



**SPECIAL MEETING OF THE HOUSING AUTHORITY MEETING JOINTLY WITH THE  
CITY COUNCIL OF THE CITY OF CHULA VISTA**

**Meeting Minutes**

October 12, 2021, 5:00 p.m.  
Council Chambers, 276 Fourth Avenue, Chula Vista, CA

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

Excused: Councilmember Cardenas

Also Present: City Manager Kachadoorian, Deputy City Attorney Simon Silva,  
City Clerk Bigelow, Assistant City Clerk Turner

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. The agenda items were considered in the order presented

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**1. CALL TO ORDER**

*A regular meeting of the City Council and a special meeting of the Housing Authority of the City of Chula Vista was called to order at 5:05 p.m. 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**

*Councilmember McCann led the Pledge of Allegiance.*

**4. SPECIAL ORDERS OF THE DAY**

**4.1 Presentation of a Proclamation Commending SBCS on its 50th Anniversary and Proclaiming October 12, 2021 as SBCS Day in the City of Chula Vista**

*Mayor Casillas Salas read the proclamation and Councilmember Galvez presented it to Kathie Lembo, representing SBCS.*

**4.2 Presentation by San Diego Food Bank Vice President of Operations Vanessa Ruiz Regarding Food Insecurity in Chula Vista**

*Vanessa Ruiz representing the San Diego Food Bank gave a presentation on the item.*

**4.3 Presentation of a Proclamation Proclaiming October 14, 2021 as Children's Environmental Health Day in the City of Chula Vista**

*Mayor Casillas Salas read the proclamation and Councilmember Padilla presented it to Dr. Daniel Spencer and Dr. Sara Valladolid representing San Diego Pediatricians for Clean Air.*

**4.4 Police Department Update on Crime and Safety Trends**

*Police Chief Kennedy gave a presentation on the item.*

**5. CONSENT CALENDAR (Items 5.1 through 5.5)**

*City Clerk Bigelow announced that a request for approval for an excused absence from Councilmember Cardenas for tonight's meeting had been distributed to Council and would be incorporated into Item 5.3 for Council's approval.*

**Moved by** Mayor Casillas Salas

**Seconded by** Councilmember McCann

To approve the recommended action appearing below consent calendar Items 5.1 through 5.5. The headings below were read, text waived. The motion carried by the following vote:

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

**Result, Carried (4 to 0)**

**5.1 Approval of Meeting Minutes**

Approve the revised minutes dated: April 20, 2021

**5.2 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.

**5.3 Consideration of Requests for Excused Absences**

Approve a request for an excused absence from Councilmember Cardenas for this Council meeting.

**5.4 Growth Management Oversight Commission: Status Update on the Comprehensive Review and Annual Report for Fiscal Year 2020/21**

Receive the update.

**5.5 Chula Vista Bayfront Resort Hotel and Convention Center Project: Amending the Agreement with RSG, Inc. for Financial Feasibility Study Services**

Adopt a resolution approving a first amendment to the agreement with RSG, Inc. to provide financial feasibility study services for the Chula Vista Bayfront resort hotel and convention center project.

RESOLUTION NO. 2021-187 OF THE CITY COUNCIL OF THE CITY OF CHULA VISTA APPROVING THE FIRST AMENDMENT OF THE AGREEMENT FOR FINANCIAL FEASIBILITY STUDY SERVICES BETWEEN THE CITY AND RSG, INC.

**6. PUBLIC COMMENTS**

**6.1 Public Comments Received for 10/12/2021**

*The following members of the public expressed concerns regarding tenant protections:*

- *Joshua Gonzalez-Thomas, Chula Vista resident*
- *Charles Canizales, Chula Vista resident*
- *Crystal Gonzales, Chula Vista resident*

*Silvia Saldivar, Chula Vista resident submitted written communications in support of stronger tenant protections.*

## 7. ACTION ITEMS

### 7.1 Affordable Housing Financial Approvals: Consideration of Final Approvals for Columba Apartments Including Authorizing the Execution and Delivery of its Tax-Exempt Multi-family Housing Revenue Notes and Bonds

*Sr. Management Analyst Dorado gave a presentation on the item.*

**Moved by** Councilmember Padilla

**Seconded by** Councilmember Galvez

To adopt Housing Authority Resolution No. 2021-005, heading read, text waived. The motion was carried by the following vote:

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

**Result, Carried (4 to 0)**

RESOLUTION NO. 2021-005 OF THE CHULA VISTA HOUSING AUTHORITY AUTHORIZING (1) THE EXECUTION AND DELIVERY OF ITS TAX-EXEMPT MULTI-FAMILY HOUSING REVENUE NOTES AND ITS SUBORDINATE CHULA VISTA HOUSING AUTHORITY MULTI-FAMILY HOUSING REVENUE BONDS (COLUMBA APARTMENTS), COLLECTIVELY IN AN AGGREGATE PRINCIPAL AMOUNT NOT TO EXCEED \$52,100,000, AND (2) THE EXECUTION AND DELIVERY OF ITS TAXABLE MULTI-FAMILY HOUSING REVENUE NOTES IN AN AGGREGATE PRINCIPAL AMOUNT NOT TO EXCEED \$26,000,000 FOR THE PURPOSE OF FINANCING THE ACQUISITION AND CONSTRUCTION OF THE COLUMBA APARTMENTS MULTI-FAMILY RENTAL HOUSING PROJECT; APPROVING AND AUTHORIZING THE EXECUTION AND DELIVERY OF ANY AND ALL DOCUMENTS NECESSARY TO EXECUTE AND DELIVER THE NOTES, COMPLETE THE TRANSACTION AND IMPLEMENT THIS RESOLUTION, AND RATIFYING AND APPROVING ANY ACTION HERETOFORE TAKEN IN CONNECTION WITH THE NOTES

