

**City of Chula Vista**  
**Regular Meeting of the City Council**  
**Meeting Minutes**

January 18, 2022, 5:00 p.m.  
Virtual, Via Teleconference

Present: Councilmember Cardenas, Councilmember Galvez, Deputy Mayor McCann, Councilmember Padilla, Mayor Casillas Salas

Also Present: City Manager Kachadoorian, City Attorney Googins, City Clerk Bigelow, Assistant City Clerk Turner

*Pursuant to the Brown Act and City Council Resolution No. 2022-009, and in the interest of public health and safety during the COVID-19 pandemic, members of the City Council and staff participated in this meeting via teleconference. Members of the public participated remotely and were not present in Council Chambers. All votes were taken by roll call and public comments were submitted electronically or otherwise in writing.*

*The City Council minutes are prepared and ordered to correspond to the City Council Agenda. Agenda items may be taken out of order during the meeting.*

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**1. CALL TO ORDER**

*A regular meeting of the City Council of the City of Chula Vista was called to order at 5:08 p.m. via teleconference and in the Council Chambers, located in City Hall, 276 Fourth Avenue, Chula Vista, California.*

**2. ROLL CALL**

*City Clerk Bigelow called the roll.*

**3. PLEDGE OF ALLEGIANCE TO THE FLAG AND MOMENT OF SILENCE**

*Mayor Casillas Salas led the Pledge of Allegiance.*

*Mayor Casillas Salas announced that the public hearing for Item 6.1 had been canceled and that the public hearing for Item 6.2 would be opened and continued to the March 8, 2022 meeting.*

**4. CONSENT CALENDAR (Items 4.1 through 4.6)**

**Moved by** Mayor Casillas Salas

**Seconded by** Councilmember McCann

To approve the recommended actions appearing below consent calendar Items 4.1 through 4.6, headings read, text waived. The motion carried by the following vote:

Yes (5): Councilmember Cardenas, Councilmember Galvez, Councilmember McCann, Councilmember Padilla, and Mayor Casillas Salas

**Carried (5 to 0)**

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

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

**4.2 Consideration of Request for Excused Absences**

No requests were received at that meeting.

**4.3 Ambulance Transport System Purchase: Approve the Purchase of Two (2) Additional Ambulances and Required Outfitting**

Adopt the resolutions to purchase two (2) additional ambulances through Republic EVS, and purchase required outfitting from Stryker Gurney Systems and Motorola for necessary ambulance outfitting.

A) RESOLUTION NO. 2022-011 OF THE CITY COUNCIL OF THE CITY OF CHULA VISTA APPROVING A PURCHASE AGREEMENT WITH REPUBLIC EVS FOR TWO AMBULANCES THROUGH SOUTHWEST AMBULANCE SALES

B) RESOLUTION NO. 2022-012 OF THE CITY COUNCIL OF THE CITY OF CHULA VISTA OF THE CITY OF CHULA VISTA APPROVING A PURCHASE AGREEMENT WITH STRYKER MEDICAL FOR GURNEY SYSTEMS

C) RESOLUTION NO. 2022-013 OF THE CITY COUNCIL OF THE CITY OF CHULA VISTA WAIVING THE COMPETITIVE BIDDING REQUIREMENT AND APPROVING A SOLE SOURCE PURCHASE AGREEMENT WITH MOTOROLA SOLUTIONS FOR AMBULANCE RADIO EQUIPMENT

**4.4 Engine Purchase: Approval of the purchase of two (2) Pierce Engine Pumper Apparatuses through Measure P**

Adopt a resolution approving the purchase of two (2) Pierce Engine Pumper Apparatuses in compliance with the Measure P Expenditure Plan.

RESOLUTION NO. 2022-014 OF THE CITY COUNCIL OF THE CITY OF CHULA VISTA WAIVING THE COMPETITIVE BIDDING REQUIREMENT AND APPROVING THE PURCHASE OF TWO PIERCE ARROW XT PIERCE'S ULTIMATE CONFIGURATION (PUC) PUMPERS TO BE PURCHASED THROUGH THE MEASURE P EXPENDITURE PLAN

**4.5 Park Master Plan Approval: Approval of the Park Master Plan for the 2.8-acre Town Square Park (Lots B and C) in Otay Ranch Village 8 West and the name "Central Square Park"**

Adopt a resolution approving the Park Master Plan for the 2.8-acre Town Square Park in Otay Ranch Village 8 West and the name "Central Square Park."

