

# City of Chula Vista

## Meeting Minutes - Final

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Tuesday, May 15, 2018

5:00 PM

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

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### SPECIAL MEETING OF THE HOUSING AUTHORITY MEETING JOINTLY WITH THE CITY COUNCIL OF THE CITY OF CHULA VISTA

#### CALL TO ORDER

*A regular meeting of the City Council and a special meeting of the Housing Authority of the City of Chula Vista were called to order at 5:03 p.m. in the Council Chambers, located in City Hall, 276 Fourth Avenue, Chula Vista, California.*

*Mayor Casillas Salas announced, pursuant to AB 23, that she and each Councilmember would receive \$50 for their attendance at that Housing Authority meeting, which was held simultaneously with the City Council meeting.*

#### ROLL CALL:

**Present:** Deputy Mayor Diaz, Councilmember McCann, Councilmember Padilla and Mayor Casillas Salas

**Excused:** Councilmember Aguilar

*Also Present: City Manager Halbert, City Attorney Googins, City Clerk Bigelow, and Deputy City Clerk Larrarte*

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

*Deputy Mayor Diaz led the Pledge of Allegiance.*

#### 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

*Mayor Casillas Salas read the proclamation and Councilmember Padilla presented the proclamation to Chief Kennedy.*

- B. [18-0194](#) PRESENTATION OF A PROCLAMATION PROCLAIMING MAY 2018 NATIONAL BIKE MONTH IN THE CITY OF CHULA VISTA

*Mayor Casillas Salas read the proclamation and Councilmember McCann presented the proclamation to Senior Civil Engineer Rivera.*

- C. [18-0197](#) PRESENTATION REGARDING TEDx CHULA VISTA BY LINCOLN ANTWON LORMEN, CHULA VISTA ELEMENTARY SCHOOL

*Cultural Arts Program Manager Tessitore and Chula Vista Elementary School District Technology Coordinator Lincoln Antwon Lormen gave the presentation.*

- D. [18-0199](#) PRESENTATION REGARDING THE SAN DIEGO AIRPORT AUTHORITY BY IMPERIAL BEACH COUNCILMEMBER MARK WEST

*Imperial Beach Councilmember Mark West gave the presentation.*

### CONSENT CALENDAR (Items 1 - 14)

*Mayor Casillas Salas stated she would be abstaining from voting on Item #4 due to a potential property-related conflict of interest. City Attorney Googins announced that a revised resolution for Item 10 had been distributed to the Council and that action on the item would be with respect to the revised document.*

1. [18-0170](#) APPROVAL OF MINUTES of January 16 and 23, 2018.  
**Recommended Action: Council approve the minutes.**
2. [18-0210](#) WRITTEN COMMUNICATIONS  
Letter of resignation from Thomas Doyle, Citizens' Oversight Committee  
**Recommended Action: Council accept the resignation.**
3. [17-0554](#) RESOLUTION NO. 2018-068 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  
**Recommended Action: Council adopt the resolution.**
4. [18-0156](#) RESOLUTION NO. 2018-069 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  
**Recommended Action: Council adopt the resolution.**
5. [18-0147](#) RESOLUTION NO. 2018-070 OF THE CITY COUNCIL OF THE CITY OF CHULA VISTA ACCEPTING BIDS AND AWARDING 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)  
**Recommended Action: Council adopt the resolution.**

6. [18-0166](#) RESOLUTION NO. 2018-071 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)

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

7. [18-0042](#) RESOLUTION NO. 2018-072 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")

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

8. [18-0142](#) A. RESOLUTION NO. 2018-073 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 NO. 2018-074 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

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

9. [18-0153](#) RESOLUTION NO. 2018-075 OF THE CITY COUNCIL OF THE CITY OF CHULA VISTA APPROVING THE 2018/19 U.S. DEPT. OF HOUSING AND URBAN DEVELOPMENT ANNUAL ACTION PLAN FOR THE COMMUNITY DEVELOPMENT BLOCK GRANT, HOME INVESTMENT PARTNERSHIPS ACT GRANT AND THE EMERGENCY SOLUTIONS GRANT; AUTHORIZING THE CITY MANAGER OR HIS DESIGNEE TO EXECUTE AGREEMENTS WITH EACH SUBRECIPIENT; AND AUTHORIZING THE CITY MANAGER OR HIS DESIGNEE TO EXECUTE ANY AND ALL HUD DOCUMENTS RELATED TO THE GRANTS

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

10. [18-0186](#) RESOLUTION NO. 2018-076 OF THE CITY COUNCIL OF THE CITY OF CHULA VISTA AND HA NO. 2018-002 OF 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)

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

11. [18-0177](#) RESOLUTION NO. 2018-077 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)

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

12. [18-0178](#) RESOLUTION NO. 2018-078 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)

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

13. [18-0179](#) RESOLUTION NO. 2018-079 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)

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

14. [18-0180](#) RESOLUTION NO. 2018-080 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)

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

### Approval of the Consent Calendar

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

**Items 1 through 3 and Items 5 through 14:**

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

**No:** 0

**Abstain:** 0

**ACTION: Item 4:**

**Yes:** 3 - Diaz, McCann and Padilla

**No:** 0

**Abstain:** 1 - Casillas Salas

### ITEMS REMOVED FROM THE CONSENT CALENDAR

*There were none.*

### PUBLIC COMMENTS

*The following members of the public spoke regarding the need for alleyway improvements:*

