's State of the City Address on April 28, 2026, at 6:30 p.m. at the Elite Athlete Training Center and then the regular City Council meeting on May 5, 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.