



MEETING OF THE CITY COUNCIL

Agenda

Mary Casillas Salas, Mayor
John McCann, Councilmember - District 1
Jill M. Galvez, Councilmember - District 2
Stephen C. Padilla, Councilmember - District 3
Mike Diaz, Councilmember - District 4

Gary Halbert, City Manager
Glen R. Googins, City Attorney
Kerry K. Bigelow, City Clerk

Tuesday, March 17, 2020

5:00 PM

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

SPECIAL MEETINGS OF THE
PUBLIC FINANCING AUTHORITY AND HOUSING AUTHORITY
MEETING JOINTLY WITH THE CITY COUNCIL OF THE CITY OF CHULA VISTA

PROPOSED AMENDED AGENDA - 3/17/2020

\*EMERGENCY ITEM 14.5 ADDED\*

Notice is hereby given that the Mayor of the City of Chula Vista has called and will convene Special Meetings of the Public Financing Authority and Housing Authority meeting jointly with the City Council on Tuesday, March 17, 2020, at 5:00 p.m. in the Council Chambers, located at 276 Fourth Avenue, Chula Vista, California to consider the items on this agenda.

If you wish to submit an electronic comment, please visit
www.chulavistaca.gov/cityclerk

CALL TO ORDER

ROLL CALL:

Councilmembers Diaz, Galvez, McCann, Padilla and Mayor Casillas Salas

PLEDGE OF ALLEGIANCE TO THE FLAG AND MOMENT OF SILENCE

**CONSENT CALENDAR (Items 1 - 12)**

*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. Or visit [www.chulavistaca.gov/cityclerk](http://www.chulavistaca.gov/cityclerk) to submit an electronic comment. Items pulled from the Consent Calendar will be discussed immediately following the Consent Calendar.*

**1. [20-0110](#) WRITTEN COMMUNICATIONS**

Memorandum from Councilmember Padilla requesting an excused absence from the March 10, 2020 City Council meeting.

*Recommended Action:* Council excuse the absence.

**2. [19-0388](#) RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CHULA VISTA APPROVING THE THIRD AMENDMENT TO THE AGREEMENT BETWEEN THE CITY OF CHULA VISTA AND MOFFATT AND NICHOL TO PROVIDE PRELIMINARY ENGINEERING, ENVIRONMENTAL DOCUMENTATION, AND FINAL DESIGN FOR THE HERITAGE ROAD BRIDGE REPLACEMENT PROJECT (STM0386); AND APPROPRIATING \$250,000 FROM THE AVAILABLE BALANCE OF THE TDIF FUND AND \$685,222 OF HIGHWAY BRIDGE PROGRAM FUNDS BASED ON UNANTICIPATED REVENUE TO STM0386 (4/5 VOTE REQUIRED)**

*Department:* Engineering Department

*Environmental Notice:* The Project was adequately covered in previously adopted Mitigated Negative Declaration (MND) IS17-0001 (SCH No. 2017021078) and Mitigation Monitoring and Reporting Program (MMRP), and any and all addenda for the Heritage Road Bridge Replacement Project. Under NEPA, the Project is a Categorical Exclusion under 23 USC 327.

*Recommended Action:* Council adopt the resolution.

**3. [19-0587](#) A. RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CHULA VISTA ORDERING THE SUMMARY VACATION OF A PORTION OF TELEGRAPH CANYON ROAD**

B. RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CHULA VISTA DECLARING CITY-OWNED LANDS WITHIN TELEGRAPH CANYON ROAD AS EXEMPT SURPLUS LANDS AND APPROVING TRANSFERS OF THE CITY-OWNED EXEMPT SURPLUS LANDS TO ADJACENT PROPERTY OWNERS

*Department:* Engineering Department

*Environmental Notice:* The Project qualifies for a Class 5 Categorical Exemption pursuant to Section 15305 (Minor Alterations in Land Use Limitations) of the California Environmental Quality Act State Guidelines.

*Recommended Action:* Council adopt the resolution.

4. [20-0014](#) RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CHULA VISTA AWARDDING THE CONTRACT FOR "TRAFFIC SIGNAL MODIFICATIONS AT FIVE INTERSECTIONS IN THE CITY OF CHULA VISTA, CALIFORNIA (CIP #TRF0407)" PROJECT TO T&M ELECTRIC INC., DBA PERRY ELECTRIC IN THE AMOUNT OF \$1,300,051; APPROPRIATING \$60,000 FROM THE TRAFFIC SIGNAL FUND AND \$332,448 OF HIGHWAY SAFETY IMPROVEMENT PROGRAM FUNDS BASED ON UNANTICIPATED REVENUE TO TRF0407 (4/5 VOTE REQUIRED)

*Department:* Engineering Department

*Environmental Notice:* The Project qualifies for a Categorical Exemption pursuant to the California Environmental Quality Act State Guidelines Section 15301 Class 1 (Existing Facilities), Section 15302 Class 2 (Replacement or Reconstruction), and Section 15303 class 3 (New Construction or Conversion of Small Structures). Under NEPA, the Project is a Categorical Exclusion under 23 USC 326; 23 CFR 771.117(c): activity (c)(27).

