



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, July 17, 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, July 17, 2018, at 5:00 p.m. in the Council Chambers, located at 276 Fourth Avenue, Building A, Chula Vista, California to consider 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. [18-0293](#) 20TH ANNIVERSARY CELEBRATION OF CHULA VISTA'S OUTDOOR AMPHITHEATRE (NOW CALLED MATTRESS FIRM) AND PRESENTATION OF ORIGINAL MODEL OF AMPHITHEATRE DESIGN FROM DEVELOPER CHRIS BITTERLIN

CONSENT CALENDAR (Items 1 - 8)

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. [18-0322](#) WRITTEN COMMUNICATIONS

Letter from Councilmember Aguilar requesting an excused absence from the June 19, 2018 council meeting.

Recommended Action: Council excuse the absence.

2. [18-0320](#) ORDINANCE OF THE CITY OF CHULA VISTA ADDING CHAPTER 19.100 TO THE MUNICIPAL CODE TO ADOPT AND ESTABLISH AN URBAN AGRICULTURE INCENTIVE ZONE (SECOND READING AND ADOPTION)

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

Recommended Action: Council adopt the ordinance.

3. [18-0321](#) A. ORDINANCE OF THE CITY OF CHULA VISTA APPROVING AMENDMENTS TO THE EASTERN URBAN CENTER PLANNED COMMUNITY DISTRICT REGULATIONS AND DESIGN PLAN (FORM BASED CODE) FOR 207 ACRES OF LAND IN THE EASTERN URBAN CENTER PORTION OF THE OTAY RANCH RELATING TO MODIFICATIONS IN THE OVERALL BUILDOUT INTENSITY, BUILDING HEIGHTS AND DISTRICT 6 REGULATIONS (SECOND READING AND ADOPTION)

B. ORDINANCE OF THE CITY OF CHULA VISTA APPROVING THE FIRST AMENDMENT TO THE DEVELOPMENT AGREEMENT BETWEEN THE CITY OF CHULA VISTA AND SLF IV - MILLENIA, LLC (SECOND READING AND ADOPTION)

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 was adequately covered in previously adopted Final Environmental Impact Report for the Eastern Urban Center (Millenia) Sectional Planning Area (SPA) Plan (FEIR 07-01) (SCH#2007041074). The Development Services Director has determined that only minor technical changes or additions to this document are necessary and that none of the conditions described in Section 15162 of the State CEQA Guidelines calling for the preparation of a subsequent document have occurred; therefore, the Development Service Director has prepared an Addendum to FEIR 07-01.

Recommended Action: Council adopt the ordinances.

4. [18-0270](#) RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CHULA VISTA ADOPTING AN AMENDMENT TO THE OTAY VALLEY REGIONAL PARK CONCEPT PLAN

Department: Development Services Department

Environmental Notice: The Project qualifies for a Statutory Exemption pursuant to Section 15262 (Feasibility and Planning Studies) pursuant to the California Environmental Quality Act State Guidelines.

Recommended Action: Council adopt the resolution.

5. [18-0137](#) RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CHULA VISTA ACCEPTING BIDS AND AWARDED THE CONTRACT FOR THE "CMP REHABILITATION OUTSIDE RIGHT-OF-WAY FY2017/2018 - MEASURE P (DRN0211)" PROJECT TO SPINIELLO COMPANIES IN THE AMOUNT OF \$4,169,940

Department: Engineering Department

Environmental Notice: The Director of Development Services has reviewed the proposed project for compliance with CEQA and has determined that the project qualifies for Class 1 Categorical Exemptions pursuant to Section 15301, Class 1 [b] (Existing Facilities) of the CEQA State Guidelines. Consistent with Section 15301(b), the proposed actions would not result in a significant effect on the environment, create a cumulative impact, damage a scenic highway, be located on site pursuant to Section 65962.5, or cause a substantial adverse change in the significance of a historical resource. The project involves no expansion of an existing use. Thus, no further environmental review is necessary.

Recommended Action: Council adopt the resolution.

6. [18-0198](#) RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CHULA VISTA AUTHORIZING THE SUBMITTAL OF THE ACTIVE TRANSPORTATION PROGRAM - CYCLE 4 GRANT APPLICATIONS AND STATING THE CITY'S ASSURANCE TO COMPLETE THE PROJECTS

Department: Engineering Department

Environmental Notice: The activity qualifies for an Exemption pursuant to the California Environmental Quality Act State Guidelines Section 15301 (Existing Facilities); Section 15303 (New Construction or Conversion of Small Structures); Section 15304 (Minor Alterations to Land); Section 15183 (Projects Consistent with a Community Plan or Zoning); and Section 15061(b)(3).

Recommended Action: Council adopt the resolution.

7. [18-0163](#) RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CHULA VISTA APPROVING AN AMENDMENT TO COUNCIL POLICY 102-02 FLAGS, BANNERS - IN PUBLIC RIGHT-OF-WAY, AUTHORIZING A PERMIT PROCESS FOR THE TEMPORARY PLACEMENT OF BANNERS ON CITY-OWNED STREETLIGHT STANDARDS, FENCES OR OTHER CITY-OWNED PROPERTY

Department: City Manager

Environmental Notice: The Project qualifies for a Statutory Exemption pursuant to Section 15268 (Ministerial Projects) of the California Environmental Quality Act State Guidelines.

