

**City of Chula Vista**  
**Regular City Council and Special Housing Authority Meeting**  
**MINUTES**

January 23, 2024, 5:00 p.m.  
Council Chambers, 276 Fourth Avenue, Chula Vista, CA

Present: Councilmember Cardenas, Councilmember Chavez, Deputy Mayor Gonzalez, Councilmember Preciado, Mayor McCann

Also Present: City Manager Kachadoorian; Jill Maland representing Lounsbery Ferguson Altona & Peak LLP, Interim Acting City Attorney; City Clerk Bigelow; Deputy Director of City Clerk Services Turner

*Minutes are prepared and ordered to correspond to the agenda.*

---

**1. CALL TO ORDER**

*The meeting was called to order at 5:02 p.m.*

*Mayor McCann announced, pursuant to AB 23, that he and all Councilmembers would receive \$50 for their attendance at that Housing Authority meeting, held simultaneously with the City Council meeting.*

**2. ROLL CALL**

*City Clerk Bigelow called the roll.*

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

*Led by Councilmember Preciado.*

**4. CONSENT CALENDAR (Items 4.1 through 4.5)**

*Items 4.2 through 4.5 were removed from the consent calendar at the request of members of the public.*

*City Clerk Bigelow announced that revised draft minutes for Item 4.1 had been distributed and that action would be on the revised document.*

**Moved by** Mayor McCann

**Seconded by** Councilmember Chavez

To approve the recommended actions appearing below consent calendar Item 4.1. The heading was read, text waived. The motion was carried by the following vote:

Yes (5): Councilmember Cardenas, Councilmember Chavez, Deputy Mayor Gonzalez, Councilmember Preciado, and Mayor McCann

**Result, Carried (5 to 0)**

**4.1 Approve Meeting Minutes**

*Paul Henkin submitted written comments expressing a neutral position on the item.*

Approval of the minutes dated: January 9, 2024 (amended) and January 16, 2024.

**ITEMS REMOVED FROM THE CONSENT CALENDAR**

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

**Moved by** Mayor McCann

**Seconded by** Deputy Mayor Gonzalez

To approve a motion to read only the title and waive the reading of the text of all resolutions and ordinances at this meeting. The motion was carried by the following vote:

Yes (5): Councilmember Cardenas, Councilmember Chavez, Deputy Mayor Gonzalez, Councilmember Preciado, and Mayor McCann

**Result, Carried (5 to 0)**

**4.3 Fund Appropriation: Appropriation of Successor Housing Agency Funds for the Homelessness Prevention Program and Development of a Landlord Incentive Program**

*The following members of the public spoke in opposition to the item:*

- *Alan C.*
- *John Acosta, Chula Vista resident*
- *Joseph Raso, Chula Vista resident*
- *Consuelo*

*The following members of the public submitted written comments in opposition to the item:*

- *J Turner*
- *JC Rodriguez*

**Moved by** Mayor McCann

**Seconded by** Councilmember Preciado

To adopt City Council Resolution No. 2024-014 and Housing Authority Resolution No. 2024-001 the heading was read, text waived. The motion was carried by the following vote:

Yes (5): Councilmember Cardenas, Councilmember Chavez, Deputy Mayor Gonzalez, Councilmember Preciado, and Mayor McCann

**Result, Carried (5 to 0)**

Item 4.3 heading:

RESOLUTION NO. 2024-014 OF THE CITY COUNCIL OF THE CITY OF CHULA VISTA AND NO. 2024-001 OF THE HOUSING AUTHORITY AUTHORIZING AND APPROPRIATING THE USE OF SUCCESSOR HOUSING AGENCY FUNDS FOR THE IMPLEMENTATION OF A LANDLORD INCENTIVE PROGRAM AND A HOMELESSNESS PREVENTION PROGRAM **(4/5 VOTE REQUIRED)**

**4.4 Council Policy: Amend Council Policy 104-01 to Update the Order of Business at City Council Meetings**

*The following members of the public spoke in opposition to the item:*

- Alan C.
- John Acosta, Chula Vista resident
- Consuelo

*Paul Henkin submitted written comments expressing a neutral position on the item.*

**Moved by** Councilmember Preciado

**Seconded by** Councilmember Cardenas

To adopt Resolution No. 2024-015, the heading was read, text waived. The motion was carried by the following vote:

Yes (4): Councilmember Cardenas, Councilmember Chavez, Deputy Mayor Gonzalez, and Councilmember Preciado

No (1): Mayor McCann

**Result, Carried (4 to 1)**

Item 4.4 heading:

RESOLUTION NO. 2024-015 OF THE CITY COUNCIL OF THE CITY OF CHULA VISTA AMENDING COUNCIL POLICY 104-01 (ORDER OF BUSINESS AT CITY COUNCIL MEETINGS)

