



MEETING OF THE CITY COUNCIL

Agenda

Cheryl Cox, Mayor
Patricia Aguilar, Councilmember
Pamela Bensoussan, Councilmember
Rudy Ramirez, Councilmember
Mary Salas, Councilmember

Gary Halbert, City Manager
Glen R. Googins, City Attorney
Donna R. Norris, City Clerk

Tuesday, October 28, 2014

2:00 PM

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

SPECIAL MEETING OF THE
SUCCESSOR AGENCY TO THE REDEVELOPMENT AGENCY
MEETING JOINTLY WITH THE CITY COUNCIL OF THE CITY OF CHULA VISTA

Notice is hereby given that the Mayor of the City of Chula Vista has called and will convene a Special Meeting of the Successor Agency to the Redevelopment Agency meeting jointly with the City Council on Tuesday, October 28, 2014, at 2:00 p.m. in Council Chambers, located at 276 Fourth Avenue, Building A, Chula Vista, California to consider the items on this agenda.

CALL TO ORDER

ROLL CALL:

Councilmembers Aguilar, Bensoussan, Ramirez, Salas and Mayor Cox

PLEDGE OF ALLEGIANCE TO THE FLAG AND MOMENT OF SILENCE

SPECIAL ORDERS OF THE DAY

- A. 14-0566 PRESENTATION BY CHULA VISTA LIBRARY DIRECTOR BETTY WAZNIS AND DIGITAL SERVICES MANAGER JODIE SAWINA REGARDING THE LIBRARY'S NEW ZINIO DIGITAL MAGAZINES

**CONSENT CALENDAR (Items 1 - 9)**

*The Council will enact the Consent Calendar staff recommendations by one motion, without discussion, unless a Councilmember, a member of the public, or staff requests that an item be removed for discussion. If you wish to speak on one of these items, please fill out a "Request to Speak" form (available in the lobby) and submit it to the City Clerk prior to the meeting. Items pulled from the Consent Calendar will be discussed immediately following the Consent Calendar.*

1. [14-0601](#) APPROVAL OF MINUTES of October 14, 2014.

*Staff Recommendation:* Council approve the minutes.

2. [14-0593](#) WRITTEN COMMUNICATIONS  
Letter of resignation from Guy Chambers, Parks and Recreation Commission

*Staff Recommendation:* Council accept the resignation.

3. [14-0535](#) RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CHULA VISTA ORDERING THE VACATION OF AN IRREVOCABLE OFFER OF DEDICATION FOR HIGHER EDUCATION AND RELATED COMPATIBLE USES, ACTIVE PUBLIC RECREATION, QUASI-PUBLIC AND ALL OTHER USES INCLUDING RESIDENTIAL USES, INDUSTRIAL AND COMMERCIAL FOR OTAY RANCH VILLAGES 3, PORTION OF 4, 8 EAST, AND 10

*Department:* Development Services Department

*Staff Recommendation:* Council adopt the resolution.

4. [14-0578](#) RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CHULA VISTA AND THE SUCCESSOR AGENCY TO THE REDEVELOPMENT AGENCY OF THE CITY OF CHULA VISTA APPROVING A CRA ADVANCE FUNDING AGREEMENT BETWEEN THE CITY AND ROHR, INC., OPERATING AS GOODRICH AEROSTRUCTURES AND APPROPRIATING \$250,000 TO THE OTHER EXPENSES CATEGORY OF THE NON-DEPARTMENTAL BUDGET (4/5 VOTE REQUIRED)

*Department:* Development Services Department

*Staff Recommendation:* Council adopt the resolution.

5.     [14-0552](#)     RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CHULA VISTA AMENDING COUNCIL POLICY NO. 220-01, THE CITY OF CHULA VISTA INVESTMENT POLICY AND GUIDELINES

*Department:*     Finance Department

*Staff Recommendation:*     Council adopt the resolution.