*Recommended Action:* Council adopt the resolution.

5. [20-0032](#) RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CHULA VISTA APPROVING "EXTENSION AND SECOND AMENDMENT OF LEASE" AGREEMENTS FOR TWO TENANT PREMISES AT THE OTAY RANCH TOWN CENTER FOR THE OTAY RANCH BRANCH LIBRARY AND THE COMMUNITY SPACE, "THE HUB"

*Department:* Library Department

*Environmental Notice:* The Project qualifies for a Categorical Exemption pursuant to the California Environmental Quality Act State Guidelines Section 15301 Class 1 (Existing Facilities), Section 15327 Class 27 (Leasing New Facilities), and Section 15061(b)(3).

*Recommended Action:* Council adopt the resolution.

6. [19-0551](#) A. RESOLUTION OF THE CHULA VISTA PUBLIC FINANCING AUTHORITY DECLARING A SURPLUS IN THE RESERVE AND REDEMPTION FUNDS FOR THE CHULA VISTA PUBLIC FINANCING AUTHORITY REASSESSMENT DISTRICT NO. 2001-1 AND REASSESSMENT DISTRICT 2001-2

B. RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CHULA VISTA DECLARING A SURPLUS IN THE IMPROVEMENT FUND FOR THE CITY OF CHULA VISTA ASSESSMENT DISTRICT NO. 90-2 (OTAY VALLEY ROAD)

*Department:* Finance Department

*Environmental Notice:* The activity is not a "Project" as defined under Section 15378 of the California Environmental Quality Act State Guidelines; therefore, pursuant to State Guidelines Section 15060(c)(3) no environmental review is required.

*Recommended Action:* Authority adopt resolution A and Council adopt resolution B.

7. [20-0070](#) RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CHULA VISTA AMENDING THE AUTHORIZED POSITION COUNT IN THE HUMAN RESOURCES DEPARTMENT WITH A 0.50 FULL-TIME EQUIVALENT INCREASE IN AUTHORIZED STAFFING IN ORDER TO IMPLEMENT A PILOT ALTERNATIVE DISPUTE RESOLUTION PROGRAM FOR POLICE OFFICER ASSOCIATION REPRESENTED CLASSIFICATIONS

*Department:* Human Resources Department

**Environmental Notice:** The activity is not a "Project" as defined under Section 15378 of the California Environmental Quality Act State Guidelines; therefore, pursuant to State Guidelines Section 15060(c)(3) no environmental review is required.

**Recommended Action:** Council adopt the resolution.

8. [20-0061](#) ACCEPTANCE OF THE HOUSING ELEMENT 2019 ANNUAL PROGRESS REPORT & HOUSING SUCCESSOR ANNUAL REPORT FOR FISCAL YEAR 2018-2019

**Department:** Development Services Department

**Environmental Notice:** The activity is not a "Project" as defined under Section 15378 of the California Environmental Quality Act State Guidelines; therefore, pursuant to State Guidelines Section 15060(c)(3) no environmental review is required.

**Recommended Action:** Council and the Housing Authority, as Successor Housing Agency, accept the report.

9. [20-0073](#) RESOLUTION OF THE CITY OF COUNCIL OF THE CITY OF CHULA VISTA AND THE HOUSING AUTHORITY (IN ITS CAPACITY AS THE SUCCESSOR HOUSING ENTITY) (1) APPROVING A LOAN OF UP TO \$1,036,425 FOR CONSTRUCTION-RELATED COSTS USING LOW AND MODERATE INCOME FUNDS TO WAKELAND HOUSING AND DEVELOPMENT CORPORATION OR AN AFFILIATED DEVELOPMENT ENTITY FOR A NEW DEVELOPMENT TO BE LOCATED AT 748, 750-752, AND 754-760 ANITA STREET; AND (2) AUTHORIZING THE CITY MANAGER OR HIS DESIGNEE TO NEGOTIATE A SECOND AMENDMENT TO THE EXISTING LOAN DOCUMENTS TO INCORPORATE THE ADDITIONAL LOW AND MODERATE INCOME HOUSING FUNDS TO THE PROJECT, AND EXECUTE ALL DOCUMENTS RELATED TO THE EXISTING LOAN DOCUMENTS

**Department:** Development Services Department

**Environmental Notice:** Pursuant to California Government Code 65651 and Public Resource Code Section 21080(b)(1), the Supportive Housing Project is Statutorily Exempt from the California Environmental Quality Act ("CEQA"), therefore no further environmental review is required.

