



MEETING OF THE CITY COUNCIL

Agenda

Mary Casillas Salas, Mayor
Patricia Aguilar, Councilmember
Mike Diaz, Councilmember
John McCann, Councilmember
Stephen C. Padilla, Councilmember

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

Tuesday, May 15, 2018

5:00 PM

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

SPECIAL MEETING OF THE HOUSING AUTHORITY
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 Housing Authority meeting jointly with the City Council on Tuesday, May 15, 2018, at 5:00 p.m. in the Council Chambers, located at 276 Fourth Avenue, Chula Vista, California to consider the items on this agenda.

CALL TO ORDER

ROLL CALL:

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

PLEDGE OF ALLEGIANCE TO THE FLAG AND MOMENT OF SILENCE

SPECIAL ORDERS OF THE DAY

- A. 18-0192 PRESENTATION OF A PROCLAMATION TO CHIEF OF POLICE ROXANA KENNEDY PROCLAIMING TUESDAY, MAY 15, 2018 AS NATIONAL PEACE OFFICERS MEMORIAL DAY IN THE CITY OF CHULA VISTA
B. 18-0194 PRESENTATION OF A PROCLAMATION PROCLAIMING MAY 2018 NATIONAL BIKE MONTH IN THE CITY OF CHULA VISTA

- C. [18-0197](#) PRESENTATION REGARDING TEDx CHULA VISTA BY LINCOLN ANTWON LORMEN, CHULA VISTA ELEMENTARY SCHOOL
- D. [18-0199](#) PRESENTATION REGARDING THE SAN DIEGO AIRPORT AUTHORITY BY IMPERIAL BEACH COUNCILMEMBER MARK WEST

CONSENT CALENDAR (Items 1 - 14)

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. [18-0170](#) APPROVAL OF MINUTES of January 16 and 23, 2018.
Staff Recommendation: Council approve the minutes.
2. [18-0210](#) WRITTEN COMMUNICATIONS
Letter of resignation from Thomas Doyle, Citizens' Oversight Committee
Staff Recommendation: Council accept the resignation.
3. [17-0554](#) RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CHULA VISTA APPROVING AGREEMENTS WITH IBI GROUP, INC., ITERIS, INC., KIMLEY-HORN AND ASSOCIATES, INC., AND STC TRAFFIC, INC. TO PROVIDE ON-CALL TRAFFIC ENGINEERING & INTELLIGENT TRANSPORTATION SYSTEMS (ITS) CONSULTING SERVICES FOR VARIOUS CAPITAL IMPROVEMENT PROGRAM PROJECTS AND OTHER CITY PROJECTS
Department: Engineering Department
Environmental Notice: The Project qualifies for a Class 1 Categorical Exemption pursuant to Section 15301 (Existing Facilities) of the California Environmental Quality Act State Guidelines.
Staff Recommendation: Council adopt the resolution.

4. [18-0156](#) RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CHULA VISTA AMENDING THE GRANT APPLICATION FOR THE SMART GROWTH INCENTIVE PROGRAM - CYCLE 4 THROUGH THE SAN DIEGO ASSOCIATION OF GOVERNMENTS FOR PHASE 3 OF THE THIRD AVENUE STREETScape PROJECT FROM F STREET TO E STREET, AND STATING THE CITY'S ASSURANCE TO COMPLETE THE PROJECT

Department: Engineering Department

Environmental Notice: The Project was adequately covered in previously adopted/certified Final Environmental Impact Report, FEIR-06-01 for the Chula Vista Urban Core Specific Plan (UCSP) and any and all addenda and amendments.

Staff Recommendation: Council adopt the resolution.