**4.5 Grant Award: Accept grant from the California Department of Justice for Tobacco Grant Program**

*John Acosta, Chula Vista resident, spoke regarding matters related to homelessness:*

**Moved by** Councilmember Preciado

**Seconded by** Mayor McCann

To adopt Resolution No. 2024-016, the heading was read, text waived. The motion was carried by the following vote:

Yes (5): Councilmember Cardenas, Councilmember Chavez, Deputy Mayor Gonzalez, Councilmember Preciado, and Mayor McCann

**Result, Carried (5 to 0)**

Item 4.5 heading:

RESOLUTION NO. 2024-016 OF THE CITY COUNCIL OF THE CITY OF CHULA VISTA ACCEPTING FUNDS FROM THE CALIFORNIA DEPARTMENT OF JUSTICE FOR THE TOBACCO GRANT PROGRAM AND APPROPRIATING FUNDS THEREFOR **(4/5 VOTE REQUIRED)**

## 5. PUBLIC COMMENTS

*The following members of the public spoke regarding various matters:*

- *Alan C.*
- *John Acosta, Chula Vista resident*
- *Consuelo*

*Matthew Fischer, representing Eastlake Little League, spoke regarding park fees and maintenance.*

*Joseph Raso, Chula Vista resident, spoke regarding tenant protections.*

*Mary Davis spoke regarding the University Now Initiative update and various other matters.*

*The following members of the public spoke regarding matters related to homelessness:*

- *Ricky Zazueta, Chula Vista resident*
- *Christine Brady, Chula Vista resident*
- *Leticia Lares, Chula Vista resident*

*Joann Fields, Chula Vista resident, representing the API Initiative, spoke regarding emergency services related to recent rainstorms.*

*Delfina Gonzalez, Chula Vista resident, spoke regarding her attendance at a recent candidate forum.*

*Carolina Ramirez, Chula Vista resident, spoke in support of a dog park in South West Chula Vista and adding slats to the fence on Industrial Blvd.*

*Robert Johnson submitted written comments.*

*The meeting was recessed at 7:11 p.m. and resumed at 7:33 p.m.*

## 6. PUBLIC HEARINGS

### 6.1 Housing Annual Reporting: Federal Block Grant Programs Funding Priorities for Fiscal Year 2024/25

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

*Management Analyst Barnard gave a presentation on the item.*

*Mayor McCann opened the public hearing.*

*The following members of the public spoke in opposition to the item:*

- Alan C., and he spoke on behalf of Sandra S., Eli Komai, and Mary D.
- John Acosta, Chula Vista resident

*Christine Brady, Chula Vista resident, spoke regarding arts and culture in District 4 and matters related to homelessness.*

*Delfina Gonzalez spoke regarding sidewalks in District 4.*

*Robert Johnson submitted written comments.*

*There being no further members of the public who wished to speak, Mayor McCann closed the public hearing.*

*No action was taken on this item.*

**6.2 Policy, General Plan, and Chula Vista Municipal Code Updates: Growth Management Policies, Public Facilities Financing Plans, and Development Services Department Appeal Procedures**

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

*Senior Planner Mallec gave a presentation on the item.*

*Mayor McCann opened the public hearing.*

*The following members of the public spoke in opposition to the item:*

- John Acosta, Chula Vista resident
- Alan C.
- Consuelo

*There being no further members of the public who wished to speak, Mayor McCann closed the public hearing.*

**Moved by** Councilmember Preciado  
**Seconded by** Deputy Mayor Gonzalez

To adopt Resolution No. 2024-017, as amended, to remove referenced changes to the master fee schedule, the heading was read, text waived. The motion was carried by the following vote:

Yes (5): Councilmember Cardenas, Councilmember Chavez, Deputy Mayor Gonzalez, Councilmember Preciado, and Mayor McCann

**Result, Carried (5 to 0)**

Item 6.2 headings:

RESOLUTION NO. 2024-017 OF THE CITY COUNCIL OF THE CITY OF CHULA VISTA APPROVING AMENDMENTS TO THE GENERAL PLAN PERTAINING TO THE DISSOLUTION OF THE GROWTH MANAGEMENT OVERSIGHT COMMISSION

**Moved by** Councilmember Preciado  
**Seconded by** Deputy Mayor Gonzalez

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

Yes (5): Councilmember Cardenas, Councilmember Chavez, Deputy Mayor Gonzalez, Councilmember Preciado, and Mayor McCann

**Result, Carried (5 to 0)**

ORDINANCE OF THE CITY COUNCIL APPROVING AMENDMENTS TO POLICY DOCUMENTS AND THE CHULA VISTA MUNICIPAL CODE PERTAINING TO THE DISSOLUTION OF THE GROWTH MANAGEMENT OVERSIGHT COMMISSION AND APPEAL PROCEDURES FOR DISCRETIONARY PLANNING APPLICATIONS, AND AMENDMENTS TO THE PUBLIC FACILITIES FINANCING PLAN GUIDELINES. **(FIRST READING)**

