

# **GROWTH MANAGEMENT OVERSIGHT COMMISSION**

**CITY COUNCIL/PLANNING COMMISSION  
AND GMOC JOINT WORKSHOP**

**DEVELOPMENT SERVICES DEPARTMENT**

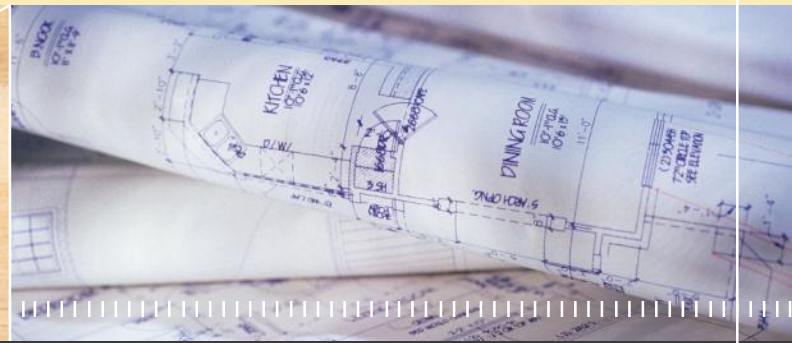


**July 14, 2016**





# GMOC Members



Member	Representing
Armida Torres, Chair	Business
Eric Mosolgo, Vice Chair	Environmental
Michael Lengyel	Development
Duaine Hooker	Education
Javier Rosales	Northeast
Raymundo Alatorre	Northwest
Rodney Caudillo	Southeast
Gloria Juarez	Southwest
Gabriel Gutierrez	Planning Commission



## **Growth Management Oversight Commission (GMOC)**



### **The Purpose of the GMOC:**

- **Implement the City's Growth Management Program; and**
- **Prepare an annual threshold compliance report**



# **GMOC's 2016 Annual Report**



## **Accomplishments:**

- **Completed annual threshold compliance report, meeting 9 times from September-April**
- **Participated in behind-the-scenes tours of the City's three library branches**





# GMOC's 2016 Annual Report



The GMOC's 2016 Annual Report identifies growth management issues and covers the period from **July 1, 2014 – June 30, 2015** and the second half of 2015 and early 2016.



## **GMOC's 2016 Annual Report**



**Focuses on compliance  
with threshold standards for  
11 quality of life topics.**



# Chula Vista's 11 Quality of Life Topics



CITY CONTROL	EXTERNAL	HYBRID
Drainage Fire and Emergency Services Fiscal Libraries Parks and Recreation Police Sewer Traffic	Schools Water	Air Quality and Climate Protection



# GMOC Process



July to July

**City staff prepares Residential Growth Forecast**

**City distributes Growth Forecast and blank threshold compliance questionnaires to applicable departments and agencies for completion**

**GMOC meets with departments and agencies to discuss their completed questionnaires**

**GMOC drafts their annual report**

**GMOC presents their annual report to City Council and Planning Commission at Joint Workshop on July 14**





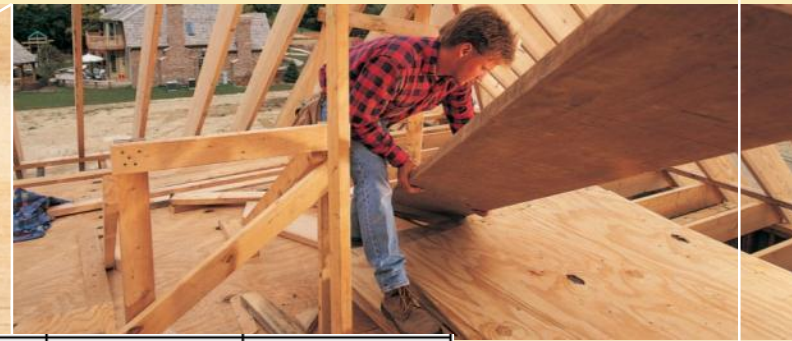
## Introduction



# Armida Torres, Chair



# 2015 Annual Threshold Standard Review Summary



Threshold	Threshold Met	Threshold Not Met	Potential of Future Non-compliance	Adopt/Fund Tactics to Achieve Compliance
1. Libraries		X	X	X
2. Police				
Priority I		X	X	X
Priority II		X	X	X
3. Traffic		X	X	X
4. Fire/EMS		X	X	X
5. Parks and Recreation				
<i>Land</i>	X		X	
<i>Facilities</i>	X		X	
6. Fiscal	X			
7. Drainage	X			
8. Schools				
CV Elementary School District	X			
Sweetwater Union High School District	X			
9. Sewer	X			
10. Air Quality and Climate Protection	Inconclusive due to insufficient information			
11. Water	X			



# Non-Compliant Threshold Standards



- **Libraries**
- **Police – Priority 1 and 2**
- **Traffic**
- **Fire and Emergency Services**



# Libraries



## Threshold Standard:

The city shall not fall below the citywide ratio of 500 gross square feet (GSF) of library space, adequately equipped and staffed, per 1,000 residents.

## Threshold Finding: Non-Compliant





# Libraries



## 3.1.1 Non-Compliant Threshold Standard:

### Issue:

For the past twelve years, the Libraries threshold standard has not been met.



# Libraries



## Recommendation:

**That City Council direct the City Manager to maximize use of available space by finding funding to renovate the Civic Center Library, focusing on the underutilized basement so that it could be accessible to the community, or serve as a revenue resource from potential tenants.**



# Libraries



## **Staff Response:**

***Renovation of the underutilized lower level is underway. Space will be converted to a STEM (Science, Technology, Engineering, Mathematics) lab/maker space in cooperation with Qualcomm and Chula Vista Elementary School District. Estimated completion is July 2016.***



# Police Priority 1



## Threshold Standard:

**Priority 1 – Emergency Calls. Properly equipped and staffed police units shall respond to at least 81% of Priority 1 calls within 7 minutes 30 seconds and shall maintain an average response time of 6 minutes or less for all Priority 1 calls (measured annually).**

Note: For growth management purposes, response time includes dispatch and travel time to the building or site address, otherwise referred to as “received to arrive.”