6.     [14-0572](#)     FISCAL YEAR 2013/14 ANNUAL FINANCIAL STATUS REPORT

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CHULA VISTA APPROVING THE CATEGORIZATION OF \$3.6 MILLION IN THE ECONOMIC CONTINGENCY RESERVE AS A COMMITTED FUND BALANCE FOR FISCAL YEAR 2013/14, IN ACCORDANCE WITH GOVERNMENTAL ACCOUNTING STANDARDS BOARD STATEMENT NO. 54 AND COUNCIL POLICY 159-04

*Department:*     Finance Department

*Staff Recommendation:*     Council accept the report and adopt the resolution.

7.     [14-0564](#)     RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CHULA VISTA APPROVING THE AGREEMENT WITH THE COUNTY OF SAN DIEGO FOR THE POLICE DEPARTMENT'S PARTICIPATION IN THE CALIFORNIA IDENTIFICATION SYSTEM REMOTE ACCESS NETWORK

*Department:*     Police Department

*Staff Recommendation:*     Council adopt the resolution.

8.     [14-0570](#)     RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CHULA VISTA APPROVING THE REAL PROPERTY PURCHASE AGREEMENT FOR THE PROPERTY LOCATED AT 89 FIRST AVENUE AND APPROPRIATING \$490,000 TO THE WESTERN PARK ACQUISITION AND DEVELOPMENT FUND (4/5 VOTE REQUIRED)

*Department:*     Public Works Department

*Staff Recommendation:*     Council adopt the resolution.

9. [14-0584](#) RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CHULA VISTA ACCEPTING DONATIONS IN THE AMOUNT OF \$10,300 FOR A DOG PARK LOCATED AT EUCALYPTUS PARK AND APPROPRIATING SAID FUNDS TO THE PUBLIC WORKS' SUPPLIES AND SERVICES BUDGET (4/5 VOTE REQUIRED)

*Department:* Public Works Department

*Staff Recommendation:* Council adopt the resolution.

## ITEMS REMOVED FROM THE CONSENT CALENDAR

## PUBLIC COMMENTS

*Persons speaking during Public Comments may address the Council on any subject matter within the Council's jurisdiction that is not listed as an item on the agenda. State law generally prohibits the Council from discussing or taking action on any issue not included on the agenda, but, if appropriate, the Council may schedule the topic for future discussion or refer the matter to staff. Comments are limited to three minutes.*

## PUBLIC HEARINGS

*The following item(s) have been advertised as public hearing(s) as required by law. If you wish to speak on any item, please fill out a "Request to Speak" form (available in the lobby) and submit it to the City Clerk prior to the meeting.*

10. [14-0448](#) CONSIDERATION OF ACCEPTING A STAFF REPORT RECOMMENDING AN UPDATED TRANSPORTATION DEVELOPMENT IMPACT FEE TO MITIGATE TRANSPORTATION IMPACTS WITHIN THE CITY'S EASTERN TERRITORIES AND AMENDING CHAPTER 3.54 OF THE MUNICIPAL CODE TO MODIFY THE EXISTING TRANSPORTATION DEVELOPMENT IMPACT FEE

*Department:* Public Works Department

*Staff Recommendation:* Council open the public hearing and continue the item to Nov 4, 2014.

11. [14-0449](#) CONSIDERATION OF UPDATING THE WESTERN TRANSPORTATION DEVELOPMENT IMPACT FEE TO MITIGATE TRANSPORTATION IMPACTS WITHIN WESTERN CHULA VISTA, AMENDING THE WESTERN TRANSPORTATION DEVELOPMENT IMPACT FEE BENEFIT AREA, AND ESTABLISHING THE BAYFRONT TRANSPORTATION DEVELOPMENT IMPACT FEE

*Department:* Public Works Department

*Staff Recommendation:* Council open the public hearing and continue the item to Nov 4, 2014.

