

City of Chula Vista
Regular City Council Meeting
MINUTES

Date: November 18, 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 Allen, 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 Councilmember Inzunza.

4. SPECIAL ORDERS OF THE DAY

4.1 Oath of Office:

Housing and Homelessness Advisory Commission

- Bogdan Matuszynski

City Clerk Bigelow administered the oath of office.

4.2 Presentation of a Proclamation in Recognition of Deputy City Manager/Director of Public Works Matthew Little Upon His Retirement After Over 25 Years of Dedicated Public Service

The proclamation was presented.

4.3 Presentation of a Proclamation Proclaiming Jeff Bettger Day in the City of Chula Vista

The proclamation was presented.

4.4 Presentation of a Proclamation Proclaiming November 2025 as Native American Heritage Month in the City of Chula Vista

The proclamation was presented.

5. CONSENT CALENDAR (Items 5.1 through 5.7)

Darrel Jett spoke in opposition to Item 5.3, and regarding emergency fire evacuation plans at Rohr Park.

John Acosta, a Chula Vista resident, spoke regarding various items on the Consent Calendar.

Robert spoke in support of Item 5.4.

Moved by Councilmember Fernandez

Seconded by Councilmember Inzunza

To approve the recommended actions appearing below consent calendar Items 5.1 through 5.7. 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 Approve Meeting Minutes

Approve the minutes dated: November 4, 2025.

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 Building and Fire Codes: Adopt Various 2025 California Building and Fire Codes

Adopt the following ordinances: A) Chula Vista Municipal Code Chapters 15.06 (Administrative Provisions for the Technical Building Codes), B) 15.08 (Building Code), C) 15.09 (Residential Code), D) 15.10 (Referenced Standards Code), E) 15.12 (Green Building Standards), F) 15.14 (Existing Building Code), G) 15.16 (Mechanical Code), H) 15.24 (Electrical Code and Regulations), I) 15.26 (Energy Code), J) 15.28 (Plumbing Code), K) 15.36 (Fire Code), L) 15.38 (Wildland Urban Interface Code), and M) 15.62 (Energy Benchmarking and Conservation Requirements for Multifamily and Commercial Buildings). **(Second Readings and Adoptions)**

Item 5.3 headings:

A) ORDINANCE NO. 3603 OF THE CITY OF CHULA VISTA AMENDING CHAPTER 15.06 OF THE CHULA VISTA MUNICIPAL CODE, ADMINISTRATIVE PROVISIONS FOR THE TECHNICAL BUILDING CODES **(SECOND READING AND ADOPTION)**

B) ORDINANCE NO. 3604 OF THE CITY OF CHULA VISTA AMENDING CHAPTER 15.08 OF THE CHULA VISTA MUNICIPAL CODE, BUILDING CODE, ADOPTING THE CALIFORNIA BUILDING CODE, 2025 EDITION AND LOCAL AMENDMENTS THERETO **(SECOND READING AND ADOPTION)**

C) ORDINANCE NO. 3605 OF THE CITY OF CHULA VISTA AMENDING CHAPTER 15.09 OF THE CHULA VISTA MUNICIPAL CODE, RESIDENTIAL CODE, ADOPTING THE CALIFORNIA RESIDENTIAL CODE, 2025 EDITION **(SECOND READING AND ADOPTION)**

D) ORDINANCE NO. 3606 OF THE CITY OF CHULA VISTA AMENDING CHAPTER 15.10 OF THE CHULA VISTA MUNICIPAL CODE, REFERENCED STANDARDS CODE, ADOPTING THE CALIFORNIA REFERENCED STANDARDS CODE, 2025 EDITION **(SECOND READING AND ADOPTION)**

E) ORDINANCE NO. 3607 OF THE CITY OF CHULA VISTA AMENDING CHAPTER 15.12 OF THE CHULA VISTA MUNICIPAL CODE, GREEN BUILDING STANDARDS, ADOPTING THE CALIFORNIA GREEN BUILDING STANDARDS CODE, 2025 EDITION AND LOCAL AMENDMENTS THERETO **(SECOND READING AND ADOPTION)**

