

City of Chula Vista
Regular City Council Meeting
MINUTES

Date: July 22, 2025, 5:00 p.m.
Location: Council Chambers, 276 Fourth Avenue, Chula Vista, CA

Present: Deputy Mayor Chavez, Councilmember Fernandez, Councilmember Inzunza, Councilmember Preciado, Mayor McCann

Also Present: City Manager Kachadoorian, City Attorney Verdugo, 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 5:00 p.m.

2. ROLL CALL

City Clerk Bigelow called the roll.

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

Led by City Manager Kachadoorian.

4. SPECIAL ORDERS OF THE DAY

4.1 Presentation by Del Mar Fairground Chief Communications Officer Tristan Hallman Regarding the 2050 Project, a Master Site Planning Initiative to Shape the Future of the Del Mar Fairgrounds

Tristan Hallman, representing the Del Mar Fairgrounds, gave a presentation on the item.

4.2 Presentation of a Proclamation Proclaiming July 22, 2025 as Alexa Lima Day in the City of Chula Vista

The proclamation was presented.

4.3 Presentation by Cultural Arts Manager Erwin Magbanua of the 2025 McCandliss Arts Award Recipients: Sofia Petroulias, Jeffrey Bettger, and Trevor Braaten

Cultural Arts Manager Magbanua presented the awards.

5. CONSENT CALENDAR (Items 5.1 through 5.9)

The following members of the public spoke regarding various matters related to the consent calendar:

- *John Acosta, Chula Vista resident*
- *Robert*

Moved by Mayor McCann

Seconded by Councilmember Fernandez

To approve the recommended actions appearing below consent calendar Items 5.1 through 5.9. The headings were read, text waived. The motion was carried by the following vote:

Yes (5): Deputy Mayor Chavez, Councilmember Fernandez, Councilmember Inzunza, Councilmember Preciado, and Mayor McCann

Result, Carried (5 to 0)

5.1 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.

5.2 Consider Requests for Excused Absences

Approve a request to excuse Councilmember Preciado from the July 8, 2025, City Council meeting.

5.3 Grant Award and Appropriation: Accept a Grant from the California Governor's Office of Emergency Services for the Paul Coverdell Forensic Science Improvement Program and Appropriate Funds

Adopt a resolution accepting grant funds in the amount of \$53,787 from the California Governor's Office of Emergency Services and appropriating the funds to the supplies and services category of the Police Grant Section of the Federal Grants Fund. **(4/5 Vote Required)**

Item 5.3 heading:

RESOLUTION NO. 2025-121 OF THE CITY COUNCIL OF THE CITY OF CHULA VISTA ACCEPTING GRANT FUNDS FROM THE CALIFORNIA GOVERNOR'S OFFICE OF EMERGENCY SERVICES FOR THE COVERDELL FORENSIC SCIENCE IMPROVEMENT PROGRAM AND AMENDING THE FISCAL YEAR 2025-26 BUDGET TO APPROPRIATE FUNDS THEREFOR **(4/5 VOTE REQUIRED)**

5.4 Grant Acceptance and Appropriation: Accept a Grant from the California Highway Patrol for a Cannabis Tax Fund Grant Program and Appropriate Funds to the Police Grants Section of the State Grants Fund

Robert submitted written comments expressing a neutral position on the item.

Adopt a resolution accepting grant funds in the amount of \$487,624.82 from the California Highway Patrol to be used for the Cannabis Tax Fund Grant Program

and appropriating the funds to the Police Grants Section of the State Grants Fund.
(4/5 Vote Required)

Item 5.4 heading:

RESOLUTION NO. 2025-122 OF THE CITY COUNCIL OF THE CITY OF CHULA VISTA ACCEPTING GRANT FUNDS FROM THE CALIFORNIA HIGHWAY PATROL FOR THE CANNABIS TAX FUND GRANT PROGRAM AND AMENDING THE FISCAL YEAR 2025-26 BUDGET TO APPROPRIATE FUNDS THEREFOR
(4/5 VOTE REQUIRED)

5.5 Mutual Aid Reimbursement: Update the Approval of Terms and Conditions for Fire Department Response Away From Their Official Duty Station and Assigned to an Emergency Incident

Adopt a resolution updating and approving the terms and conditions for Fire Department response away from their official duty station and assigned to an emergency incident.