12. [14-0556](#) CONSIDERATION OF ACCEPTING BIDS AND AWARDING LANDSCAPE MAINTENANCE CONTRACTS FOR CERTAIN OPEN SPACE DISTRICTS TO AZTEC LANDSCAPING, INC., BLUE SKIES LANDSCAPE, INC., AND BRICKMAN GROUP; AND WAIVING IRREGULARITIES IN THE BID RECEIVED FROM BRICKMAN GROUP FOR BID GROUP 1

A. RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CHULA VISTA WAIVING IRREGULARITIES, ACCEPTING BIDS AND AWARDING LANDSCAPE MAINTENANCE CONTRACTS BETWEEN THE CITY AND BRICKMAN GROUP FOR LANDSCAPE MAINTENANCE SERVICES FOR BID GROUP 1 OPEN SPACE DISTRICTS 1, 17 AND 20 (ZONE 7) IN THE AMOUNT OF \$181,728; BID GROUP 7 TELEGRAPH CANYON ROAD I-805 TO LA FITNESS AND OTAY RANCH VILLAGE 1 WEST SOUTH SLOPES (CFD 99-2) IN THE AMOUNT OF \$140,241; APPROPRIATING FUNDS THEREFOR AS SPECIFIED IN THE BODY OF THIS RESOLUTION; AND AUTHORIZING THE CITY MANAGER OR HIS DESIGNEE TO EXECUTE THE CONTRACT (4/5 VOTE REQUIRED)

B. RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CHULA VISTA ACCEPTING BIDS AND AWARDING LANDSCAPE MAINTENANCE CONTRACTS BETWEEN THE CITY AND AZTEC LANDSCAPING, INC. FOR LANDSCAPE MAINTENANCE SERVICES IN BID GROUP 3 EASTLAKE MAINTENANCE DISTRICT NO.1 ZONES A, B, AND D AND OPEN SPACE DISTRICT 31 IN THE AMOUNT OF \$192,413.76; BID GROUP 5 OPEN SPACE DISTRICTS 2, 7, 18, AND 23 IN THE AMOUNT OF \$94,829.64; BID GROUP 8 OLYMPIC PARKWAY 805 SR125, EASTLAKE LANDSWAP OLYMPIC PARKWAY SR125 HUNTE PARKWAY, OTAY RANCH VILLAGE 2 SANTA VENETIA (CFD 13M) IN THE AMOUNT OF \$226,592.16; APPROPRIATING FUNDS THEREFOR AS SPECIFIED IN THE BODY OF THIS RESOLUTION; AND AUTHORIZING THE CITY MANAGER OR HIS DESIGNEE TO EXECUTE THE CONTRACT (4/5 VOTE REQUIRED)

C. RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CHULA VISTA ACCEPTING BIDS AND AWARDING LANDSCAPE MAINTENANCE CONTRACTS BETWEEN THE CITY AND BLUE SKIES LANDSCAPE, INC. FOR LANDSCAPE MAINTENANCE SERVICES IN BID GROUP 2 OPEN SPACE DISTRICT 20 ZONES 2, 3, 4, 5 AND 6 IN THE AMOUNT OF \$517,186.99; BID GROUP 4 OPEN SPACE DISTRICTS 14, 15, AND 24 IN THE AMOUNT OF \$217,293.28; BID GROUP 6 MCMILLIN OTAY RANCH VILLAGE 6 - CFD 08M AREA 1, AND OTAY RANCH VILLAGE 6 - CFD 08M AREA 2 IN THE AMOUNT OF \$342,646.39; APPROPRIATING FUNDS THEREFOR AS SPECIFIED IN THE BODY OF THIS RESOLUTION; AND AUTHORIZING THE CITY MANAGER OR HIS DESIGNEE TO EXECUTE THE CONTRACT (4/5 VOTE REQUIRED)

*Department:* Public Works Department

*Staff Recommendation:* Council conduct the public hearing and adopt the resolutions.

13. [14-0569](#) CONSIDERATION OF A MITIGATED NEGATIVE DECLARATION AND A REZONE, DESIGN REVIEW, PLANNED SIGN PROGRAM, AND A VARIANCE PERMIT FOR A 97 UNIT MULTI-FAMILY APARTMENT COMPLEX ON A 4.68 ACRE SITE LOCATED AT 3875 MAIN STREET. APPLICANT: STONE CREEK CASITAS, LLC.