F) ORDINANCE NO. 3608 OF THE CITY OF CHULA VISTA AMENDING CHAPTER 15.14 OF THE CHULA VISTA MUNICIPAL CODE, EXISTING BUILDING CODE, ADOPTING THE CALIFORNIA EXISTING BUILDING CODE, 2025 EDITION **(SECOND READING AND ADOPTION)**

G) ORDINANCE NO. 3609 OF THE CITY OF CHULA VISTA AMENDING CHAPTER 15.16 OF THE CHULA VISTA MUNICIPAL CODE, MECHANICAL CODE, ADOPTING THE CALIFORNIA MECHANICAL CODE, 2025 EDITION **(SECOND READING AND ADOPTION)**

H) ORDINANCE NO. 3610 OF THE CITY OF CHULA VISTA AMENDING CHAPTER 15.24 OF THE CHULA VISTA MUNICIPAL CODE, ELECTRICAL CODE AND REGULATIONS, ADOPTING THE CALIFORNIA ELECTRICAL CODE, 2025 EDITION AND LOCAL AMENDMENTS THERETO **(SECOND READING AND ADOPTION)**

I) ORDINANCE NO. 3611 OF THE CITY OF CHULA VISTA AMENDING CHAPTER 15.26 OF THE CHULA VISTA MUNICIPAL CODE, ENERGY CODE, ADOPTING THE CALIFORNIA ENERGY CODE, 2025 EDITION AND LOCAL AMENDMENTS THERETO **(SECOND READING AND ADOPTION)**

J) ORDINANCE NO. 3612 OF THE CITY OF CHULA VISTA AMENDING CHAPTER 15.28 OF THE CHULA VISTA MUNICIPAL CODE, PLUMBING CODE, ADOPTING THE CALIFORNIA PLUMBING CODE, 2025 EDITION AND LOCAL AMENDMENTS THERETO **(SECOND READING AND ADOPTION)**

K) ORDINANCE NO. 3613 OF THE CITY OF CHULA VISTA REPEALING EXISTING CHAPTER 15.36 OF THE CHULA VISTA MUNICIPAL CODE AND ADOPTING A NEW CHAPTER 15.36, FIRE CODE, OF THE CHULA VISTA MUNICIPAL CODE INCORPORATING THE 2025 CALIFORNIA FIRE CODE AND LOCAL AMENDMENTS THERETO **(SECOND READING AND ADOPTION)**

L) ORDINANCE NO. 3614 OF THE CITY OF CHULA VISTA REPEALING EXISTING CHAPTER 15.38 OF THE CHULA VISTA MUNICIPAL CODE AND ADOPTING A NEW CHAPTER 15.38, WILDLAND-URBAN INTERFACE CODE, OF THE CHULA VISTA MUNICIPAL CODE INCORPORATING THE 2025 CALIFORNIA WILDLAND-URBAN INTERFACE CODE AND LOCAL AMENDMENTS THERETO **(SECOND READING AND ADOPTION)**

M) ORDINANCE NO. 3615 OF THE CITY OF CHULA VISTA AMENDING CHAPTERS 15.26 AND 15.62 OF THE CHULA VISTA MUNICIPAL CODE TO MODIFY ENERGY BENCHMARKING AND CONSERVATION REQUIREMENTS FOR MULTIFAMILY AND COMMERCIAL BUILDINGS (**SECOND READING AND ADOPTION**)

5.4 Investment Report: Quarter Ending September 30, 2025

Receive the investment report for the quarter ending on September 30, 2025.

5.5 Professional Services Agreement: Approve an Agreement with Cedars Business Services, LLC to Provide Professional Debt Collection Services

Adopt a resolution approving an agreement with Cedars Business Services, LLC to provide professional debt collection services.