**Recommended Action:** Council/Housing Authority adopt the resolution.

10. [20-0090](#) RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CHULA VISTA WAIVING THE FORMAL COMPETITIVE BID REQUIREMENT, APPROVING AN AMENDMENT TO THE AGREEMENT BETWEEN THE CITY OF CHULA VISTA AND GRANICUS, INC. TO PROVIDE STREAMING VIDEO AND AGENDA MANAGEMENT SOFTWARE SERVICES, AND AUTHORIZING THE CITY MANAGER TO EXECUTE ADDITIONAL AMENDMENTS TO THE AGREEMENT NOT TO EXCEED A TOTAL OF \$138,970

*Department:* City Clerk

*Environmental Notice:* The activity is not a "Project" as defined under Section 15378 of the California Environmental Quality Act State Guidelines; therefore, pursuant to State Guidelines Section 15060(c)(3) no environmental review is required.

*Recommended Action:* Council adopt the resolution.

11. [20-0096](#) RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CHULA VISTA ACCEPTING PROPOSALS AND AWARDED AN AGREEMENT WITH FLYING LION, INC TO SUPPORT THE POLICE DEPARTMENT'S DRONE AS A FIRST RESPONDER PROGRAM

*Department:* Police Department

*Environmental Notice:* The activity is not a "Project" as defined under Section 15378 of the California Environmental Quality Act State Guidelines; therefore, pursuant to State Guidelines Section 15060(c)(3) no environmental review is required.

*Recommended Action:* Council adopt the resolution.

12. [20-0097](#) RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CHULA VISTA WAIVING THE FORMAL COMPETITIVE BID REQUIREMENT AND APPROVING PURCHASE WITH MBF INDUSTRIES, INC. TO UPGRADE THE POLICE DEPARTMENT'S MOBILE COMMAND POST

*Department:* Police Department

*Environmental Notice:* The activity is not a "Project" as defined under Section 15378 of the California Environmental Quality Act State Guidelines; therefore, pursuant to State Guidelines Section 15060(c)(3) no environmental review is required.

*Recommended Action:* 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. Or visit [www.chulavistaca.gov/cityclerk](http://www.chulavistaca.gov/cityclerk) to submit an electronic comment.*

13. [20-0077](#) CONSIDERATION OF MITIGATED NEGATIVE DECLARATION (IS16-0004) AND AMENDMENTS TO THE CHULA VISTA GENERAL PLAN, EASTLAKE II GENERAL DEVELOPMENT PLAN, EASTLAKE II SECTIONAL PLANNING AREA (SPA) OPEN ALONG WITH DESIGN REVIEW AND CONDITIONAL USE PERMIT FOR A PROPOSED 1,200 UNIT SELF-STORAGE FACILITY ON A 9.35-ACRE SITE
- A. RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CHULA VISTA ADOPTING MITIGATED NEGATIVE DECLARATION AND MITIGATION, MONITORING AND REPORTING PROGRAM (IS16-0004) AND APPROVING AMENDMENTS TO THE CITY OF CHULA VISTA GENERAL PLAN (MPA18-0003), THE EASTLAKE II GENERAL DEVELOPMENT PLAN (GDP) (MPA18-0004), EASTLAKE II SECTIONAL PLANNING AREA (SPA) PLAN (MPA16-0019) AND ASSOCIATED REGULATORY DOCUMENTS TO CHANGE THE LAND USE DESIGNATION FROM OS-3 (OPEN SPACE) TO BC-5 (BUSINESS CENTER) FOR A 9.35 -ACRE SITE LOCATED ON THE SOUTH SIDE OF EASTLAKE DRIVE, IMMEDIATELY WEST OF SR-125

B. ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CHULA VISTA APPROVING AMENDMENTS TO THE EASTLAKE II PLANNED COMMUNITY DISTRICT REGULATIONS FOR A 9.35-ACRE SITE LOCATED SOUTH OF EASTLAKE DRIVE, IMMEDIATELY WEST OF SR-125 (FIRST READING)

C. RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CHULA VISTA APPROVING A DESIGN REVIEW PERMIT (DR16-0036) TO CONSTRUCT A 163,386 SQUARE-FOOT SELF-STORAGE FACILITY ON A 9.35-ACRE SITE LOCATED ON THE SOUTH SIDE OF EASTLAKE DRIVE, IMMEDIATELY WEST OF SR-125

D. RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CHULA VISTA APPROVING A CONDITIONAL USE PERMIT (CUP18-0010) TO CONSTRUCT A 163,386 SQUARE-FOOT SELF-STORAGE FACILITY ON A 9.35 -ACRE SITE LOCATED ON THE SOUTH SIDE OF EASTLAKE DRIVE, IMMEDIATELY WEST OF SR-125

**Department:** Development Services Department

**Environmental Notice:** Mitigated Negative Declaration (MND) IS16-0004 and Mitigation Monitoring and Reporting Program (MMRP) have been prepared.

