



MEETING OF THE CITY COUNCIL

Agenda

Mary Casillas Salas, Mayor
Patricia Aguilar, Councilmember
Pamela Bensoussan, Councilmember
John McCann, Councilmember

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

Tuesday, December 16, 2014

2:00 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

REVISED 12/12/2014

Notice is hereby given that the Mayor of the City of Chula Vista has called and will convene Special Meeting of the Housing Authority meeting jointly with the City Council on Tuesday, December 16, 2014, at 2:00 p.m. in the Council Chambers, located at 276 Fourth Ave, Bldg A, Chula Vista, California to consider items on this agenda.

CALL TO ORDER

ROLL CALL:

Councilmembers Aguilar, Bensoussan, McCann and Mayor Salas

PLEDGE OF ALLEGIANCE TO THE FLAG AND MOMENT OF SILENCE

SPECIAL ORDERS OF THE DAY

- A. 14-0709 OATHS OF OFFICE
Nancy Sedgwick, Resource Conservation Commission
Jorge Marroquin and Jerry Munoz, Safety Commission
B. 14-0654 INTRODUCTION BY KELLEY BACON, DEPUTY CITY MANAGER, OF EMPLOYEE OF THE MONTH OLGA BERDIAL, SPECIAL EVENTS COORDINATOR

- C. [14-0694](#) PRESENTATION OF A PROCLAMATION TO CHULA VISTA POLICE DEPARTMENT CAPTAIN GARY FICACCI ON 26 YEARS OF SERVICE TO THE CITY OF CHULA VISTA
- D. [14-0618](#) PRESENTATION BY PUBLIC WORKS RECYCLING SPECIALIST MANUEL MEDRANO AND COMPUTERS 2 SAN DIEGO KIDS EXECUTIVE DIRECTOR CHERI PIERRE PRESENTING COMPUTER DONATIONS TO SOUTH BAY COMMUNITY SERVICES' YOUTH IN TRANSITION PROGRAM
- E. [14-0697](#) PRESENTATION BY DR. EMERALD RANDOLPH REGARDING THE 2014 CHRISTMAS IN OCTOBER PROGRAM IN THE CITY OF CHULA VISTA
- F. [14-0718](#) PRESENTATION OF STARLIGHT PARADE AWARDS

CONSENT CALENDAR (Items 1 - 15)

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. [14-0712](#) APPROVAL OF MINUTES of December 2, and December 9, 2014.

Staff Recommendation: Council approve the minutes.

2. [14-0701](#) A. ORDINANCE OF THE CITY OF CHULA VISTA APPROVING THE SECTIONAL PLANNING AREA (SPA) PLANNED COMMUNITY DISTRICT REGULATIONS FOR OTAY RANCH VILLAGE THREE NORTH AND A PORTION OF FOUR (SECOND READING AND ADOPTION)
- B. ORDINANCE OF THE CITY OF CHULA VISTA APPROVING THE SECTIONAL PLANNING AREA (SPA) PLANNED COMMUNITY DISTRICT REGULATIONS FOR OTAY RANCH VILLAGE EIGHT EAST (SECOND READING AND ADOPTION)

C. ORDINANCE OF THE CITY OF CHULA VISTA APPROVING THE SECTIONAL PLANNING AREA (SPA) PLANNED COMMUNITY DISTRICT REGULATIONS FOR OTAY RANCH VILLAGE TEN (SECOND READING AND ADOPTION)

Department: Development Services Department

Staff Recommendation: Council adopt the ordinances.

3. [14-0702](#) A. ORDINANCE OF THE CITY OF CHULA VISTA APPROVING A FIRST AMENDMENT TO THE RESTATED AND AMENDED PRE-ANNEXATION DEVELOPMENT AGREEMENT BETWEEN SSBT LCRE V, LLC AND THE CITY OF CHULA VISTA (FORMER SNMB DEVELOPMENT AGREEMENT) (SECOND READING AND ADOPTION)

B. ORDINANCE OF THE CITY OF CHULA VISTA APPROVING A FIRST AMENDMENT TO THE RESTATED AND AMENDED PRE-ANNEXATION DEVELOPMENT AGREEMENT BETWEEN SSBT LCRE V, LLC AND THE CITY OF CHULA VISTA (FORMER JEWELS OF CHARITY DEVELOPMENT AGREEMENT) (SECOND READING AND ADOPTION)

Department: Development Services Department

Staff Recommendation: Council adopt the ordinances.