Item 5.5 heading:

RESOLUTION NO. 2025-183 OF THE CITY COUNCIL OF THE CITY OF CHULA VISTA APPROVING A CONSULTANT SERVICES AGREEMENT FOR PROFESSIONAL DEBT COLLECTION SERVICES BETWEEN THE CITY AND CEDARS BUSINESS SERVICES, LLC

5.6 Grant Award: Authorize City Manager to Accept Grant Funds Throughout Fiscal Year 2025-26 From San Diego Seniors Community, Chuck & Ernestina Kreutzkamp Foundations, and the National Recreation & Park Association to Fund Various City Programs and Services

Adopt resolutions authorizing the City Manager to accept grant funding and execute the grant documents through June 30, 2026 from A) Chuck & Ernestina Kreutzkamp Foundation, B) National Recreation and Park Association, and C) San Diego Seniors Community Foundation.

Item 5.6 headings:

A) RESOLUTION NO. 2025-184 OF THE CITY COUNCIL OF THE CITY OF CHULA VISTA ACCEPTING GRANT FUNDS FROM THE CHUCK & ERNESTINA KREUTZKAMP FOUNDATION THROUGH JUNE 30, 2026 AND AUTHORIZING THE CITY MANAGER TO ACCEPT GRANT FUNDING AND EXECUTE GRANT DOCUMENTS

B) RESOLUTION NO. 2025-185 OF THE CITY COUNCIL OF THE CITY OF CHULA VISTA ACCEPTING GRANT FUNDS FROM THE NATIONAL RECREATION AND PARK ASSOCIATION THROUGH JUNE 30, 2026 AND AUTHORIZING THE CITY MANAGER TO ACCEPT GRANT FUNDING AND EXECUTE GRANT DOCUMENTS

C) RESOLUTION NO. 2025-186 OF THE CITY COUNCIL OF THE CITY OF CHULA VISTA ACCEPTING GRANT FUNDS FROM THE SAN DIEGO SENIORS COMMUNITY FOUNDATION THROUGH JUNE 30, 2026 AND AUTHORIZING THE CITY MANAGER TO ACCEPT GRANT FUNDING AND EXECUTE GRANT DOCUMENTS

5.7 Lease Agreement: Approve a First Amendment to the Lease Agreement for Meals-On-Wheels at the Norman Park Senior Center

Adopt a resolution approving a first amendment to the Lease of City Facility Agreement with Meals-On-Wheels Greater San Diego, Inc. for the expanded use of office space at the Norman Park Senior Center.

Item 5.7 heading:

RESOLUTION NO. 2025-187 OF THE CITY COUNCIL OF THE CITY OF CHULA VISTA ACCEPTING AN AMENDMENT TO THE LEASE OF CITY FACILITY AGREEMENT BETWEEN THE CITY OF CHULA VISTA AND MEALS-ON-WHEELS GREATER SAN DIEGO, INC.

6. PUBLIC COMMENTS

The following members of the public spoke regarding various topics:

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

Abigail Sylvester spoke in support of climate action measures.

Angel Marquez, representing Sweetwater Authority, spoke regarding the agency's water affordability program.

Joann Fields, Chula Vista resident, representing the API Initiative, expressed her gratitude for City assistance related to recent Filipino American events.

Michelle Francis, Chula Vista resident, spoke regarding matters related to homelessness.

The following members of the public spoke regarding the equestrian arena at Rohr Park:

- *Aditya Satsangi*
- *Darrell Jett*

The meeting was recessed at 6:04 p.m. and resumed at 6:11 p.m.

7. PUBLIC HEARINGS

7.1 **Certify Final Environmental Impact Report and Mitigation Monitoring and Reporting Program; Amend the Chula Vista General Plan and Bayfront Local Coastal Program; Approve the Rohr Wohl Specific Plan, a Tentative Parcel Map, and Coastal Development Permit**

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 Ortuno gave a presentation on the item.

Emil Wohl, applicant for the project, gave a presentation.

Mayor McCann opened the public hearing.