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



**ACTION ITEMS**

*The Item(s) listed in this section of the agenda will be considered individually by the Council and are expected to elicit discussion and deliberation. 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. Or visit [www.chulavistaca.gov/cityclerk](http://www.chulavistaca.gov/cityclerk) to submit an electronic comment.*

14. [20-0117](#) RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CHULA VISTA (1) RATIFYING THE PROCLAMATION OF A LOCAL EMERGENCY DECLARED ON MARCH 13, 2020 BY THE DIRECTOR OF EMERGENCY SERVICES OF THE CITY OF CHULA VISTA AS A RESULT OF THE COVID-19 VIRUS; (2) EXTENDING SAID PROCLAMATION UNTIL MAY 12, 2020 AT 5:00 PM; (3) DIRECTING AND AUTHORIZING THE CITY DIRECTOR OF EMERGENCY SERVICES TO OBTAIN ANY AND ALL LOCAL, COUNTY, STATE, AND FEDERAL AID TO ASSIST IN ADDRESSING THE AFOREMENTIONED STATE OF EMERGENCY; AND (4) AUTHORIZING THE CITY MANAGER AND PURCHASING AGENT TO MAKE PURCHASES, AS NEEDED, PURSUANT TO CHULA VISTA MUNICIPAL CODE SECTION 2.56.100 [EMERGENCY PURCHASES]

- 14.5 [20-0118](#) RESOLUTION OF THE CITY COUNCIL DETERMINING THAT AN "EMERGENCY SITUATION" EXISTS, AS DEFINED IN GOVERNMENT CODE SECTION 54956.5(a) (1), CAUSED BY THE COVID 19 PANDEMIC, AND AMENDING THE AGENDA TO ADD ITEMS DESIGNED TO ADDRESS SUCH EMERGENCY, AS ALLOWED BY GOVERNMENT CODE SECTION 54954.2(b)(1)

EMERGENCY ITEMS TO BE CONSIDERED:

- A. ORDINANCE OF THE CITY OF CHULA VISTA (1) ENACTING A TEMPORARY MORATORIUM ON EVICTIONS DUE TO A NONPAYMENT OF RENT FOR RESIDENTIAL AND COMMERCIAL TENANTS WHERE THE FAILURE TO PAY RENT RESULTS FROM INCOME LOSS RESULTING FROM THE NOVEL CORONAVIRUS (COVID-19); AND (2) TRIGGERING THE SUSPENSION OF FORECLOSURE REMEDIES THAT COULD LEAD TO EVICTION UNDER SIMILAR CIRCUMSTANCES PURSUANT TO EXECUTIVE ORDER N-28-20 (4/5 VOTE REQUIRED)

B. ORDINANCE OF THE CITY OF CHULA VISTA ORDERING THE TEMPORARY CLOSURE OF CERTAIN BUSINESSES AND ACTIVITIES, INCLUDING BARS, OTHER ALCOHOL SERVING ESTABLISHMENTS, AND ON-SITE DINING SERVICES; PROHIBITING CERTAIN PUBLIC OR PRIVATE GATHERINGS OF 50 OR MORE PEOPLE; AND RELATED RESTRICTIONS, ALL AS MORE PARTICULARLY SET FORTH IN THAT CERTAIN MARCH 16, 2020 AMENDED ORDER AND EMERGENCY REGULATIONS OF THE SAN DIEGO COUNTY HEALTH OFFICER (4/5 VOTE REQUIRED)

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

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

15. [20-0112](#) RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CHULA VISTA ENDORSING THE VISION ZERO INITIATIVE, AN ASPIRATIONAL INITIATIVE TO ACHIEVE ZERO TRAFFIC-RELATED DEATHS OR SERIOUS INJURIES IN THE CITY OF CHULA VISTA

#### **COUNCILMEMBERS' COMMENTS**

#### **CITY ATTORNEY'S REPORTS**

#### **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. [20-0116](#) PUBLIC EMPLOYEE APPOINTMENT PURSUANT TO GOVERNMENT CODE SECTION 54957(b)

Title: City Manager

#### **ADJOURNMENT**

*to the regular City Council meeting on April 7, 2020, at 5:00 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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