RESOLUTION NO. 2022-015 OF THE CITY COUNCIL OF THE CITY OF CHULA VISTA APPROVING THE PARK MASTER PLAN FOR THE 2.8-ACRE TOWN

SQUARE PARK (LOTS B & C) IN OTAY RANCH VILLAGE 8 WEST AND THE NAME “CENTRAL SQUARE PARK”

**4.6 Contract Award: Preparation of a Storm Water Management & Drainage Funding Report with SCI Consulting Group**

Adopt a resolution awarding a contract to SCI Consulting Group to provide professional services for the preparation of a Storm Water Management & Drainage Funding Report.

RESOLUTION NO. 2022-016 OF THE CITY COUNCIL OF THE CITY OF CHULA VISTA APPROVING A CONSULTANT SERVICES AGREEMENT WITH SCI CONSULTING GROUP TO PROVIDE PROFESSIONAL SERVICES FOR THE PREPARATION OF A STORM WATER MANAGEMENT AND DRAINAGE FUNDING REPORT

**5. PUBLIC COMMENTS**

**5.1 Public Comments Received for 1/18/2022**

*Marc Marconi, Chula Vista resident, submitted written communications regarding current City contracts.*

*Robert Johnson submitted written comments regarding the pandemic and related mandates.*

**6. PUBLIC HEARINGS**

**6.1 Public Hearing to Accept and File an Economic Development Subsidy Report Pursuant to Government Code Section 53083 for Sunroad BCV Holding to Construct a BMW Auto Dealership**

*Mayor Casillas Salas announced that the public hearing for Item 6.1 was canceled at the request of the applicant. The public hearing was not held and no action was taken.*

**6.2 Vacation of Land: A Portion of Marina Parkway and a Portion of G Street as Part of the Bayfront Development**

*Notice of the hearing was given in accordance with legal requirements, and the hearing was held on the date and no earlier than specified in the notice.*

*Mayor Casillas Salas opened the public hearing.*

**Moved by** Councilmember McCann

**Seconded by** Councilmember Galvez

To continue the public hearing to the City Council meeting of March 8, 2022. The motion carried by the following vote:

Yes (5): Councilmember Cardenas, Councilmember Galvez, Councilmember McCann, Councilmember Padilla, and Mayor Casillas Salas

**Carried (5 to 0)**

**6.3 Sunbow II Land Use Amendments: Amendments to the General Plan, the Sunbow II General Development Plan, and the Sunbow II Sectional Planning**

**Area Plan to Rezone an Existing Vacant Parcel from Industrial to Residential Use Resulting in 718 New Units**

*Notice of the hearing was given in accordance with legal requirements, and the hearing was held on the date and no earlier than specified in the notice.*

*Acting Housing Manager Kurz gave a presentation on the item.*

*Bill Ostrem, representing Lennar, gave a presentation on the item. He, Ryan Green, also representing Lennar, and Deputy City Manager Crockett responded to questions of the Council.*

*Planning Commission Chair Zaker spoke regarding the Planning Commission discussion and vote on the item.*

*Mayor Casillas Salas opened the public hearing.*

*A concerned Sunbow resident submitted written communications in opposition to the staff recommendation.*

*The following members of the public submitted written communications in support of the staff recommendation:*

- *Beatriz Young Mondaca*
- *Stacy Dion*
- *Catherine Thong*
- *Danna Wilkinson*

*Mayor Casillas Salas closed the public hearing.*

*Bill Ostrem responded to questions of the Council.*

*Council discussion ensued.*

**Moved by** Councilmember Padilla

**Seconded by** Councilmember McCann

To adopt Resolution Nos. 2022-017 through 2022-020, as revised to add the requirement to the development agreement that all properties be for-sale products, and to place the below ordinances (Items 6.3 D and F) on first reading. The headings were read, text waived. The motion carried by the following roll call vote:

Yes (4): Councilmember Cardenas, Councilmember McCann, Councilmember Padilla, and Mayor Casillas Salas

