

# City of Chula Vista

## Meeting Minutes - Final

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Tuesday, November 5, 2019

5:00 PM

Council Chambers  
276 4th Avenue, Building A  
Chula Vista, CA 91910

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### REGULAR MEETING OF THE CITY COUNCIL

*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 at this meeting were considered in the order presented.*

### CALL TO ORDER

*A regular meeting of the City Council 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.*

### ROLL CALL:

**Present:** Councilmember Diaz, Councilmember Galvez, Councilmember McCann and Mayor Casillas Salas

**Excused:** Deputy Mayor Padilla

*Also Present: City Manager Halbert, City Attorney Googins, City Clerk Bigelow, and Assistant City Clerk Turner*

### PLEDGE OF ALLEGIANCE TO THE FLAG AND MOMENT OF SILENCE

*Councilmember McCann led the Pledge of Allegiance.*

### SPECIAL ORDERS OF THE DAY

- A. [19-0509](#) PRESENTATION BY GIRL SCOUT TROOP 6034 REGARDING WREATHS ACROSS AMERICA AT GLEN ABBEY MEMORIAL PARK AND MORTUARY

*Members of Girl Scout Troop 6034 gave a presentation on the item.*

- B. [19-0501](#) PRESENTATION OF THE 17TH ANNUAL BEAUTIFY CHULA VISTA DAY AND RECOGNITION OF THE PARKS DIVISION OF THE PUBLIC WORKS DEPARTMENT, THE SUSTAINABILITY TEAM, I LOVE A CLEAN SAN DIEGO, AND THE LIVING COAST DISCOVERY CENTER

*Director of Public Works Quilantan, Living Coast Discovery Center Volunteer & Program Manager and Sustainability Commissioner Matthias, and Recycling Specialist Manuel-Sanchez gave a presentation on the item.*

**CONSENT CALENDAR (Items 1 - 3)**

1. [19-0511](#) ORDINANCE NO. 3464 OF THE CITY OF CHULA VISTA AMENDING CHAPTER 3.50 OF THE CHULA VISTA MUNICIPAL CODE (DEVELOPMENT IMPACT FEES TO PAY FOR VARIOUS PUBLIC FACILITIES) (SECOND READING AND ADOPTION)  
**Recommended Action: Council adopt the ordinance.**
  
2. [19-0472](#) RESOLUTION NO. 2019-205 OF THE CITY COUNCIL OF THE CITY OF CHULA VISTA ACCEPTING A HOUSEHOLD HAZARDOUS WASTE GRANT FROM CALRECYCLE AND APPROPRIATING FUNDS THEREFOR (4/5 VOTE REQUIRED)  
**Recommended Action: Council adopt the resolution.**
  
3. [19-0497](#) RESOLUTION NO. 2019-206 OF THE CITY COUNCIL OF THE CITY OF CHULA VISTA APPROVING THE PURCHASE OF NINE UTILITY TRUCKS FROM COURTESY CHEVROLET  
**Recommended Action: Council adopt the resolution.**

**Approval of the Consent Calendar**

**ACTION:** A motion was made by Councilmember McCann, seconded by Councilmember Galvez, to approve staff's recommendations on the above Consent Calendar items, headings read, text waived. The motion carried by the following vote:

**Yes:** 4 - Diaz, Galvez, McCann and Casillas Salas

**No:** 0

**Abstain:** 0

**ITEMS REMOVED FROM THE CONSENT CALENDAR**

*There were none.*

**PUBLIC COMMENTS**

*The following members of the public spoke regarding traffic concerns due to Bonita Soapy Joes Car Wash:*

*-Mr. Shinn, Chula Vista resident*

*-Larry Williams, San Diego County resident*

*-Carolyn Monteverde, San Diego County resident*

*-Patti Gonzalez, Chula Vista resident*

*The following members of the public submitted written documentation regarding traffic concerns due to Bonita Soapy Joes Car Wash but were not present when called to speak:*

*-Mark Ramsey, Chula Vista resident*

*-Gloria Ramsey, Chula Vista resident*

*The following members of the public spoke in support of the Drag Queen Story Time program:*

*-Patti Bowman, Bonita resident*

*-Caryn Hoffman, Chula Vista resident*

-Liz Murphy, Chula Vista resident, and she spoke on behalf of Tricia Murphy and Mandy Senehen  
 -Angela Peterson, Chula Vista resident  
 -Kathy Mayer, Chula Vista resident  
 -Miriam Soto, Chula Vista resident

*The following members of the public spoke in opposition to the Drag Queen Story Time program:*

-Tony Mendiola, San Diego resident  
 -Gabriela Delgado, San Diego resident  
 -Tony Villafranca, and he spoke on behalf of Bill Steffy, Chula Vista resident  
 -Andres Wong, representing Mass Resistance  
 -Lillie Hebert, Chula Vista resident  
 -Greg Martinez, Chula Vista resident, and he spoke on behalf of Eli Komai, San Diego resident  
 -Carla Guido, Chula Vista resident