4. [14-0667](#) REPORT REGARDING THE DEVELOPMENT IMPACT FEE, PARKLAND ACQUISITION AND DEVELOPMENT FEE, AND TRUNK SEWER CAPITAL RESERVE FUNDS FOR THE FISCAL YEAR ENDED JUNE 30, 2014

Department: Finance Department

Staff Recommendation: Council receive the report.

5. [14-0682](#) RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CHULA VISTA ACCEPTING \$179,239 FROM THE U.S. DEPARTMENT OF HOMELAND SECURITY AND APPROPRIATING SAID FUNDS TO THE FEDERAL GRANTS FUND FOR THE STATE HOMELAND SECURITY PROGRAM (4/5 VOTE REQUIRED)

Department: Police Department

Staff Recommendation: Council adopt the resolution.

6. [14-0683](#) RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CHULA VISTA ACCEPTING \$500,000 FROM THE U.S. DEPARTMENT OF HOMELAND SECURITY, AUTHORIZING THE POLICE DEPARTMENT TO PURCHASE RADIO EQUIPMENT FROM AVIAT U.S., INC. VIA THE COUNTY OF SAN DIEGO'S CONTRACT NUMBER 547601 AND APPROPRIATING SAID FUNDS TO THE FEDERAL GRANTS FUND FOR THE URBAN AREA SECURITY INITIATIVE (4/5 VOTE REQUIRED)

Department: Police Department

Staff Recommendation: Council adopt the resolution.

7. [14-0689](#) A. RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CHULA VISTA SETTING THE ANNUAL SALARY FOR THE ELECTED CITY ATTORNEY AT \$184,610 EFFECTIVE DECEMBER 9, 2014

B. RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CHULA VISTA AMENDING THE COMPENSATION SCHEDULE AND CLASSIFICATION PLAN TO REFLECT THE ADDITION OF THE DIRECTOR OF HUMAN RESOURCES POSITION TITLE; CHANGE IN THE BARGAINING UNIT DESIGNATION FOR THE SENIOR POLICE TECHNOLOGY SPECIALIST; AMENDING THE AUTHORIZED POSITION COUNT IN THE HUMAN RESOURCES DEPARTMENT WITH NO NET CHANGE IN AUTHORIZED STAFFING; AND APPROPRIATING FUNDS THEREFOR (4/5 VOTE REQUIRED)

C. RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CHULA VISTA APPROVING THE REVISED FISCAL YEAR 2014/2015 COMPENSATION SCHEDULE AS REQUIRED BY CALIFORNIA CODE OF REGULATIONS, TITLE 2, SECTION 570.5

Department: Human Resources Department

Staff Recommendation: Council adopt the resolutions.

8. [14-0611](#) RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CHULA VISTA REQUESTING THE SAN DIEGO METROPOLITAN TRANSIT SYSTEM APPROVE THE USE OF CITY OF CHULA VISTA PRIOR-YEAR UNALLOCATED TRANSPORTATION DEVELOPMENT ACT ARTICLE 4.0 FUNDS IN THE AMOUNT OF \$261,556 FOR THE REHABILITATION OF THE PUBLIC WORKS CENTER/TRANSIT YARD PAVEMENT; ESTABLISHING A NEW CAPITAL IMPROVEMENT PROJECT "PUBLIC WORKS CENTER/TRANSIT YARD PAVEMENT PROJECT" (GG224); AND APPROPRIATING \$261,556 OF TRANSPORTATION DEVELOPMENT ACT FUNDS TO THE GG224 PROJECT (4/5 VOTE REQUIRED)

Department: Public Works Department

Staff Recommendation: Council adopt the resolution.

9. [14-0666](#) RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CHULA VISTA AMENDING THE FISCAL YEAR 2015 BUDGET TO APPROPRIATE \$21,881 OF UNSPENT SOLAR PHOTOVOLTAIC PROJECT (PHASE 2) FUNDS AND \$3,124 OF UNANTICIPATED REVENUE FROM THE COOL CALIFORNIA CHALLENGE IN ORDER TO SUPPORT ADDITIONAL ENERGY EFFICIENCY AND SUSTAINABILITY PROJECTS (4/5 VOTE REQUIRED)

Department: Public Works Department

Staff Recommendation: Council adopt the resolution.

10. [14-0681](#) RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CHULA VISTA AMENDING THE FISCAL YEAR 2014/2015 CIP BUDGET BY APPROPRIATING \$200,620 FROM THE AVAILABLE BALANCE OF THE TDIF FUND AND \$2,001,840 OF HIGHWAY BRIDGE PROGRAM (HBP) FUNDS BASED ON UNANTICIPATED REVENUE TO CIP NO. STL-384 (4/5 VOTE REQUIRED)

Department: Public Works Department

Staff Recommendation: Council adopt the resolution.