Item 5.5 heading:

RESOLUTION NO. 2025-123 OF THE CITY COUNCIL OF THE CITY OF CHULA VISTA IDENTIFYING THE TERMS AND CONDITIONS FOR FIRE DEPARTMENT RESPONSE AWAY FROM THEIR OFFICIAL DUTY STATION AND ASSIGNED TO AN EMERGENCY INCIDENT

5.6 Affordable Housing: Extension of Existing City of Chula Vista Loan Terms and Restrictive Covenants for the Seniors on Broadway Development

Adopt a resolution approving the extension of the existing loan and restrictive covenants for the Seniors on Broadway affordable housing development, initiating a new 55-year term, in connection with the planned rehabilitation of the property located at 845 Broadway, Chula Vista, CA 91911.

Item 5.6 heading:

RESOLUTION NO. 2025-124 OF THE CITY COUNCIL OF THE CITY OF CHULA VISTA APPROVING THE EXTENSION OF AN EXISTING LOAN AND RESTRICTIVE COVENANTS FOR THE SENIORS ON BROADWAY AFFORDABLE HOUSING DEVELOPMENT LOCATED AT 845 BROADWAY IN CONNECTION WITH A PLANNED REHABILITATION

5.7 Community Facilities District: Declare Intention to Form Community Facilities District No. 2024-2 (Moss Street)

Adopt resolutions A) approving the proposed boundaries of proposed Community Facilities District No. 2024-2 (Moss Street), declaring the intention of the City Council to authorize the formation of the proposed CFD No. 2024-2, levy a special tax, and set a time and place for the public hearing; and B) declaring necessity to incur bonded indebtedness.

Item 5.7 headings:

A) RESOLUTION NO. 2025-125 OF THE CITY COUNCIL OF THE CITY OF CHULA VISTA, CALIFORNIA DECLARING INTENTION TO ESTABLISH PROPOSED COMMUNITY FACILITIES DISTRICT NO. 2024-2 (MOSS STREET)

OF THE CITY OF CHULA VISTA AND TAKING OTHER ACTIONS RELATING THERETO

B) RESOLUTION NO. 2025-126 OF THE CITY COUNCIL OF THE CITY OF CHULA VISTA, CALIFORNIA, DECLARING THE NECESSITY TO INCUR A BONDED INDEBTEDNESS OF COMMUNITY FACILITIES DISTRICT NO. 2024-2 (MOSS STREET) TO BE SECURED BY SPECIAL TAXES LEVIED THEREIN TO PAY FOR THE ACQUISITION OR CONSTRUCTION OF CERTAIN PUBLIC FACILITIES

5.8 Donation Acceptance: Accept a Revised Donation from the Hurley Revocable Family Trust and Appropriate Funds Therefor

Adopt a resolution accepting the revised donation funds in the amount of \$121,607.88 from the Hurley Revocable Family Trust, and appropriating funds therefor. **(4/5 Vote Required)**

Item 5.8 heading:

RESOLUTION NO. 2025-127 OF THE CITY COUNCIL OF THE CITY OF CHULA VISTA ACCEPTING DONATION FUNDS FROM HURLEY REVOCABLE FAMILY TRUST AND APPROPRIATING FUNDS THEREFOR **(4/5 VOTE REQUIRED)**

5.9 Speed Limit Establishment: Palomar Street Between Bay Boulevard to Walnut Avenue/Frontage Road and Bob Pletcher Way Between Millenia Avenue to Wolf Canyon Loop

Place an ordinance on first reading establishing the speed limits at the following segments: (1) Palomar Street between Bay Boulevard and Walnut Avenue/Frontage Road at 30 miles per hour (mph), (2) Bob Pletcher Way between Millenia Avenue and Wolf Canyon Loop at 25 mph, and amending Schedule X of the Register maintained in the office of the City Engineer to reflect the established speed limits. **(First Reading)**

Item 5.9 heading:

ORDINANCE OF THE CITY OF CHULA VISTA ESTABLISHING THE SPEED LIMITS AT THE FOLLOWING SEGMENTS: (1) PALOMAR STREET BETWEEN BAY BOULEVARD AND WALNUT AVENUE/FRONTAGE ROAD AT 30 MPH, (2) BOB PLETCHER WAY BETWEEN MILLENIA AVENUE AND WOLF CANYON LOOP AT 25 MPH, AND AMENDING SCHEDULE X OF THE REGISTER MAINTAINED IN THE OFFICE OF THE CITY ENGINEER TO REFLECT THE ESTABLISHED SPEED LIMITS **(FIRST READING)**

6. PUBLIC COMMENTS

John Acosta, Chula Vista resident, expressed concerns about members of the City Council.

