

City of Chula Vista

Meeting Minutes - Draft

Tuesday, October 1, 2019

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

CALL TO ORDER

A special meeting of the Housing Authority meeting jointly with the City Council of the City of Chula Vista was called to order at 5:06 p.m. in the Council Chambers, located in City Hall, 276 Fourth Avenue, Chula Vista, California.

ROLL CALL:

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

Also Present: City Manager Halbert, City Attorney Googins, City Clerk Bigelow, and Assistant City Clerk Turner

PLEDGE OF ALLEGIANCE TO THE FLAG AND MOMENT OF SILENCE

Councilmember McCann led the Pledge of Allegiance.

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

CONSENT CALENDAR (Items 1 - 4)

Item 1 was removed from the Consent Calendar at the request of Councilmember Diaz.

2. [19-0453](#) RESOLUTION NO. 2019-190 OF THE CITY COUNCIL OF THE CITY OF CHULA VISTA AUTHORIZING THE SUBMITTAL OF AN APPLICATION FOR THE CALIFORNIA DEPARTMENT OF TRANSPORTATION SUSTAINABLE COMMUNITIES GRANT PROGRAM FOR THE CHULA VISTA NEIGHBORHOOD ELECTRIC VEHICLE TRANSPORTATION PLAN

Recommended Action: Council adopt the resolution.

3. [19-0435](#) RESOLUTION NO. 2019-191 OF THE CITY COUNCIL OF THE CITY OF CHULA VISTA MAKING VARIOUS AMENDMENTS TO THE FISCAL YEAR 2018/19 BUDGET TO ADJUST FOR VARIANCES AND APPROPRIATING FUNDS THEREFOR (4/5 VOTE REQUIRED)

Recommended Action: Council adopt the resolution.

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4. [19-0460](#) RESOLUTION NO. 2019-192 OF THE CITY COUNCIL OF THE CITY OF CHULA VISTA ACCEPTING THE 2018 STAFFING FOR ADEQUATE FIRE AND EMERGENCY RESPONSE GRANT AWARD FROM THE U.S. DEPARTMENT OF HOMELAND SECURITY, FEDERAL EMERGENCY MANAGEMENT AGENCY TO HIRE 12 FIREFIGHTERS

Recommended Action: Council adopt the resolution.

Approval of the Consent Calendar

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

Yes: 5 - Diaz, Galvez, McCann, Padilla and Casillas Salas

No: 0

Abstain: 0

ITEMS REMOVED FROM THE CONSENT CALENDAR

1. [19-0436](#) RESOLUTION NO. 2019-189 OF THE CITY COUNCIL OF THE CITY OF CHULA VISTA AMENDING CHAPTER 4 (GENERAL BUSINESS FEES) OF THE CITY'S MASTER FEE SCHEDULE RELATING TO COMMERCIAL CANNABIS LICENSE FEES

Councilmember Diaz stated his opposition to the item.

ACTION: A motion was made by Mayor Casillas Salas, seconded by Councilmember McCann, to adopt Resolution No. 2019-189, heading read, text waived. The motion carried by the following vote:

Yes: 4 - Galvez, McCann, Padilla and Casillas Salas

No: 1 - Diaz

Abstain: 0

PUBLIC COMMENTS

The following members of the public spoke in opposition to the Drag Queen Story Time program:

- John Moore
- Michael Brault, Chula Vista resident
- Mary Mayer Oakes
- Eli Komai
- Lillie Hebert, representing Mass Resistance
- Greg Martinez, Chula Vista Resident
- Ruben Serrano, representing SPX Lifesavers

The following members of the public submitted written documentation in opposition to the Drag Queen Story Time program and did not wish to speak:

- Lois Morera
- Martha Doiron

Brian Wilson spoke regarding development impact fees.

Sean Lowery, representing the Fire Fighters Foundation and Darin Gray, representing Vulcan, announced the 3rd Annual Quarry Crusher Run.

PUBLIC HEARINGS

5. [19-0370](#) ORDINANCE OF THE CITY OF CHULA VISTA AMENDING CHAPTER 3.50 OF THE CHULA VISTA MUNICIPAL CODE (DEVELOPMENT IMPACT FEES TO PAY FOR VARIOUS PUBLIC FACILITIES) (FIRST READING)

Item 5 was continued to the meeting of October 15, 2019.

6. [19-0461](#) A. RESOLUTION NO. 2019-193 OF THE CITY COUNCIL OF THE CITY OF CHULA VISTA APPROVING THE ISSUANCE, SALE AND DELIVERY OF MULTIFAMILY HOUSING REVENUE BONDS OF THE CHULA VISTA HOUSING AUTHORITY FOR OTAY RANCH APARTMENTS
- B. RESOLUTION NO. 2019-005 OF THE CHULA VISTA HOUSING AUTHORITY REGARDING ITS INTENTION TO ISSUE TAX-EXEMPT OBLIGATIONS FOR THE PROPOSED DEVELOPMENT OF OTAY RANCH 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 Manger Hines and Sr. Management Analyst Dorado gave a presentation on the item and answered questions of the Council.