Recommended Action: Council adopt the resolution.

8. [18-0267](#) RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CHULA VISTA MODIFYING THE APPENDIX TO THE LOCAL CONFLICT OF INTEREST CODE TO ADD THE POSITIONS OF CITY ATTORNEY INVESTIGATOR, CITY LIBRARIAN, CONSTITUENT SERVICES REPRESENTATIVE, DIRECTOR OF COMMUNITY SERVICES, PRINCIPAL TRAFFIC ENGINEER, PARKS AND RECREATION ADMINISTRATOR, PUBLIC WORKS SUPERINTENDENT, REVENUE MANAGER, AND STORMWATER PROGRAM MANAGER TO THE LIST OF OFFICIALS WHO ARE REQUIRED TO FILE PERIODIC STATEMENTS OF ECONOMIC INTERESTS AND DESIGNATING THOSE FILERS AS "LOCAL AGENCY OFFICIALS" FOR PURPOSES OF AB 1234, THEREBY REQUIRING THEM TO PARTICIPATE IN MANDATED ETHICS TRAINING

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.

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.

9. [18-0221](#) A. ORDINANCE OF THE CITY OF CHULA VISTA AMENDING CHULA VISTA MUNICIPAL CODE CHAPTER 19.58 (USES) TO ADD SECTION 19.58.440 (MOBILE FOOD FACILITIES), AMENDING CHAPTER 8.20 (FOOD VENDORS), AMENDING CHAPTER 5.62 (VENDING VEHICLES), AMENDING CHAPTER 10.52 (STOPPING, STANDING, AND PARKING), AND AMENDING CHAPTER 5.07 (MASTER TAX SCHEDULE) (FIRST READING)

B. RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CHULA VISTA AMENDING CHAPTER 14 (PLANNING FEES) OF THE CITY'S MASTER FEE SCHEDULE TO ESTABLISH MOBILE FOOD FACILITY PERMIT FEES

Department: Development Services Department

Environmental Notice: The Project is a legislative activity that qualifies for a Categorical Exemption pursuant to the California Environmental Quality Act State Guidelines Section 15061(b)(3).

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

10. [18-0244](#) 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 ST. REGIS 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 ST. REGIS 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.

Recommended Action: Council conduct the public hearing, adopt resolution A, and Authority adopt resolution B.

11. [18-0245](#) 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 VILLA SERENA 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 VILLA SERENA SENIOR 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.

Recommended Action: Council conduct the public hearing, adopt resolution A, and Authority adopt resolution B.

12. [18-0274](#) ORDINANCE OF THE CITY OF CHULA VISTA APPROVING A DEVELOPMENT AGREEMENT BETWEEN THE CITY OF CHULA VISTA AND NORTH C.V. WATERFRONT L.P. FOR THE DEVELOPMENT OF APPROXIMATELY 33 ACRES OF LAND LOCATED IN THE HARBOR DISTRICT OF THE CHULA VISTA BAYFRONT MASTER PLAN AREA (FIRST READING)

Department: Development Services Department

Environmental Notice: The Development Services Director has reviewed the proposed activity for compliance with the California Environmental Quality Act (CEQA) and has determined that the activity was covered in previously certified Environmental Impact Report UPD#83356-EIR-658/SCH#2005081077. Thus, no additional environmental review is required.

Recommended Action: Council conduct the public hearing and place the ordinance on first reading.

CITY MANAGER'S REPORTS

MAYOR'S REPORTS

COUNCILMEMBERS' COMMENTS

COUNCILMEMBER AGUILAR:

13. [18-0305](#) RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CHULA VISTA OPPOSING POLICIES WHICH SEPARATE, AND SUPPORTING NON-CRIMINAL PROCESSING OF, IMMIGRANT FAMILIES; AND CALLING ON THE U.S. GOVERNMENT TO IMMEDIATELY REUNITE FAMILIES SEPARATED AT THE BORDER

This item was continued from 7/10/2018.

Recommended Action: Council adopt the resolution.

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).

14. [18-0286](#) CONFERENCE WITH LABOR NEGOTIATORS PURSUANT TO GOVERNMENT CODE SECTION 54957.6

Agency designated representatives: Gary Halbert, Glen Googins, Kelley Bacon, David Bilby, Courtney Chase, Ed Prendell and Simon Silva.

Employee organization(s): Mid-Managers/Professional Association/Service Employees International Union, Local 221 (MM/PROF/SEIU)

This item was continued from 7/10/2018.

15. [18-0301](#) CONFERENCE WITH REAL PROPERTY NEGOTIATORS PURSUANT TO GOVERNMENT CODE SECTION 54956.8

Property: 318 4th Ave, Chula Vista, CA
Agency Negotiators: Rick Ryals and Eric Crockett
Negotiating Parties: City of Chula Vista and Heritage Group
Under Negotiation: Price and Terms for Acquisition

This item was continued from 7/10/2018.

ADJOURNMENT

to the Regular City Council Meeting on July 24, 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.

Sign up at www.chulavistaca.gov to receive email notifications when City Council agendas are published online.