Mayra Estrada, Chula Vista resident, spoke regarding fair compensation for City employees.

Bob Strahl, Chula Vista resident, spoke regarding maintenance for the City's golf course.

Jennifer Carbuccia, Chula Vista resident, spoke regarding the micro mobility ordinance and various other matters.

Dr. Christos Korgan, Chula Vista resident, spoke regarding his tenure as a volunteer for the City's boards and commissions.

Robert spoke regarding various matters.

The following members of the public spoke in support of the City Council reconsidering the reappointment of Dr. Christos Korgan to the Sustainability Commission:

- *Tina Matthias, Chula Vista resident*
- *Abigail Costello, Chula Vista resident*
- *Stephen Skinner, Chula Vista resident*
- *Haley Salazar, Chula Vista resident*

Cassious Vo spoke regarding Republic Services franchise fees.

At the request of Mayor McCann, there was a consensus of a majority of the City Council to add an item to the next City Council agenda to consider rescinding and reconsidering the City Council's action at the July 8, 2025, City Council meeting to not reappoint Dr. Christos Korgan and to vacate his seat on the Sustainability Commission.

7. PUBLIC HEARINGS

7.1 Bond Approval: Approve the Issuance of Tax-Exempt Multifamily Housing Revenue Bonds for the Renovation of the Seniors on Broadway Project and Certain Other Matters Relating Thereto

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.

Housing Manager Warwick gave a presentation on the item.

Mayor McCann opened the public hearing.

John Acosta, Chula Vista, resident spoke regarding potential rent increases.

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. 2025-128, the heading was read, text waived. The motion was carried by the following vote:

Yes (5): Deputy Mayor Chavez, Councilmember Fernandez, Councilmember Inzunza, Councilmember Preciado, and Mayor McCann

Result, Carried (5 to 0)

Item 7.1 heading:

RESOLUTION NO. 2025-128 OF THE CITY COUNCIL OF THE CITY OF CHULA VISTA APPROVING A PLAN OF FINANCE INCLUDING THE ISSUANCE OF REVENUE BONDS BY THE CALIFORNIA MUNICIPAL FINANCE AUTHORITY IN AN AGGREGATE PRINCIPAL AMOUNT NOT TO EXCEED \$12,000,000 TO FINANCE AND REFINANCE A QUALIFIED RESIDENTIAL RENTAL PROJECT KNOWN AS SENIORS ON BROADWAY, LOCATED AT 845 BROADWAY, FOR

THE BENEFIT OF METROPOLITAN AREA ADVISORY COMMITTEE ON ANTI-POVERTY OF SAN DIEGO COUNTY, INC. (MAAC), OR AN AFFILIATED ENTITY, AND CERTAIN OTHER MATTERS RELATING THERETO

7.2 Open Space Maintenance Districts: Approve Levying the Assessments and Collectibles for Fiscal Year 2025-26

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.

Mayor McCann and Deputy Mayor Chavez stated they would abstain from voting on the item due to potential property-related conflicts of interest and left the dais during the discussion and voting on the item.

There was a consensus of the City Council for Councilmember Preciado to serve as the presiding officer for this item due to recusals.

Councilmember Preciado opened the public hearing. There being no members of the public who wished to speak, Councilmember Preciado closed the public hearing.

Moved by Councilmember Inzunza

Seconded by Councilmember Fernandez

To adopt Resolution No. 2025-129, the heading was read, text waived. The motion was carried by the following vote:

Yes (3): Councilmember Fernandez, Councilmember Inzunza, and Councilmember Preciado

Abstain (2): Deputy Mayor Chavez, and Mayor McCann

Result, Carried (3 to 0)

Item 7.2 heading:

RESOLUTION NO. 2025-129 OF THE CITY COUNCIL OF THE CITY OF CHULA VISTA LEVYING THE ASSESSMENTS AND COLLECTIBLES FOR FISCAL YEAR 2025-26 FOR OPEN SPACE DISTRICT 1

7.3 Municipal Code Update: Repeal and Adopt Updated Fire Hazard Severity Zones, Special Vegetation Management Areas, Resilience Measures, and Defensible Space Program

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.

Mayor McCann and Deputy Mayor Chavez stated they would abstain from voting on the item due to potential property-related conflicts of interest and left the dais during the discussion and voting on the item.