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 Galvez, to adopt City Council Resolution No. 2019-193 and Housing Authority Resolution No. 2019-005, headings read, text waived. The motion carried by the following vote:

Yes: 5 - Diaz, Galvez, McCann, Padilla and Casillas Salas

No: 0

Abstain: 0

ACTION ITEMS

7. [19-0456](#) A. REPORT AND REQUEST FOR CITY COUNCIL DIRECTION REGARDING ACCESSORY DWELLING UNITS AND JUNIOR ACCESSORY DWELLING UNITS
- B. ORDINANCE OF THE CITY OF CHULA VISTA AMENDING CHULA VISTA MUNICIPAL CODE SECTIONS 19.58.022 (ACCESSORY DWELLING UNITS) AND 19.58.023 (JUNIOR ACCESSORY DWELLING UNITS) TO REMOVE THE OWNER OCCUPANCY REQUIREMENT (FIRST READING)

Assistant Development Services Director Allen spoke regarding the item and suggested that Item 7B be continued to a future meeting in order to take into account new state regulations which were expected to be adopted. Staff answered questions of the Council.

Mayor Casillas Salas spoke in support of staff's work on the issue in anticipating forthcoming state regulations.

Councilmember McCann requested information regarding accessibility of accessory dwelling units (ADUs) by first responders.

Councilmember Galvez spoke in support of better marking and more consistent addressing of ADUs for public safety access. She also spoke in support of including public safety, the Planning Commission, the Housing Commission, PSAR, and other stakeholders in discussions regarding ADU regulations.

Councilmember Diaz expressed concern regarding the fee waiver program.

Deputy Mayor Padilla spoke in support of providing an affordable opportunity to continue to produce affordable housing. He requested additional information on the City of San Diego's fee waiver program.

The following members of the public spoke in support of the item:

- Carmen Goldilla, Chula Vista resident
- Robert Calloway, Chula Vista resident, representing Pacific Southwest Association of Realtors
- Richard D'Ascoli, representing Pacific Southwest Association of Realtors
- Tracy Hollingsworth, representing Pacific Southwest Association of Realtors
- Pat Russiano, representing Pacific Southwest Association of Realtors
- Ramiro Gonzalez, Chula Vista resident

Maria Wilson, Chula Vista resident, submitted written documentation, but did not wish to speak.

Item 7B was continued to the meeting of October 22, 2019.

CITY MANAGER'S REPORTS

City Manager Halbert announced the need for a City Council meeting on October 8, 2020, to discuss a Bayfront financing agreement.

MAYOR'S REPORTS

8. [19-0463](#) RATIFICATION OF APPOINTMENTS TO THE BOARD OF ETHICS OF THE FOLLOWING:
- Isidro Barragan
 - Karla Chinn
 - Stephanie Teel
 - Carmen Torres
 - Alex Welling

ACTION: A motion was made by Councilmember McCann, seconded by Councilmember Galvez, that the above appointments be ratified. The motion carried by the following vote:

Yes: 5 - Diaz, Galvez, McCann, Padilla and Casillas Salas

No: 0

Abstain: 0

At the request of Mayor Casillas Salas, there was consensus of the Council to add an item to the agenda of October 22, 2019 to consider City endorsement of Project Ruth - Remember Us the Holocaust exhibit which would be held at the Civic Center Library.

At the request of Mayor Casillas Salas, there was consensus of the Council to direct staff to identify the impacts of SB 922 (2011), regarding public contracts, and existing City law to minimize risk and safeguard potential state funding for City projects, and to propose a potential ballot measure for Council consideration.

Mayor Casillas Salas gave an update on the Bayfront Financing Authority and reported on her attendance at the following events: Bonita Melodrama; groundbreaking of the Chula Vista Bayfront Sweetwater Path and RV Center; Boy Scout event at which she was named Citizen of the Year; Williams Aerospace and Manufacturing grand opening; Joint University Subcommittee update on the Southwestern College Campus Master Plan; South Bay Community Change Their Lives event; and San Diego County Binational Health Week opening ceremony.

COUNCILMEMBERS' COMMENTS

Councilmember Galvez announced a Broadway Business Mixer, which would highlight public safety and economic vitality on Broadway.

At the request of Councilmember Galvez, there was consensus of the Council to direct staff to report on efforts to underground electrical utilities and prepare for 5G, and to report options to accelerate financing for the efforts.

Councilmember Diaz requested consensus of the Council to direct staff to draft a policy that would give citizens the ability to provide input to the Council before controversial events are held. There was no consensus.

Councilmember McCann reported on his attendance at Bonitafest and the Bonita Melodrama.

CITY ATTORNEY'S REPORTS

There were none.

ADJOURNMENT

The meeting was adjourned at 7:16 p.m.

Minutes prepared by: Tyshar L. Turner, Assistant City Clerk

Kerry K. Bigelow, MMC, City Clerk