5. [18-0147](#) RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CHULA VISTA ACCEPTING BIDS AND AWARDDING A CONTRACT FOR "TRAFFIC SIGNAL SYSTEM IMPROVEMENTS ALONG EAST H STREET, OTAY LAKES ROAD, AND TELEGRAPH CANYON ROAD FOR CAPITAL IMPROVEMENT PROJECT (CIP) TRF0389" TO SELECT ELECTRIC INC. IN THE AMOUNT OF \$584,557; AND APPROPRIATING \$220,000 FROM THE AVAILABLE BALANCE OF THE TRANSPORTATION DEVELOPMENT IMPACT FEE (TDIF) FUND TO TRF0389 (4/5 VOTE REQUIRED)

Department: Engineering Department

Environmental Notice: The Project qualifies for a Class 1 Categorical Exemption pursuant to Section 15301 (Existing Facilities) of the California Environmental Quality Act State Guidelines.

Staff Recommendation: Council adopt the resolution.

6. [18-0166](#) RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CHULA VISTA APPROVING VARIOUS AMENDMENTS TO THE FISCAL YEAR 2017-2018 CAPITAL IMPROVEMENT PROGRAM BUDGETS AND APPROPRIATING FUNDS THEREFOR (4/5 VOTE REQUIRED)

Department: Engineering 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. Notwithstanding the foregoing, the activity qualifies for an Exemption pursuant to Section 15061(b) (3) of the California Environmental Quality Act State Guidelines.

Staff Recommendation: Council adopt the resolution.

7. [18-0042](#) RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CHULA VISTA ORDERING THE SUMMARY VACATION OF AN IRREVOCABLE OFFER OF DEDICATION FOR PUBLIC PARK PURPOSES OF A PORTION OF LOT "A" PER FINAL MAP NO. 16094, CHULA VISTA TRACT NO. 11-05, OTAY RANCH VILLAGE 2 NORTH NEIGHBORHOOD R-10B/PIPELINE ("V2N")

Department: Development Services Department

Environmental Notice: The Project was adequately covered in previously certified Final Second Tier Environmental Impact Report, EIR 02-02 and Final Supplemental Environmental Impact Report, SEIR 12-01 for the Otay Ranch Village Two Sectional Planning Area (SPA) Plan.

Staff Recommendation: Council adopt the resolution.

8. [18-0142](#)

A. RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CHULA VISTA APPROVING A JOINT USE AGREEMENT BETWEEN THE CITY OF SAN DIEGO AND THE CITY OF CHULA VISTA FOR THE COLOCATION OF A CITY OF SAN DIEGO WATERLINE WITHIN THE JOINT USE AREA LOCATED IN PORTIONS OF SANTA DIANA ROAD, SANTA VICTORIA ROAD AND THE FUTURE ORTEGA STREET IN THE OTAY RANCH VILLAGE 2 COMMUNITY AND AUTHORIZING THE CITY MANAGER OR HIS DESIGNEE TO EXECUTE THE AGREEMENT

B. RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CHULA VISTA APPROVING A JOINT USE AGREEMENT BETWEEN THE CITY OF SAN DIEGO AND THE CITY OF CHULA VISTA FOR THE COLOCATION OF A CITY OF SAN DIEGO WATERLINE WITHIN THE JOINT USE AREA LOCATED IN PORTIONS OF OLYMPIC PARKWAY, LA MEDIA ROAD, OTAY VALLEY ROAD AND ALL TO BE CONSTRUCTED AND NAMED STREETS IN THE OTAY RANCH VILLAGE 2, VILLAGE 8 WEST, AND VILLAGE 9 COMMUNITIES AND AUTHORIZING THE CITY MANAGER OR HIS DESIGNEE TO EXECUTE THE AGREEMENT

Department: Development Services Department

Environmental Notice: The Project was adequately covered in previously certified Final Second Tier Environmental Impact Report (EIR 02-02) and Final Supplemental Environmental Impact Report (SEIR 12-01) for the Otay Ranch Village Two Sectional Planning Area (SPA) Plan and Tentative Map; Final Environmental Impact Report (EIR 10-03) for the Otay Ranch Village 8 West SPA Plan and Tentative Map; and Final Environmental Impact Report (EIR 10-04) for the Otay Ranch Village 9 SPA Plan and Tentative Map.

Staff Recommendation: Council adopt the resolutions.