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

- *Marcy Weaver, representing Chula Vista Chamber of Commerce*

- *Becky Cortez*
- *Jim O'Callaghan*
- *Jesse Garcia*
- *Daniel De La Rosa*
- *Ricardo Sanchez*
- *Kyle Strong, representing Collins Aerospace*
- *Louie Fuentes*
- *John Acosta*

Robert spoke, expressing a neutral position on the item.

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 Inzunza

To adopt Resolution No. 2025-188, 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 7.1A heading:

A) RESOLUTION NO. 2025-188 OF THE CITY COUNCIL OF THE CITY OF CHULA VISTA CERTIFYING THE FINAL ENVIRONMENTAL IMPACT REPORT AND ADOPTING THE MITIGATION MONITORING AND REPORTING PROGRAM (EIR22-0003), APPROVING AMENDMENTS TO THE CHULA VISTA GENERAL PLAN AND THE CHULA VISTA BAYFRONT LOCAL COASTAL PROGRAM SPECIFIC PLAN (MPA21-0021), AND APPROVING A TENTATIVE PARCEL MAP (TM23-0002), AND A COASTAL DEVELOPMENT PERMIT FOR A FOUR-LOT SUBDIVISION

Moved by Mayor McCann
Seconded by Councilmember Inzunza

To place the below ordinance on first reading, 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 7.1B heading:

B) ORDINANCE OF THE CITY OF CHULA VISTA ADOPTING THE ROHR WOHL SPECIFIC PLAN AND APPROVING CORRESPONDING ZONING CHANGES TO THE CHULA VISTA BAYFRONT LOCAL COASTAL PROGRAM LAND USE PLAN **(FIRST READING)**

The meeting was recessed at 7:14 p.m. and resumed at 7:21 p.m.

7.2 Sewer Service: Assess Delinquent Sewer Service Charges as Recorded Liens Upon the Respective Parcels of Land and Place Delinquent Charges on the Next Regular Tax Bill for Collection by the County Treasurer-Tax Collector

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.

Revenue Manager Vasquez gave a presentation on the item.

Mayor McCann 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, Mayor McCann closed the public hearing.

Moved by Councilmember Preciado

Seconded by Councilmember Fernandez

To adopt Resolution No. 2025-189, 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 7.2 heading:

RESOLUTION NO. 2025-189 OF THE CITY COUNCIL OF THE CITY OF CHULA VISTA ASSESSING CERTAIN DELINQUENT SEWER SERVICE CHARGES AS RECORDED LIENS UPON THE RESPECTIVE PARCELS OF LAND AND PLACEMENT OF DELINQUENT CHARGES ON THE NEXT REGULAR PROPERTY TAX BILL FOR COLLECTION BY THE COUNTY TREASURER-TAX COLLECTOR

7.3 Solid Waste Service: Assess Delinquent Solid Waste Service Charges as Recorded Liens Upon the Respective Parcels of Land and Place Delinquent Charges on the Next Regular Tax Bill for Collection by the County Treasurer-Tax Collector

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.

Revenue Manager Vasquez gave a presentation on the item.

Mayor McCann 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, Mayor McCann closed the public hearing.

Moved by Councilmember Preciado

Seconded by Councilmember Fernandez

To adopt Resolution No. 2025-190, 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 7.3 heading:

RESOLUTION NO. 2025-190 OF THE CITY COUNCIL OF THE CITY OF CHULA VISTA ASSESSING CERTAIN DELINQUENT SOLID WASTE SERVICE CHARGES AS RECORDED LIENS UPON THE RESPECTIVE PARCELS OF LAND AND PLACEMENT OF DELINQUENT CHARGES ON THE NEXT REGULAR PROPERTY TAX BILL FOR COLLECTION BY THE COUNTY TREASURER-TAX COLLECTOR

8. ACTION ITEMS

8.1 Consider Items Removed From the Consent Calendar, if Any

There were none.

8.2 Resolution: Adopt a Resolution Affirming the City's Commitment to Due Process, Public Safety and Neighborly Responsibility Regarding Immigration Enforcement Activities Through the Good Neighbor Policy

Councilmember Fernandez and Special Projects Manager Relph gave a presentation

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

- *Robert*
- *Bogden Matuszynski*

Pedro Rios submitted written communications in support of the item.