Fire Chief Muns, Sr. Fire Investigator Olivas, and Emergency Services Manager King gave a presentation on the item.

Councilmember Preciado opened the public hearing.

John Acosta, Chula Vista resident, spoke in opposition to the item.

There being no further members of the public who wished to speak, Councilmember Preciado closed the public hearing.

Moved by Councilmember Preciado

Seconded by Councilmember Inzunza

To place the below ordinances on first reading, the headings were read, text waived. The motion was carried by the following vote:

Yes (3): Councilmember Fernandez, Councilmember Inzunza, and Councilmember Preciado

Abstain (2): Deputy Mayor Chavez, and Mayor McCann

Result, Carried (3 to 0)

Item 7.3 headings:

A) ORDINANCE OF THE CITY OF CHULA VISTA REPEALING EXISTING CHAPTER 15.34 OF THE CHULA VISTA MUNICIPAL CODE AND ADOPTING A NEW CHAPTER 15.34 OF THE CHULA VISTA MUNICIPAL CODE TO INCORPORATE FIRE HAZARD SEVERITY ZONES DESIGNATED BY THE CALIFORNIA STATE FIRE MARSHAL, TO ESTABLISH A LOCAL SPECIAL DESIGNATED VEGETATION MANAGEMENT AREA WITHIN THE CITY OF CHULA VISTA, AND TO IMPLEMENT WILDFIRE RESILIENCE MEASURES ENHANCING BUILDING CONSTRUCTION REQUIREMENTS IN DESIGNATED FIRE HAZARD AREAS **(FIRST READING)**

B) ORDINANCE OF THE CITY OF CHULA VISTA REPEALING EXISTING CHAPTER 8.32 OF THE CHULA VISTA MUNICIPAL CODE AND ADOPTING A NEW CHAPTER 8.32 OF THE CHULA VISTA MUNICIPAL CODE SETTING FORTH THE CITY OF CHULA VISTA DEFENSIBLE SPACE AND VEGETATION MANAGEMENT REQUIREMENTS **(FIRST READING)**

The meeting was recessed at 6:49 p.m. and resumed at 6:57 p.m.

8. ACTION ITEMS

8.1 Consider Items Removed From the Consent Calendar, if Any

There were none.

8.2 Electric Micromobility Vehicles: Adopt an Electric Micromobility Vehicle Ordinance

The following members of the public spoke regarding the enforcement of the ordinance:

- *John Acosta, Chula Vista resident*
- *Robert*

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

- *Zaneta Encarnacion, Chula Vista resident*
- *Clarissa Falcon, representing the California Transportation Commission and Circulate San Diego*
- *Ian Hembree, representing San Diego County Bicycle Coalition*

Tina Medina spoke regarding the importance of making roads safer, including adding bike lanes and other safety measures.

A motion was made by Councilmember Preciado to approve the ordinance on first reading with a 90-day delay for community outreach before the City Council's final approval. The motion died due to lack of a second.

Moved by Councilmember Inzunza

Seconded by Mayor McCann

To place the ordinance on first reading, as amended, to replace "60" with "90" in Municipal Code subsections 10.73.120 (B) and (C) to delay enforcement and extend the education campaign for 90 days, the heading was read, text waived. The motion was carried by the following vote:

Yes (5): Deputy Mayor Chavez, Councilmember Fernandez, Councilmember Inzunza, Councilmember Preciado, and Mayor McCann

Result, Carried (5 to 0)

Item 8.2 heading:

ORDINANCE OF THE CITY OF CHULA VISTA AMENDING VARIOUS SECTIONS OF CHULA VISTA MUNICIPAL CODE CHAPTER 5.67 (SHARED MICRO-MOBILITY DEVICE PILOT PROGRAM) BY AMENDING SECTION 5.67.020 AND REPEALING SECTION 5.67.090 IN ITS ENTIRETY, AMENDING VARIOUS SECTIONS OF CHULA VISTA MUNICIPAL CODE CHAPTER 10.08 (VEHICLES AND TRAFFIC – DEFINITIONS) BY ADDING SECTIONS 10.08.101, 10.08.102, 10.08.103, 10.08.125, AND 10.08.126, AND ADDING CHAPTER 10.73 (ELECTRIC MICROMOBILITY VEHICLES) TO THE CHULA VISTA MUNICIPAL CODE TO CLARIFY EXISTING REQUIREMENTS AND ADD NEW REQUIREMENTS RELATED TO ELECTRIC MICROMOBILITY VEHICLES **(FIRST READING)**

8.3 City Manager Appointment, Employment Agreement and Revised Compensation Schedule: Consider Appointing the City Manager and Approving the City Manager Employment Agreement and Revised Compensation Schedule

Human Resources Director Tomlinson announced that approval of the item would affect executive compensation.