9. [18-0153](#) RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CHULA VISTA (1) APPROVING THE 2018/2019 U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT ANNUAL ACTION PLAN FOR THE COMMUNITY DEVELOPMENT BLOCK GRANT, HOME INVESTMENT PARTNERSHIPS ACT GRANT AND THE EMERGENCY SOLUTIONS GRANT; (2) AUTHORIZING THE CITY MANAGER OR HIS DESIGNEE TO EXECUTE AGREEMENTS WITH EACH SUBRECIPIENT; AND (3) AUTHORIZING THE CITY MANAGER OR HIS DESIGNEE TO EXECUTE ANY AND ALL HUD DOCUMENTS RELATED TO THE GRANTS

Department: Development Services Department

Environmental Notice: The Development Services Director has reviewed the proposed activities for compliance with the California Environmental Quality Act (CEQA) and National Environmental Policy Act (NEPA). The proposed activities, with the exception of six, are public services and are not considered "Projects" as defined under Section 15378(b)(5) of the State CEQA Guidelines because the proposals consist of a reporting action, is not for a site specific project(s) and will not result in a direct or indirect physical change in the environment.

The capital improvement projects are categorically excluded under NEPA pursuant to 24 CFR 58.35 (a)(1). These projects are also exempt from CEQA pursuant to §15060(c)(3). The activities will not affect density or land use and will have no significant effect on the environment. This item does not include a specific housing development project. Once an affordable housing project has been defined, environmental review will be required and a CEQA/NEPA determination completed prior to initiation of any related project activity.

Staff Recommendation: Council adopt the resolution.

10. [18-0186](#) RESOLUTION OF THE CITY 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 \$858,740 FOR LAND ACQUISITION AND PRE-DEVELOPMENT EXPENSES AND \$1,036,425 FOR CONSTRUCTION-RELATED COSTS USING HOME INVESTMENT PARTNERSHIP ACT FUNDS FROM THE UNITED STATES DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT TO WAKELAND HOUSING AND DEVELOPMENT CORPORATION OR AN AFFILIATED DEVELOPMENT ENTITY ("DEVELOPER") FOR A NEW DEVELOPMENT TO BE LOCATED AT 748, 750-752, AND 754-760 ANITA STREET; (2) AUTHORIZING THE CITY MANAGER OR HIS DESIGNEE TO NEGOTIATE A FIRST AMENDMENT TO THE EXISTING LOAN DOCUMENTS FOR 750-752 AND 754-760 ANITA STREET TO INCORPORATE 748 ANITA STREET, AND EXECUTE ALL DOCUMENTS RELATED TO THE LOAN AND THE ACQUISITION AND DEVELOPMENT OF THE ADDITIONAL SITE; (3) AUTHORIZING THE CITY MANAGER OR HIS DESIGNEE TO NEGOTIATE AND EXECUTE ALL HOME INVESTMENT PARTNERSHIP ACT DOCUMENTS RELATED TO THE HOME LOAN; AND (4) APPROPRIATING FUNDS IN THE 2017/2018 BUDGET THEREFOR (4/5 VOTE REQUIRED)

Department: Development Services Department

Environmental Notice: The Director of Development Services has reviewed the proposed Project for compliance with the California Environmental Quality Act (CEQA) and has determined that the Project qualifies for a Class 32 infill development categorical exemption (15332) for new residential units on residential property consistent with the Residential Apartment (R-3) zoning designation, therefore no further environmental review or documentation is required.

The City's federal HOME funds from the United States Department of Housing and Urban Development (HUD) funds will also be a source of financial assistance. Therefore, as required by the federal entitlement funds, the project must also be reviewed under the National Environmental Protection Act ("NEPA"). Funding of the loan will be conditioned upon the completion of all required review under NEPA.

Staff Recommendation: Council/Authority adopt the resolution.

11. [18-0177](#) RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CHULA VISTA ACCEPTING \$155,967 FROM THE U.S. DEPARTMENT OF HOMELAND SECURITY AND APPROPRIATING \$77,983 TO THE POLICE GRANTS SECTION OF THE FEDERAL GRANTS FUND FOR THE STATE HOMELAND SECURITY PROGRAM (4/5 VOTE REQUIRED)

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.