Mayor McCann stated that he would abstain from participating in the vote on the item due to a potential conflict of interest related to his military service.

Moved by Councilmember Fernandez

Seconded by Deputy Mayor Chavez

To adopt Resolution No. 2025-191, the heading was read, text waived. The motion was carried by the following vote:

Yes (4): Deputy Mayor Chavez, Councilmember Fernandez, Councilmember Inzunza, and Councilmember Preciado

Abstain (1): Mayor McCann

Result, Carried (4 to 0)

Item 8.2 heading:

RESOLUTION NO. 2025-191 OF THE CITY COUNCIL OF THE CITY OF CHULA VISTA AFFIRMING THE CITY'S COMMITMENT TO DUE PROCESS, PUBLIC

SAFETY, AND NEIGHBORLY RESPONSIBILITY THROUGH THE GOOD NEIGHBOR POLICY

8.3 Affordable Housing: Consideration and Adoption of an Official Name for the Former Palomar Motel Permanent Supportive Housing Project

Management Analyst Rodriguez gave a presentation on the item.

Moved by Mayor McCann

Seconded by Councilmember Preciado

To adopt Resolution No. 2025-192 and name the project "Palomar Point," the heading was read, text waived. The motion was carried by the following vote:

Yes (4): Deputy Mayor Chavez, Councilmember Fernandez, Councilmember Preciado, and Mayor McCann

No (1): Councilmember Inzunza

Result, Carried (4 to 1)

Item 8.3 heading:

RESOLUTION NO. 2025-192 OF THE CITY COUNCIL OF THE CITY OF CHULA VISTA NAMING THE PERMANENT SUPPORTIVE HOUSING PROJECT AT 1160 WALNUT AVENUE PALOMAR POINT

8.4 Long-Term Financial Plan: Accept the General Fund Long-Term Financial Plan – Fiscal Years 2027-2036 Report

Finance Director Schoen, Assistant Finance Director Del Rio and Budget and Analysis Manager Prendell, gave a presentation on the item.

Moved by Councilmember Preciado

Seconded by Councilmember Inzunza

To accept the General Fund Long-Term Financial Plan – Fiscal Years 2027-2036 report. 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)

8.5 Western Chula Vista Economic Development Subcommittee: Consider Subcommittee Report Recommendations and Provide Direction to Staff Regarding Subcommittee Recommendations

Economic Development Director Graham gave a presentation on the item.

Moved by Councilmember Preciado

Seconded by Councilmember Fernandez

To implement the following recommendations: build capacity for data-driven economic development; support small businesses and vibrant business districts; develop strategies to support tourism that benefits all; and strengthen Chula Vista

as a destination for sports and sports tourism. 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)

9. PUBLIC COMMENTS (CONTINUED)

There were none.

10. CITY MANAGER'S REPORTS

City Manager Allen invited community members to attend upcoming events related to the Rohr Park master planning process.

11. MAYOR'S REPORTS

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

11.1 Consider Forming a City Council Subcommittee for a Filipino Village Along the Broadway Corridor to Leverage Bayfront Development

Joann Fields spoke regarding the importance of community input and the formation of an ad hoc committee of designated community members.

John Acosta, Chula Vista resident, spoke regarding inclusivity.

Moved by Mayor McCann

Seconded by Councilmember Fernandez

To form a City Council subcommittee for a Cultural Village consisting of Mayor McCann and Councilmember Fernandez. 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)

12. COUNCILMEMBERS' REPORTS

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

13. CITY CLERK'S REPORTS

There were none.

14. CITY ATTORNEY'S REPORTS

14.1 Council Policy No. 111-02: Discussion Regarding Amendments to the Special Orders of the Day and Proclamations Policy

Item was withdrawn.

15. ADJOURNMENT

The meeting was adjourned at 9:18 p.m.

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

Kerry K. Bigelow, MMC, City Clerk

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