*The following members of the public submitted written documentation in opposition to the Drag Queen Story Time program, and were not present to speak:*

-Matt Hard  
 -Shella Lujan, Chula Vista resident  
 -Robin Thielsen, Chula Vista resident  
 -Cecelia T Pena, Chula Vista resident  
 -Noelle Tuning  
 -Thomas Tuning

*Becky Rapp spoke regarding illegal marijuana activities and submitted written documentation.*

*Mark Bastedo, Chula Vista resident, submitted written communications and spoke regarding police recruitment and training.*

*Alejandra Marquez, Chula Vista resident, spoke regarding flooding in her driveway due to cracked drainage.*

*Charles Jeter, Chula Vista resident, spoke regarding a sidewalk vending policy.*

## **PUBLIC HEARINGS**

4. [18-0530](#) PUBLIC HEARING TO CONSIDER FORMATION OF THE CHULA VISTA BAYFRONT PROJECT SPECIAL TAX FINANCING DISTRICT AND ASSOCIATED ACTIONS

A. RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CHULA VISTA APPROVING AN AMENDED AND RESTATED REVENUE SHARING AGREEMENT BY AND BETWEEN THE CITY OF CHULA VISTA AND THE SAN DIEGO UNIFIED PORT DISTRICT FOR THE CHULA VISTA BAYFRONT RESORT HOTEL AND CONVENTION CENTER AND RELATED INFRASTRUCTURE

B. RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CHULA VISTA APPROVING A JOINT COMMUNITY FACILITIES AGREEMENT BY AND BETWEEN THE CITY OF CHULA VISTA AND THE SAN DIEGO UNIFIED PORT DISTRICT FOR THE CHULA VISTA BAYFRONT SPECIAL TAX FINANCING DISTRICT

C. RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CHULA VISTA FORMING AND ESTABLISHING THE BAYFRONT PROJECT SPECIAL TAX FINANCING DISTRICT AND AUTHORIZING SUBMITTAL OF THE LEVY OF SPECIAL TAX WITHIN THE BAYFRONT PROJECT SPECIAL TAX FINANCING DISTRICT TO THE QUALIFIED ELECTORS OF SUCH DISTRICT

D. RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CHULA VISTA, ACTING AS THE LEGISLATIVE BODY OF THE BAYFRONT PROJECT SPECIAL TAX FINANCING DISTRICT, DEEMING IT NECESSARY TO INCUR A BONDED INDEBTEDNESS OF SUCH DISTRICT

E. RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CHULA VISTA, ACTING AS THE LEGISLATIVE BODY OF THE BAYFRONT PROJECT SPECIAL TAX FINANCING DISTRICT, CALLING A SPECIAL MAIL BALLOT ELECTION AND SUBMITTING TO THE QUALIFIED ELECTORS OF SUCH DISTRICT SEPARATE PROPOSITIONS TO AUTHORIZE THE LEVY OF SPECIAL TAXES THEREIN, TO AUTHORIZE SUCH DISTRICT TO INCUR A BONDED INDEBTEDNESS SECURED BY THE LEVY OF SPECIAL TAXES THEREIN AND TO ESTABLISH AN APPROPRIATIONS LIMIT FOR SUCH DISTRICT

*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 Casillas Salas opened the public hearing.*

*City Manager Halbert and Assistant Director of Development Services Allen spoke regarding the item.*

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

**ACTION:** A motion was made by Councilmember McCann, seconded by Councilmember Diaz, to continue the public hearing to November 19, 2019. The motion carried by the following vote:

**Yes:** 4 - Diaz, Galvez, McCann and Casillas Salas

**No:** 0

**Abstain:** 0

**ACTION:** A motion was made by Councilmember McCann, seconded by Councilmember Galvez, to direct staff to place an amended resolution regarding incurring bonded indebtedness on the agenda of November 12, 2019. The motion carried by the following vote:

**Yes:** 4 - Diaz, Galvez, McCann and Casillas Salas

**No:** 0

**Abstain:** 0

**ACTION ITEMS**

5. [19-0481](#)
- A. ORDINANCE OF THE CITY OF CHULA VISTA AMENDING CHULA VISTA MUNICIPAL CODE SECTIONS 19.58.022 (ACCESSORY DWELLING UNITS) AND 19.58.023 (JUNIOR ACCESSORY DWELLING UNITS) TO REMOVE THE OWNER OCCUPANCY REQUIREMENT (FIRST READING)
- B. ORDINANCE OF THE CITY OF CHULA VISTA IMPLEMENTING THE DEVELOPMENT IMPACT FEE RELATED PROVISIONS OF SENATE BILL 13 (ACCESSORY DWELLING UNITS) (FIRST READING)
- C. RESOLUTION NO. 2019-207 OF THE CITY COUNCIL OF THE CITY OF CHULA VISTA AMENDING COUNCIL POLICY 478-01 (PARTICIPATION BY PRIVATE DEVELOPERS IN THE FINANCING AND/OR INSTALLATION OF TRAFFIC SIGNALS) AND CHAPTER 16 (DEVELOPMENT AND IN-LIEU FEES) OF THE CITY'S MASTER FEE SCHEDULE RELATING TO ACCESSORY DWELLING UNITS AND JUNIOR ACCESSORY DWELLING UNITS  
(Ordinance A was continued from 10/1/2019.)