Staff Recommendation: Council adopt the resolution.

12. [18-0178](#) RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CHULA VISTA ACCEPTING \$6,007 FROM THE CALIFORNIA GOVERNOR'S OFFICE OF EMERGENCY SERVICES AND APPROPRIATING SAID FUNDS TO THE POLICE GRANTS SECTION OF THE FEDERAL GRANTS FUND FOR THE COVERDELL FORENSIC SCIENCE IMPROVEMENT PROGRAM (4/5 VOTE REQUIRED)

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.

Staff Recommendation: Council adopt the resolution.

13. [18-0179](#) RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CHULA VISTA ACCEPTING \$225,000 FROM THE U.S. DEPARTMENT OF HOMELAND SECURITY AND APPROPRIATING \$25,363 TO THE POLICE GRANTS SECTIONS OF THE FEDERAL GRANT FUND FOR OPERATION STONEGARDEN (4/5 VOTE REQUIRED)

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.

Staff Recommendation: Council adopt the resolution.

14. [18-0180](#) RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CHULA VISTA ACCEPTING \$81,378 FROM THE COUNTY OF SAN DIEGO AND APPROPRIATING SAID FUNDS TO THE POLICE GRANTS SECTIONS OF THE FEDERAL GRANTS FUND FOR REALIGNMENT RESPONSE EFFORTS (4/5 VOTE REQUIRED)

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.

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.

15. [18-0191](#) RESOLUTION OF NECESSITY OF THE CITY OF CHULA VISTA TO ACQUIRE CERTAIN REAL PROPERTY OR INTEREST IN REAL PROPERTY BY EMINENT DOMAIN FOR THE FIRE STATION 9 REPLACEMENT PROJECT -- LOCATED AT 1095 ALPINE AVENUE (4/5 VOTE REQUIRED)

Department: Economic Development Department

Environmental Notice: The Project qualifies for a Categorical Exemption pursuant to the California Environmental Quality Act State Guidelines Section(s) 15303 Class 3 (New Construction or Conversion of Small Structures), Section 15332 Class 32 (In-Fill Development Projects), and Section 15061(b)(3).

Staff Recommendation: Council conduct the public hearing and adopt the resolution.

16. [18-0075](#) A. RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CHULA VISTA APPROVING THE ISSUANCE, SALE AND DELIVERY OF MULTI-FAMILY HOUSING REVENUE BONDS OF THE CHULA VISTA HOUSING AUTHORITY FOR TROLLEY TERRACE AND CORDOVA VILLAGE AFFORDABLE APARTMENTS

B. RESOLUTION OF THE CHULA VISTA HOUSING AUTHORITY REGARDING ITS INTENTION TO ISSUE TAX-EXEMPT OBLIGATIONS FOR A PROPOSED ACQUISITION AND REHABILITATION OF EXISTING AFFORDABLE UNITS AT TROLLEY TERRACE AND CORDOVA VILLAGE AFFORDABLE APARTMENTS

Department: Development Services Department

Environmental Notice: The Project qualifies for a Class 1 Categorical Exemption pursuant to Section 15301 Existing Facilities of the California Environmental Quality Act State Guidelines because it involves the rehabilitation of existing facilities which would not result in an expansion of the existing uses.

Staff Recommendation: Council conduct the public hearing, adopt resolution A, and Authority adopt resolution B.