The following member of the public expressed a neutral position on the item:

- *John Acosta, Chula Vista resident*
- *Robert*

The following members of the public spoke in support of the item"

- *Clarissa Falcon*
- *Zaneta Encarnacion*

Observer submitted written comments in opposition to the item.

Moved by Mayor McCann

Seconded by Deputy Mayor Chavez

To adopt Resolution Nos. 2025-130 and 2025-131, the headings were read, text waived. The motion was carried by the following vote:

Yes (5): Deputy Mayor Chavez, Councilmember Fernandez, Councilmember Inzunza, Councilmember Preciado, and Mayor McCann

Result, Carried (5 to 0)

Item 8.3 headings:

A) RESOLUTION NO. 2025-130 OF THE CITY COUNCIL OF THE CITY OF CHULA VISTA APPOINTING TIFFANY ALLEN AS CITY MANAGER EFFECTIVE OCTOBER 3, 2025, AND APPROVING THE CITY MANAGER EMPLOYMENT AGREEMENT

B) RESOLUTION NO. 2025-131 OF THE CITY COUNCIL OF THE CITY OF CHULA VISTA APPROVING THE REVISED FISCAL YEAR 2025-26 COMPENSATION SCHEDULE EFFECTIVE JULY 25, 2025, AS REQUIRED BY CALIFORNIA CODE OF REGULATIONS, TITLE 2, SECTION 570.5

The meeting was recessed at 8:18 p.m. and resumed at 8:32 p.m.

8.4 University: Hear Report From Carrier Johnson on First Phase of University-Innovation District Development

John Martinez, Senior Associate, representing Carrier Johnson and colleagues, gave a presentation on the item.

Robert spoke in support of enhancing higher education facilities within the community.

Lisa Schmidt, representing Assemblymember Alvarez's office, spoke in support of the item.

John Acosta spoke regarding parking and traffic in the area.

At the request of Councilmember Preciado, there was a consensus of the City Council to direct the City Manager to return to a future meeting with a proposal to fund a study of governance structures and financing mechanisms to advance the project, should AB 662 pass.

9. PUBLIC COMMENTS (CONTINUED)

There were none.

10. CITY MANAGER'S REPORTS

There were none.

11. MAYOR'S REPORTS

Mayor McCann reported on attendance at recent events and made community announcements.

12. COUNCILMEMBERS' REPORTS

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

12.1 Councilmember Inzunza: Ratify an Appointment to the Measure A Citizens' Oversight Committee

John Acosta, Chula Vista resident, spoke in opposition to the item.

Moved by Councilmember Inzunza

Seconded by Mayor McCann

To ratify the appointment of Jennifer Carbuccia to the Measure A Citizens' Oversight Committee (District 3 Representative).

Yes (5): Deputy Mayor Chavez, Councilmember Fernandez, Councilmember Inzunza, Councilmember Preciado, and Mayor McCann

Result, Carried (5 to 0)

At the request of Councilmember Inzunza, there was a consensus of the City Council to direct the City Manager to return within 60 days, or when possible, with a report on the impacts of and potential solutions related to police officer retention.

13. CITY CLERK'S REPORTS

There were none.

14. CITY ATTORNEY'S REPORTS

There were none.

15. CLOSED SESSION

Pursuant to Resolution No. 13706 and City Council Policy No. 346-03, the City Attorney maintains official minutes and records of action taken during closed session.

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

The meeting was recessed at 9:35 p.m. and reconvened in closed session at 9:43 p.m., with all members present.

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

John Acosta, Chula Vista resident, spoke regarding conflicts of interest.

A) Name of case: City of Chula Vista v. Slade Fischer, et al., San Diego Superior Court, Case No. 24CU006375C

Action: No reportable action

B) Name of case: Network Integration Company Partners, Inc v. City of Chula Vista, San Diego Superior Court Case No. 25CU034166C

Action: No reportable Action

16. ADJOURNMENT

The meeting was adjourned at 10:05 p.m.

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

Kerry K. Bigelow, MMC, City Clerk

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