No (1): Councilmember Galvez

**Carried (4 to 1)**

A) RESOLUTION NO. 2022-017 OF THE CITY COUNCIL OF THE CITY OF CHULA VISTA MAKING CERTAIN FINDINGS OF FACT; ADOPTING A STATEMENT OF OVERRIDING CONSIDERATIONS; ADOPTING A MITIGATION MONITORING AND REPORTING PROGRAM AND CERTIFYING THE FINAL ENVIRONMENTAL IMPACT REPORT (EIR-20-0002; SCH NO. 2020110148) FOR THE SUNBOW II, PHASE 3 SECTIONAL PLANNING AREA

PLAN, SUNBOW II GENERAL DEVELOPMENT PLAN AMENDMENT AND TENTATIVE MAP PURSUANT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT

B) RESOLUTION NO. 2022-018 OF THE CITY COUNCIL OF THE CITY OF CHULA VISTA APPROVING AMENDMENTS TO THE CHULA VISTA GENERAL PLAN (MPA20-0012) AND THE SUNBOW II GENERAL DEVELOPMENT PLAN (MPA20-0013) TO REFLECT LAND USE CHANGES FOR APPROXIMATELY 135.7 ACRES WITHIN THE SUNBOW II, PHASE 3 PLANNED COMMUNITY, INCLUDING ASSOCIATED TEXT, MAPS AND TABLES

C) RESOLUTION NO. 2022-019 OF THE CITY COUNCIL OF THE CITY OF CHULA VISTA AMENDING THE SUNBOW II SECTIONAL PLANNING AREA (SPA) PLAN (MPA20-0006) TO UPDATE CHAPTERS 10.0 TO 17.0, TO DESCRIBE AND DEFINE THE AMENDED LAND USES FOR SUNBOW II, PHASE 3 AND INCORPORATE THE DEVELOPMENT REGULATIONS AND DESIGN GUIDELINES SPECIFIC TO THIS PROJECT

D) ORDINANCE OF THE CITY OF CHULA VISTA APPROVING THE SUNBOW II, PHASE 3 PROJECT TO REZONE FROM LIMITED INDUSTRIAL TO RESIDENTIAL USES ALLOWING UP TO 534 MULTI-FAMILY MEDIUM-HIGH-DENSITY RESIDENTIAL DWELLING UNITS AND 184 MULTI-FAMILY HIGH-DENSITY RESIDENTIAL DWELLING UNITS ON SIX PARCELS, A 0.9-ACRE COMMUNITY PURPOSE FACILITY SITE, ON-SITE STREETS, OPEN SPACE AND MSCP PRESERVE OPEN SPACE **(FIRST READING)**

E) RESOLUTION NO. 2022-020 OF THE CITY COUNCIL OF THE CITY OF CHULA VISTA APPROVING TENTATIVE SUBDIVISION MAP CVT20-0002 (PCS20-0002) FOR A 135.7-acre site FOR (718) MULTI-FAMILY RESIDENTIAL UNITS, KNOWN AS THE SUNBOW II, PHASE 3 PROJECT

F) ORDINANCE OF THE CITY OF CHULA VISTA APPROVING A DEVELOPMENT AGREEMENT BETWEEN THE CITY OF CHULA VISTA AND ACI SUNBOW, LLC (MPA21-0014) FOR THE SUNBOW II, PHASE 3 PROJECT **(FIRST READING)**

*Mayor Casillas Salas recessed the meeting at 7:36 p.m. The Council reconvened at 7:42 p.m., with all members present.*

## **7. ACTION ITEMS**

### **7.1 Citywide Data Privacy Policy Initiative and Smart Cities Update**

*Chief Sustainability Officer Gakunga, Police Captain Redmond, and Information Technology Services Director Chew gave a presentation on the item and responded to questions of the Council.*

*Jim Madaffer and Jeremy Ogul, representing Madaffer Enterprises, gave a presentation on the item and responded to questions of the Council.*

*Robert Johnson submitted written communications expressing a neutral position on the item.*

*City Attorney Googins announced that a revised resolution and agreement had been distributed to the Council, and that action on the item would be with respect to the revised documents.*

**Moved by** Mayor Casillas Salas

**Seconded by** Councilmember McCann

To adopt Resolution No. 2022-021, heading read, text waived. The motion carried by the following roll call vote:

Yes (5): Councilmember Cardenas, Councilmember Galvez, Councilmember McCann, Councilmember Padilla, and Mayor Casillas Salas