**6.3 Summary Easement Vacation: Vacation of an Existing Easement for Street Purposes for the Design of a Cul-de-Sac and Acceptance of Grant of a New Public Access Easement at 517 Shinohara Lane Allowing for a Hammerhead Design for Emergency Vehicle Turnaround**

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

*Principal Civil Engineer Campos gave a presentation on the item.*

*Mayor McCann opened the public hearing.*

*Alan C. spoke regarding noticing of the public hearing.*

*There being no further members of the public who wished to speak.*

*Mayor McCann closed the public hearing.*

**Moved by** Mayor McCann  
**Seconded by** Councilmember Preciado

To adopt Resolution No. 2024-018, the heading was read, text waived. The motion was carried by the following vote:

Yes (5): Councilmember Cardenas, Councilmember Chavez, Deputy Mayor Gonzalez, Councilmember Preciado, and Mayor McCann

**Result, Carried (5 to 0)**

Item 6.3 heading:

RESOLUTION NO. 2024-018 OF THE CITY COUNCIL OF THE CITY OF CHULA VISTA (1) ORDERING THE VACATION OF AN EASEMENT FOR STREET PURPOSES OF A PORTION OF LOT 1 IN SECTION 19, TOWNSHIP 18 SOUTH, RANGE 1 WEST, SAN BERNARDINO MERIDIAN, ACCORDING TO OFFICIAL PLAT THEREOF, IN THE CITY OF CHULA VISTA, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA (A PORTION OF SHINOHARA LANE), AND (2)

ACCEPTING THE GRANT OF A NEW STREET EASEMENT FOR EMERGENCY VEHICLE TURNAROUND PURPOSES.

**7. ACTION ITEMS**

**7.1 Agreement: Approve an Agreement with TeamCivX to Provide Public Education on Measure P and the Development of a Potential Similar Ballot Measure**

*Deputy City Manager Chase, Dr. Tim McClarney, representing True North Research, and Jared Boigon representing TeamCivX, gave a presentation on the item.*

*The following members of the public spoke in opposition to the item:*

- *Alan C.*
- *Leticia Lares, Chula Vista resident*

*Mary Davis spoke expressing a neutral position on the item.*

*Concerned resident submitted written comments expressing a neutral position on the item.*

*Paul Henkin submitted written comments in opposition to the item.*

**Moved by** Councilmember Preciado  
**Seconded by** Councilmember Chavez

To direct staff to pursue building awareness of a potential ballot measure, as presented, and to adopt Resolution No. 2024-019, the heading was read, text waived. The motion was carried by the following vote

Yes (5): Councilmember Cardenas, Councilmember Chavez, Deputy Mayor Gonzalez, Councilmember Preciado, and Mayor McCann

**Result, Carried (5 to 0)**

Item 7.1 heading:

RESOLUTION NO. 2024-019 OF THE CITY COUNCIL OF THE CITY OF CHULA VISTA APPROVING A CONSULTANT SERVICES AGREEMENT TO PROVIDE PUBLIC EDUCATION AND POTENTIAL BALLOT MEASURE SERVICES BETWEEN THE CITY AND TEAMCIVX

**8. CITY MANAGER'S REPORTS**

*City Manager Kachadoorian thanked Public Works and Fire staff for their responses to recent rainstorms.*

**9. MAYOR'S REPORTS**

*Mayor McCann provided an update from San Diego Community Power and reported on attendance at recent events and made community announcements.*

**10. COUNCILMEMBERS' COMMENTS**

*Councilmembers reported on attendance at recent events and made community announcements.*

**11. CITY ATTORNEY'S REPORTS**

**11.1 Report out from January 9, 2024 Closed Session:**

*Acting City Attorney Maland announced that at the January 9, 2024 City Council meeting under Closed Session, the City Council voted unanimously, 5 to 0, to authorize legal counsel to appeal the recent appellant court decision to the California Supreme Court.*

*Robert Johnson submitted written comments.*

*Arturo Castanares v. City of Chula Vista, San Diego Superior Court, Case No. 37-2021-17713-CU-MC-CTL*

**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.*

*Acting City Attorney Maland announced that the Council would not convene in closed session to discuss the items listed below.*

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

*Name of case: Maria Eugenia Flores v. City of Chula Vista, San Diego Superior Court, Case No. 37-2023-00052249-CU-PA-CTL*

*Item not heard. Close Session Cancelled*

**13. ADJOURNMENT**

*The meeting was adjourned at 9:31 p.m.*

*Mayor McCann adjourned the meeting in memory of Superior Court Judge Roy Cazares.*

*Minutes prepared by: Tyshar Turner, Deputy Director of City Clerk Services*

---

Kerry K. Bigelow, MMC, City Clerk