11. [14-0686](#) RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CHULA VISTA APPROPRIATING \$39,636.40 FROM THE OPEN SPACE DISTRICT 31 FUND FOR THE REPLACEMENT OF THE TOT LOT LOCATED ON SAINT CLAIRE DRIVE IN OPEN SPACE DISTRICT 31 (4/5 VOTE REQUIRED)

Department: Public Works Department

Staff Recommendation: Council adopt the resolution.

12. [14-0696](#) RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CHULA VISTA APPROVING THE AMENDED AGREEMENT WITH THE COUNTY OF SAN DIEGO PROBATION DEPARTMENT FOR THE PROVISION OF WORK CREWS, AND AUTHORIZING THE PURCHASING AGENT TO APPROVE AND EXECUTE AMENDMENTS TO THE AGREEMENT UNTIL TERMINATED BY MUTUAL CONSENT

Department: Public Works Department

Staff Recommendation: Council adopt the resolution.

13. [14-0700](#) RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CHULA VISTA AMENDING THE CONTRACT FOR CITYWIDE STREET SWEEPING SERVICES TO CANNON PACIFIC SERVICES, INC. TO INCREASE THE COST OF SWEEPING CITY PARKING LOTS

Department: Public Works Department

Staff Recommendation: Council adopt the resolution.

14. [14-0704](#) RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CHULA VISTA AMENDING A MEMORANDUM OF UNDERSTANDING WITH THE SAN DIEGO ASSOCIATION OF GOVERNMENTS REGARDING AN ENVIRONMENTAL DOCUMENT FOR LIGHT RAIL TROLLEY GRADE SEPARATIONS AND STATIONS TO THE BLUE LINE LIGHT RAIL, AUTHORIZING THE CITY ATTORNEY TO MAKE SUCH NON-SUBSTANTIVE CHANGES DEEMED NECESSARY FOR THE BENEFIT OF THE CITY, AND AUTHORIZING AND DIRECTING THE MAYOR TO EXECUTE THE AGREEMENT

Department: Public Works Department

Staff Recommendation: Council adopt the resolution.

15. [14-0599](#) RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CHULA VISTA APPROVING THE SPONSORSHIP OF THE 2015 HARBORFEST EVENT; APPROVING THE AGREEMENT WITH MCFARLANE PROMOTIONS TO COORDINATE CHULA VISTA HARBORFEST 2015; AND APPROVING AN APPROPRIATION FROM THE GENERAL FUND OF \$7,500 FOR INITIAL PAYMENT TO MCFARLANE PROMOTIONS (4/5 VOTE REQUIRED)

Department: City Manager

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.

16. [14-0628](#) CONSIDERATION OF APPROVAL OF A TENTATIVE SUBDIVISION MAP TO SUBDIVIDE A .98-ACRE SITE INTO FIVE (5) SINGLE-FAMILY LOTS FOR INDIVIDUAL OWNERSHIP AT 386 DATE STREET; APPLICANT: IBERIA PROJECT MANAGEMENT, LLC

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CHULA VISTA APPROVING TENTATIVE SUBDIVISION MAP PCS-13-01 TO SUBDIVIDE A .98-ACRE SITE INTO FIVE (5) SINGLE-FAMILY LOTS FOR INDIVIDUAL OWNERSHIP LOCATED AT 386 DATE STREET

Department: Development Services Department

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

17. [14-0684](#) CONSIDERATION OF THE ISSUANCE OF TAX-EXEMPT OBLIGATIONS WITH RESPECT TO PROPOSED FINANCING OF THE DEVELOPMENT OF A 126-UNIT SENIOR AND 84-UNIT AFFORDABLE HOUSING DEVELOPMENT IN THE MILLENIA COMMUNITY

A. RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CHULA VISTA APPROVING THE ISSUANCE, SALE AND DELIVERY OF MULTIFAMILY HOUSING REVENUE BONDS OF THE HOUSING AUTHORITY OF THE CITY OF CHULA VISTA FOR MILLENIA SENIOR AFFORDABLE APARTMENTS

B. RESOLUTION OF THE HOUSING AUTHORITY OF THE CITY OF CHULA VISTA REGARDING ITS INTENTION TO ISSUE TAX-EXEMPT OBLIGATIONS FOR A PROPOSED DEVELOPMENT OF THE MILLENIA SENIOR AFFORDABLE APARTMENTS

C. RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CHULA VISTA APPROVING THE ISSUANCE, SALE AND DELIVERY OF MULTIFAMILY HOUSING REVENUE BONDS OF THE HOUSING AUTHORITY OF THE CITY OF CHULA VISTA FOR MILLENIA AFFORDABLE APARTMENTS

D. RESOLUTION OF THE HOUSING AUTHORITY OF THE CITY OF CHULA VISTA REGARDING ITS INTENTION TO ISSUE TAX-EXEMPT OBLIGATIONS FOR A PROPOSED DEVELOPMENT OF THE MILLENIA AFFORDABLE APARTMENTS

Department: Development Services Department

Staff Recommendation: Council conduct the public hearing, and adopt resolutions A and C; Authority adopt resolutions B and D.