*Assistant Director of Development Services Allen gave a presentation on the item.*

*Council discussion ensued.*

*The following members of the public spoke in support of staff's recommendation:*

- Rebeca Palla Rube spoke on behalf of Robert Calloway, representing Pacific Southwest Association of Realtors, who was not present*
- Robert Cromer, representing Pacific Southwest Association of Realtors*
- Pat Russiano, representing Pacific Southwest Association of Realtors*
- Tracy Morgan Hollingworth, representing Pacific Southwest Association of Realtors*

*The following members of the public expressed concern regarding the proposed requirements:*

- Fred Coles, Chula Vista resident*
- Ramiro Gonzalez, Chula Vista resident*

*Maria Wilson submitted written documentation in support of staff's recommendation and did not wish to speak.*

**ACTION:** A motion was made by Councilmember Galvez, seconded by Councilmember McCann, to 1) place Ordinance A on first reading, as amended to include that the removal of the owner occupancy requirement would go into effect only upon the effective date of SB 13 and would remain in effect only to the extent required by SB 13; 2) place Ordinance B on first reading; and 3) adopt Resolution No. 2019-207. The headings were read, text waived. The motion carried by the following vote:

**Yes:** 4 - Diaz, Galvez, McCann and Casillas Salas

**No:** 0

**Abstain:** 0

### CITY MANAGER'S REPORTS

*There were none.*

### MAYOR'S REPORTS

6. [19-0508](#) RATIFICATION OF APPOINTMENTS OF THE FOLLOWING:

- Bryan Ehm, Board of Appeals and Advisors
- Lee Kohse, Cultural Arts Commission

**ACTION:** A motion was made by Councilmember McCann, seconded by Councilmember Galvez, to ratify the above appointments. The motion carried by the following vote:

**Yes:** 4 - Diaz, Galvez, McCann and Casillas Salas

**No:** 0

**Abstain:** 0

*Mayor Casillas Salas reported on the following events: An assembly at Innovation High School, the California Foundation reception on the Environment & the Economy, the YMCA Youth Government Panel, the annual City of Chula Vista employee Halloween costume contest, and she congratulated Vulcan on sponsoring the third annual Quarry Crusher Run benefiting the Fire Fighters Foundation.*

### COUNCILMEMBERS' COMMENTS

*Councilmember McCann spoke regarding the following events: Veterans Day, a Veterans Day celebration at Memorial Bowl, the Veterans Elementary School parade, the Vulcan Quarry Crusher Run, and the Veterans Walk at the Veterans Home.*

*At the request of Councilmember McCann, there was consensus of the Council to direct staff to make a recommendation to Council regarding extending the lease for the American Legion at Eucalyptus Park.*

*Councilmember Diaz spoke regarding the Pumpkin Smash event and the Starlight Parade. He announced that the Animal Care Facility was requesting donations of towels and laundry detergent.*

*Councilmember Galvez reported on the West Side/Best Side graffiti abatement project and her attendance at a Third Avenue Village Association meeting.*

*In response to questions from Councilmember Galvez, City Manager Halbert stated he would provide an update at the next Council meeting regarding food truck vendor regulation enforcement and a conditional use permit for the Soapy Joe Car Wash.*

### CITY ATTORNEY'S REPORTS

*City Attorney Googins reported on his attendance at the YMCA Youth in Government program.*

### CLOSED SESSION

*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 7:42 p.m. The Council reconvened in Closed Session at 7:48 p.m., with all members present except Deputy Mayor Padilla.*

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.

- 7. [19-0510](#) CONFERENCE WITH LABOR NEGOTIATORS PURSUANT TO GOVERNMENT CODE SECTION 54957.6

Agency designated representatives: Gary Halbert, Glen Googins, Kelley Bacon, Maria Kachadoorian, Courtney Chase, David Bilby and Simon Silva

Employee organization: International Association of Fire Fighters Local 2180 (IAFF)

**ACTION:** No reportable action.

## ADJOURNMENT

*The meeting was adjourned at 8:22 p.m.*

*Minutes prepared by: Sheree Kansas, Deputy City Clerk*

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Kerry K. Bigelow, MMC, City Clerk