A. ORDINANCE OF THE CITY OF CHULA VISTA ADOPTING MITIGATED NEGATIVE DECLARATION IS-13-006 AND AMENDING THE ZONING MAP ESTABLISHED BY CHULA VISTA MUNICIPAL CODE SECTION 19.18.010 TO REZONE A 4.68 ACRE PARCEL LOCATED AT 3875 MAIN STREET FROM LIMITED INDUSTRIAL (ILP) ZONE TO APARTMENT RESIDENTIAL (R3) ZONE (FIRST READING)

B. RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CHULA VISTA APPROVING A DESIGN REVIEW PERMIT, DRC-13-33 TO CONSTRUCT A 97-UNIT MULTI-FAMILY APARTMENT COMPLEX WITH CARPORTS, RECREATION BUILDING, AND ASSOCIATED OPEN SPACE ON 4.68 ACRES LOCATED AT 3875 MAIN STREET

C. RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CHULA VISTA APPROVING A PLANNED SIGN PROGRAM, PSP-13-09 TO APPROVE AN INCREASE IN SIGNAGE BEYOND THE MAXIMUM ALLOWABLE SQUARE-FOOTAGE, FOR A MONUMENT SIGN FOR THE 97-UNIT MULTI-FAMILY APARTMENT COMPLEX ON 4.68 ACRES LOCATED AT 3875 MAIN STREET

D. RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CHULA VISTA APPROVING A VARIANCE, ZAV-14-02 TO DEVIATE FROM THE MAXIMUM 3 1/2-FT. WALL HEIGHT IN THE FRONT SETBACK TO ALLOW A 6-FT. FENCE TO ENCLOSE THE SWIMMING POOL/RECREATION AREA ON A 4.68 ACRE SITE LOCATED AT 3875 MAIN STREET

*Department:* Development Services Department

*Staff Recommendation:* Council conduct the public hearing, place the ordinance on first reading and adopt the resolutions.

#### **CITY MANAGER'S REPORTS**

14. [14-0607](#) Update regarding Illegal Campaign Sign Enforcement (City Attorney, Public Works and Code Enforcement)

#### **MAYOR'S REPORTS**

15. [14-0609](#) RATIFICATION OF APPOINTMENT OF YOANA BANDALA TO THE INTERNATIONAL FRIENDSHIP COMMISSION

#### **COUNCILMEMBERS' COMMENTS**

#### **CLOSED SESSION**

*Announcements of actions taken in Closed Session shall be made available by noon on Wednesday following the Council Meeting at the City Attorney's office in accordance with the Ralph M. Brown Act (Government Code 54957.7).*

16. [14-0592](#) CONFERENCE WITH LEGAL COUNSEL REGARDING EXISTING LITIGATION PURSUANT TO GOVERNMENT CODE SECTION 54956.9 (a):

Name of case: Donald Sipple v. City of Hayward, et al., (including the City of Chula Vista), Los Angeles Superior Court, Case Number BC462270

17. [14-0605](#) CONFERENCE WITH LEGAL COUNSEL--ANTICIPATED LITIGATION

Initiation of litigation pursuant to Government Code Section 54956.9(c):

One Case

## ADJOURNMENT

*to the Regular City Council Meeting on November 4, 2014, at 2:00 p.m., in the Council Chambers.*

*Materials provided to the City Council related to any open-session item on this agenda are available for public review at the City Clerk's Office, located in City Hall at 276 Fourth Avenue, Building A, during normal business hours.*

*In compliance with the  
AMERICANS WITH DISABILITIES ACT*

*The City of Chula Vista requests individuals who require special accommodations to access, attend, and/or participate in a City meeting, activity, or service, contact the City Clerk's Office at (619) 691-5041 (California Relay Service is available for the hearing impaired by dialing 711) at least forty-eight hours in advance of the meeting.*

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