*Mayor Casillas Salas recessed the meeting at 6:24 p.m. The Council reconvened at 6:28 p.m., with all members present.*

**7.2 Grant Award and Program Implementation: Accept Grants and Implement the Chula Vista Community Shuttle Pilot Project**

*Sustainability Officer Gakunga spoke regarding the item. Daniel Kramer, Director of Operations, Circuit Transit Inc., gave a presentation on the item and responded to questions of the Council.*

*David Hand, president of Community Congregational Development Corporation spoke regarding the item and his organization's purpose.*

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

To adopt Resolution No. 2021-188, heading read, text waived. The motion carried by the following vote:

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

**Result, Carried (4 to 0)**

RESOLUTION NO. 2021-188 OF THE CITY COUNCIL OF THE CITY OF CHULA VISTA: (A) ACCEPTING GRANT FUNDS IN THE AMOUNT OF \$997,833 AND APPROVING A MOBILITY PROJECT VOUCHER AGREEMENT WITH THE CALIFORNIA AIR RESOURCES BOARD FOR THE COMMUNITY SHUTTLE PROGRAM; (B) ACCEPTING GRANT FUNDS IN AN AMOUNT NOT-TO-EXCEED \$1,000,000 AND APPROVING A GRANT AGREEMENT WITH COMMUNITY CONGREGATIONAL DEVELOPMENT CORPORATION FOR THE COMMUNITY SHUTTLE PROGRAM; (C) APPROVING AN AGREEMENT WITH CIRCUIT TRANSIT INC. TO IMPLEMENT AND PROVIDE SERVICES FOR THE COMMUNITY SHUTTLE PROGRAM; AND (D) APPROPRIATING FUNDS THEREFOR

**8. CITY MANAGER'S REPORTS**

**8.1 Former Fire Stations 5 and 9 demolition update and input on next steps.**

*City Manager Kachadoorian announced Item 8.1 would be continued to a future meeting.*

*Principal Landscape Architect Ferman gave a presentation on Park(ing) Day.*

## **9. MAYOR'S REPORTS**

*At the request of Mayor Casillas Salas there was consensus of the Council to direct staff to work on a tenant protection ordinance, to include protection from harassment of the landlords, greater protection of the Ellis Act provision, regarding substantial renovations to include 120-day notice to vacate or a one year notice to vacate for disabled individuals and to utilize reusable tenant screening tools to ensure credit checks are valid for multiple applications. She announced that the Emergency Rental Assistance Program is still accepting applications.*

*Mayor Casillas Salas spoke about the following recent events: the grand opening of Sammy's restaurant at the Seven Mile Casino; swear-in ceremony of Tijuana Mayor Montserrat Caballero; closing ceremonies for Ovarian Cancer Awareness month; ribbon-cutting event for Eastlake Dunkin' Donuts; grand opening of RevBody gym; 35th anniversary of MANA de San Diego; and the grand opening of the House of Mexico in Balboa Park.*

## **10. COUNCILMEMBERS' COMMENTS**

*At the request of Councilmember Galvez there was consensus of the Council to make a referral to the City Attorney's office to consider adding provisions to a tenant protection ordinance that would give the ability to stop bad actors and keep residents safe.*

*Councilmember Galvez spoke about the following recent events: Alliant University Forum for Hispanic Heritage Month; Hispanic Heritage celebration honoring Jesse Navarro; Rainbow Ride; Gather 2021! with the Climate Action Campaign; ribbon-cutting ceremony for Republic Waste's new composting site; ribbon-cutting ceremony for Bikes on Broadway; Broadway clean-up with Institute of Public Strategies; ribbon-cutting for Eastlake Dunkin' Donuts; grand opening for RevBody gym; 35th anniversary of MANA de San Diego; and the grand opening of Sammy's restaurant at the Seven Mile Casino.*

*Councilmember McCann spoke about the following recent events: ribbon-cutting for Eastlake Dunkin' Donuts; Broadway graffiti and trash clean-up; and the grand opening for RevBody gym. He thanked members of South County EDC for their innovation in supporting businesses throughout the pandemic.*

## **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.*

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

*Mayor Casillas Salas recessed the meeting at 7:35 p.m. The Council convened in Closed Session at 7:44 p.m., with all members present.*

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

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

Employee organizations: ACE, IAFF, MM/PR, NS-IAFF, POA, WCE and unrepresented employees

**ACTION:** No reportable action

**13. ADJOURNMENT**

*The meeting was adjourned at 8:47 p.m.*

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

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Kerry K. Bigelow, MMC, City Clerk