17. [18-0145](#) A. RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CHULA VISTA MAKING CERTAIN FINDINGS OF FACT; ADOPTING A STATEMENT OF OVERRIDING CONSIDERATIONS; ADOPTING A MITIGATION MONITORING AND REPORTING PROGRAM AND CERTIFYING THE FINAL ENVIRONMENTAL IMPACT REPORT (EIR-17-001; SCH NO. 2016041080) FOR THE OTAY RANCH PORTION OF VILLAGE FOUR SECTIONAL PLANNING AREA PLAN, GENERAL DEVELOPMENT PLAN AMENDMENT AND TENTATIVE MAP PURSUANT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT

B. RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CHULA VISTA APPROVING AMENDMENTS TO THE OTAY RANCH GENERAL DEVELOPMENT PLAN TO REFLECT LAND USE AND POLICY CHANGES FOR APPROXIMATELY 166 ACRES WITHIN THE OTAY RANCH PLANNED COMMUNITY, INCLUDING ASSOCIATED TEXT, MAPS AND TABLES

C. RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CHULA VISTA ADOPTING A NEW PORTION OF VILLAGE FOUR SECTIONAL PLANNING AREA (SPA) PLAN, AND ASSOCIATED REGULATORY DOCUMENTS

D. RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CHULA VISTA APPROVING TENTATIVE MAP CVT-15-03 (PCS15-03) FOR THE PORTION OF VILLAGE FOUR PROJECT, SUBJECT TO THE CONDITIONS CONTAINED IN THE RESOLUTION

E. ORDINANCE OF THE CITY OF CHULA VISTA APPROVING THE SECTIONAL PLANNING AREA (SPA) PLANNED COMMUNITY DISTRICT REGULATIONS FOR THE OTAY RANCH PORTION OF VILLAGE FOUR (FIRST READING)

Department: Development Services Department

Environmental Notice: The proposed Project may have a significant effect on the environment. Therefore, an Environmental Impact Report has been prepared.

Staff Recommendation: 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.

18. [18-0062](#) RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CHULA VISTA, ACTING IN ITS CAPACITY AS THE LEGISLATIVE BODY OF COMMUNITY FACILITIES DISTRICT NO. 16-I (MILLENNIA), AUTHORIZING AND PROVIDING FOR THE ISSUANCE OF SPECIAL TAX BONDS FOR IMPROVEMENT AREA NO. 1 OF SUCH COMMUNITY FACILITIES DISTRICT, APPROVING THE FORM OF BOND INDENTURE, BOND PURCHASE AGREEMENT, PRELIMINARY OFFICIAL STATEMENT AND OTHER DOCUMENTS RELATED THERETO AND AUTHORIZING CERTAIN ACTIONS IN CONNECTION WITH THE ISSUANCE OF SUCH BONDS

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.

Staff Recommendation: Council adopt the resolution.

CITY MANAGER'S REPORTS

MAYOR'S REPORTS

COUNCILMEMBERS' COMMENTS

CITY ATTORNEY'S REPORTS

ADJOURNMENT

to the Regular City Council Meeting on May 22, 2018, 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.

Most Chula Vista City Council meetings, including public comments, are video recorded and aired live on AT&T U-verse channel 99 (throughout the County), on Cox Cable channel 24 (only in Chula Vista), and online at www.chulavistaca.gov. Recorded meetings are also aired on Wednesdays at 7 p.m. (both channels) and are archived on the City's website.

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NOTICE OF REVIEW AND PENDING APPROVAL OF FINAL MAP

In accordance with California Government Code Section 66458(d), notice is hereby given that the City Engineer has reviewed and, immediately following this City Council meeting of May 15, 2018, will approve the following final map:

Chula Vista Tract No. 15-0006, Third Avenue and K Street

Specifically, the City Engineer has caused the map to be examined and has made the following findings:

- (1) The map substantially conforms to the approved tentative map, and any approved alterations thereof and any conditions of approval imposed with said tentative map.*
- (2) The map complies with the provisions of the Subdivision Map Act and any local ordinances applicable at the time of approval of the tentative map.*
- (3) The map is technically correct.*

Said map will be finalized and recorded, unless an interested party files a valid appeal of the City Engineer's action to City Council no later than 2:00 p.m., 10 calendar days from the date of this City Council meeting. A valid appeal must identify the improper/incorrect finding and the basis for such conclusion.

If you have any questions about the map approval findings or need additional information about the map or your appeal rights, please feel free to contact Boushra Salem at (619) 409-5483.