**Carried (5 to 0)**

RESOLUTION NO. 2022-021 OF THE CITY COUNCIL OF THE CITY OF CHULA VISTA APPROVING AN AGREEMENT WITH MADAFFER ENTERPRISES TO PROVIDE TECHNOLOGY AND INNOVATION TASK FORCE FACILITATION SERVICES

**7.2 Measure P Citizens' Oversight Committee: Amend the Municipal Code to Change the Number of Committee Members from 16 to 9**

**Moved by** Mayor Casillas Salas

**Seconded by** Councilmember Galvez

To place the ordinance on first reading, heading read, text waived. The motion was carried by the following roll call vote

Yes (5): Councilmember Cardenas, Councilmember Galvez, Councilmember McCann, Councilmember Padilla, and Mayor Casillas Salas

**Carried (5 to 0)**

ORDINANCE OF THE CITY OF CHULA VISTA AMENDING CHULA VISTA MUNICIPAL CODE (CVMC) CHAPTER 2.61 TO CHANGE THE NUMBER OF "MEASURE P" CITIZENS' OVERSIGHT COMMITTEE MEMBERS FROM 16 TO 9 **(FIRST READING)**

**7.3 Ratification of the January 12, 2022 Proclamation of Existence of Local Emergency of the Director of Emergency Services of the City of Chula Vista and Report of the City Manager Regarding Status of Trash Service and Impacts on the Community**

*Environmental Services Manager Medrano provided a report on the item.*

*Darrell Reno, Director of Operations for Republic Services spoke regarding the item and responded to questions of the Council.*

*Robert Johnson submitted written communications expressing a neutral position on the item.*

*Council discussion ensued.*

*Mayor Casillas Salas read a letter from Salvador Abrica representing Teamsters Local 542 into the record.*

**Moved by** Mayor Casillas Salas  
**Seconded by** Councilmember McCann

To adopt Resolution No. 2022-022, heading read, text waived. The motion carried by the following roll call vote:

Yes (5): Councilmember Cardenas, Councilmember Galvez, Councilmember McCann, Councilmember Padilla, and Mayor Casillas Salas

**Carried (5 to 0)**

RESOLUTION NO. 2022-022 OF THE CITY COUNCIL OF THE CITY OF CHULA VISTA PURSUANT TO CHAPTER 2.14 OF THE CHULA VISTA MUNICIPAL CODE RATIFYING THE PROCLAMATION OF EXISTENCE OF LOCAL EMERGENCY OF THE DIRECTOR OF EMERGENCY SERVICES OF THE CITY OF CHULA VISTA

**8. CITY MANAGER’S REPORTS**

*There were none.*

**9. MAYOR’S REPORTS**

*At the request of Mayor Casillas Salas, there was consensus of the Council to place an item on the next meeting agenda regarding the elimination of tolls on the SR-125.*

**10. COUNCILMEMBERS’ COMMENTS**

*There were none.*

**11. CITY ATTORNEY’S REPORTS**

*There were none.*

**12. CLOSED SESSION**

*Pursuant to Resolution No. 13706 and Council Policy No. 346-03, Official Minutes and records of action taken during Closed Sessions are maintained by the City Attorney.*

*City Attorney Googins announced that the Council would convene in closed session to discuss the items listed below.*

*Mayor Casillas Salas recessed the meeting at 9:20 p.m. The Council convened in Closed Session at 9:30 p.m., with all members present.*

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

A) Name of case: Patricia Ortiz v. City of Chula Vista, San Diego Superior Court, Case No. 37-2020-00040498-CU-PO-CTL

B) Name of case: Yasoda Namier, et al. v. City of Chula Vista, San Diego Superior Court, Case No. 37-2019-00062842-CU-PA-CTL

**ACTION:** No reportable action

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

## 2022/01/18 Minutes –City Council Regular Meeting

Agency designated representatives: Maria Kachadoorian, Glen Googins, Courtney Chase, Kelley Bacon, Simon Silva, Sarah Schoen, Ed Prendell, Tanya Tomlinson, and Steve Berliner

Employee organizations: IAFF, MM/PR

**ACTION:** No reportable Action

### 13. **ADJOURNMENT**

*The meeting was adjourned at 9:58 p.m.*

*Minutes prepared by: Tyshar Turner, Assistant City Clerk*

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Kerry K. Bigelow, MMC, City Clerk