*-Jack Kuta, Chula Vista resident, representing the Rancho Rios Homeowners Association*

*-Luis Ramos, Chula Vista resident, and he also spoke regarding safety concerns for travelers on Main Street*

*Randy Epstein, Chula Vista resident, representing Crossroads, spoke in support of commercial and industrial development in Chula Vista.*

*William Howard, Chula Vista resident, spoke regarding food truck vendors and the lack of public restrooms.*

### PUBLIC HEARINGS

15. [18-0191](#) RESOLUTION OF NECESSITY NO. 2018-081 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)

*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.*

*Real Property Manager Ryals and Fire Chief Geering gave the presentation.*

*Mayor Casillas Salas opened the public hearing.*

*William Best, Chula Vista resident, spoke in opposition to staff's recommendation.*

*Staff responded to comments by Mr. Best.*

*Outside Counsel Scott Noya and Chief Muns spoke regarding the item.*

*There being no further members of the public who wished to speak, Mayor Casillas Salas closed the public hearing.*

*Council discussion ensued.*

**ACTION: A motion was made by Deputy Mayor Diaz, seconded by Mayor Casillas Salas, to adopt Resolution No. 2018-081, heading read, text waived. The motion carried by the following vote:**

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

**No:** 0

**Abstain:** 0

16. [18-0075](#) A. RESOLUTION NO. 2018-082 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 NO. 2018-003 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

*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.*

*Housing Manager Hines gave the presentation.*

*Mayor Casillas Salas opened the public hearing.*

*There being no members of the public who wished to speak, Mayor Casillas Salas closed the public hearing.*

**ACTION: A motion was made by Councilmember McCann, seconded by Councilmember Padilla, to adopt Council Resolution No. 2018-082 and Housing Authority Resolution No. 2018-003, headings read, text waived. The motion carried by the following vote:**

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

**No:** 0

**Abstain:** 0

17. [18-0145](#)
- A. RESOLUTION NO. 2018-083 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 NO. 2018-084 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 NO. 2018-085 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 NO. 2018-086 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)

*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.*

*Associate Planner Steichen gave the presentation.*

*Mayor Casillas Salas opened the public hearing.*

*Marcela Escobar-Eck, representing Atlantis Group Land Use Consultants, spoke in support of staff's recommendation.*

*The Mayor stated the following individuals were available to answer questions:*

- Chuck Miller, representing Dansk*
- Heather Riley, representing Allen Matkins Law Firm*
- Brian Grover, representing Dudek Consulting*
- Andrew Talbot, representing Dudek Consulting*
- Kathi Riser, representing Atlantis Group Land Use Consultants*

-Katy Cole, representing Fehr & Peers

-Dan Rehm, representing Hunsaker & Associates

There being no further members of the public who wished to speak, Mayor Casillas Salas closed the public hearing.

**ACTION:** A motion was made by Councilmember Padilla, seconded by Councilmember McCann, to adopt Resolution No. 2018-083, heading read, text waived. The motion carried by the following vote:

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

**No:** 0

**Abstain:** 0

**ACTION:** A motion was made by Councilmember Padilla, seconded by Councilmember McCann, to adopt Resolution Nos. 2018-084, 2018-085, and 2018-086, and place the above ordinance (Item 17E) on first reading, headings read, text waived. The motion carried by the following vote:

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

**No:** 0

**Abstain:** 0

## ACTION ITEMS

18. [18-0062](#) RESOLUTION NO. 2018-087 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

**ACTION:** A motion was made by Mayor Casillas Salas, seconded by Councilmember McCann, to adopt Resolution No. 2018-087, heading read, text waived. The motion carried by the following vote:

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

**No:** 0

**Abstain:** 0

## CITY MANAGER'S REPORTS

City Manager Halbert gave an update on the Bayfront development.



**MAYOR'S REPORTS**

Mayor Casillas Salas thanked the Youth Sports Council for replacing the irrigation heads at Rohr Park. She spoke regarding the following recent events: the re-opening of the Len Moore Skate Park, the 2nd annual Neighbor Day event, a drone testing conference, and she stated that the City was designated by the Department of Transportation as one of 10 cities to test drones. She congratulated the Chula Vista fire fighter graduates and reported on the Atlantic Lake Leadership Group where she spoke on a panel regarding technology.

**COUNCILMEMBERS' COMMENTS**

Councilmember Padilla spoke regarding the recent community dialogue on public safety. He reported that the California Coastal Commission would be meeting in Chula Vista in June. He wished Francisco Estrada and Albert Velasquez a happy birthday.

Mayor wished Deputy Mayor Diaz a happy birthday.

Councilmember McCann thanked Police Chief Kennedy and the officers who attended Coffee with a Cop. He reported his attendance at the following: the grand re-opening of the Len Moore Skate Park, Eastlake Cycle, a public safety staffing forum for District 1, the recent fire fighter graduation ceremony, and an Eagle Scout Ceremony.

**CITY ATTORNEY'S REPORTS**

City Attorney Googins provided an update on the status of the litigation regarding Tijuana River sewage.

Mayor Casillas Salas congratulated staff on their work toward Chula Vista being awarded grant funding to support the City's services.

**ADJOURNMENT**

At 6:49 p.m., the meeting was adjourned to the Regular City Council Meeting on May 22, 2018, at 5:00 p.m., in the Council Chambers.

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Kerry K. Bigelow, MMC, City Clerk