18. [14-0640](#) CONSIDERATION OF AMENDMENTS TO THE GROWTH MANAGEMENT ORDINANCE (CHAPTER 19.09 OF THE CHULA VISTA MUNICIPAL CODE), AND THE GROWTH MANAGEMENT PROGRAM IMPLEMENTATION MANUAL; TO REPLACE THE THRESHOLD STANDARDS, GROWTH MANAGEMENT OVERSIGHT COMMITTEE POLICY AND THE GROWTH MANAGEMENT PROGRAM DOCUMENT

Department: Development Services Department

Staff Recommendation: Council open the public hearing and continue the item to January 13, 2015.

19. [14-0656](#) CONSIDERATION OF AMENDING CHAPTER 12 (SEWER FEES) OF THE CITY'S MASTER FEE SCHEDULE

Department: Public Works Department

Staff Recommendation: Council open the public hearing and continue the item to January 6, 2015.

BOARD AND COMMISSION REPORTS

20. [14-0591](#) RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CHULA VISTA APPROVING A CONSULTANT AGREEMENT WITH Q2 DATA & RESEARCH, LLC TO PROVIDE DISTRICT MAPPING CONSULTANT SERVICES TO THE DISTRICTING COMMISSION; APPROVING THE PROPOSED DISTRICTING COMMISSION BUDGET, AND APPROPRIATING FUNDS, ACCORDINGLY (4/5 VOTE REQUIRED)

Department: City Attorney

Staff Recommendation: Council adopt the resolution.

CITY MANAGER'S REPORTS

MAYOR'S REPORTS

21. [14-0664](#) Appointment of Deputy Mayor

22. [14-0665](#) APPOINTMENT OF CITY COUNCILMEMBERS TO OUTSIDE AGENCIES:
- Chula Vista Veterans Home Support Foundation - Member
 - Chula Vista Veterans Home Support Foundation - Alternate
 - International Council for Local Environmental Initiatives (ICLEI) - Environmental Lead
 - International Council for Local Environmental Initiatives (ICLEI) - Alternate
 - League of California Cities, San Diego Division - Member
 - League of California Cities, San Diego Division - Alternate
 - Metropolitan Transit System Board of Directors (MTS) - Member
 - Metropolitan Transit System Board of Directors (MTS) - Alternate
 - Metropolitan Wastewater Commission (Metro) - Member
 - Metropolitan Wastewater Commission (Metro) - Alternate
 - Otay Valley Regional Park (OVRP) Policy Committee and Preserve Owner Manager (POM) - Member
 - Otay Valley Regional Park (OVRP) Policy Committee and Preserve Owner Manager (POM) - Alternate
 - San Diego Association of Governments (SANDAG) Board of Directors - Member
 - San Diego Association of Governments (SANDAG) Board of Directors - Alternates (2)
 - San Diego Association of Governments (SANDAG) Bayshore Bikeway Committee
 - South County Economic Development Council (EDC) - Member
 - South County Economic Development Council (EDC) - Alternate
23. [14-0714](#) CONSIDERATION OF HOLDING A SPECIAL MEETING TO CONDUCT INTERVIEWS TO FILL THE VACANCY ON THE CITY COUNCIL, AND DISCUSSION AND POSSIBLE DIRECTION TO STAFF REGARDING RELATED PROCESSES
24. [14-0695](#) COUNCIL DISCUSSION AND POSSIBLE ACTION REGARDING CHANGING THE TIME OF REGULAR CITY COUNCIL MEETINGS

COUNCILMEMBERS' COMMENTS

ADJOURNMENT

to the Regular City Council Meeting on January 6, 2015, 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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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 December 16, 2014, will approve the following final map:

Chula Vista Tract No. 12-02, Otay Ranch Village 2 North, Neighborhood R-10A, 24 multi-family units located on 1.069 acres south of Olympic Parkway and west of La Media Road.

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 Tom Adler at (619) 409-5483.