## Threshold Finding: Non-Compliant





# Police Priority 1



## Priority 1 Calls:

Emergency calls that indicate an immediate response by two officers from any source or assignments. They include life-threatening calls, felony in progress, crimes or accidents with a probability of injury, robbery, and panic alarms and urgency cover calls from officers. Most common in FY14/15 were:

- False Robbery / False Duress Alarms
- Attempted Suicide and Overdose
- Assault



# Police Priority 2



## Threshold Standard:

**Priority 2 – Urgent Calls. Properly equipped and staffed police units shall respond to all Priority 2 calls within 12 minutes or less (measured annually).**

Note: For growth management purposes, response time includes dispatch and travel time to the building or site address, otherwise referred to as “received to arrive.”

## Threshold Finding: Non-Compliant



# Police Priority 2



## Priority 2 Calls:

**Urgent calls that indicate an immediate response by two officers from clear units or those on interruptible activities. They include misdemeanors in progress, crimes or accidents with the possibility of injury and serious non-routine calls (domestic violence or other disturbances with potential for violence). Most common in FY14/15 were:**

- **Domestic Violence**
- **Psychological Evaluations**
- **Traffic Collision**



# Police Priority 1



## **3.2.1 Non-Compliant Priority 1 Threshold Standard**

### **Issue:**

**Despite implementation of a new Priority 1 threshold standard, the threshold standard was not met.**





# Police Priority 1



## Recommendation:

**That the City Council direct the City Manager to monitor the recruitment programs and procedures for police officers so that the department will be properly staffed and response to Priority 1 calls can improve.**



# Police Priority 1



## **Staff Response:**

***As part of the Police Department's Strategic Plan, the "People" initiative prioritizes recruitment and retention programs to develop the best possible staff to carry out the Department's mission. Unfortunately, the Department has the lowest sworn officer to population ratio in the region (0.93 per 1000 residents compared to the regional average of 1.31). Current sworn staffing levels have challenged the Department to meet its response thresholds.***



# Police Priority 1



## **Staff Response - continued:**

***Although adequate staffing has been a concern for the Police Department to meet its GMOC response time thresholds, the Department seeks alternate solutions to meet the thresholds. The Police Department is in the process of updating its Computer-Aided Dispatch (CAD) system, which will include Automated Vehicle Location (AVL) technology. AVL will show dispatchers which units are closest to a given call, which will have a positive impact to police response times.***



# Police Priority 2



## **3.2.2 Non-Compliant Priority 2 Threshold Standard**

### **Issue:**

**Despite implementation of a new Priority 2 threshold standard, the threshold standard was not met.**





# Police Priority 2



## Recommendation and Response

Same as for Priority 1, above.



# Traffic



## Threshold Standard:

**1. Arterial Level of Service (ALOS) for Non-Urban Streets: Those Traffic Monitoring Program (TMP) roadway segments classified as other than Urban Streets in the “Land Use and Transportation Element” of the city’s General Plan shall maintain LOS “C” or better as measured by observed average travel speed on those segments; except, that during peak hours, LOS “D” can occur for no more than two hours of the day.**

### **Notes to Standards:**

- 1. Arterial Segment: LOS measurements shall be for the average weekday peak hours, excluding seasonal and special circumstance variations.**
- 2. The LOS measurement of arterial segments at freeway ramps shall be a growth management consideration in situations where proposed developments have a significant impact at interchanges.**
- 3. Circulation improvements should be implemented prior to the anticipated deterioration of LOS below established standards.**
- 4. The criteria for calculating arterial LOS and defining arterial lengths and classifications shall follow the procedures detailed in the most recent Highway Capacity Manual (HCM) and shall be confirmed by the city’s traffic engineer.**
- 5. Level of service values for arterial segments shall be based on the HCM.**



# Traffic



## Threshold Standard - continued:

**2. Urban Street Level of Service (ULOS):** Those TMP roadway segments classified as Urban Streets in the “Land Use and Transportation Element” of the city’s General Plan shall maintain LOS “D” or better, as measured by observed or predicted average travel speed, except that during peak hours, LOS “E” can occur for no more than two hours per day.

**Threshold Finding: Non-Compliant**



# Traffic



## 3.3.1 Non-Compliant Threshold Standard

NON-COMPLIANT ROADWAY SEGMENTS		
NON-URBAN STREETS	Direction	LEVEL OF SERVICE (LOS) (Threshold allows maximum of 2 hours at LOS D during peak hours)
Otay Lakes Road (East H St./Telegraph Canyon Rd.)	NB	D(4 hours)
	SB	D(4 hours) E(1 hour)
Heritage Road (Telegraph Canyon Rd./Olympic Parkway)	NB	D(6 hours)
	SB	D(5 hours)
URBAN STREETS	Direction	Level of Service (LOS) (Threshold allows maximum of 2 hours at LOS E during peak hours)
None	-	-





# Traffic



## Recommendation:

**That City Council direct the City Manager to support City engineers in their efforts to ensure that a minimum of two lanes of Heritage Road be constructed from Santa Victoria Road to Main Street by the end of calendar year 2016.**



# Traffic



## **Staff Response:**

***The Public Works Department concurs with and accepts the recommendation. Obtaining the 404 permit from the Army Corps of Engineers is still in process, and completion of the Heritage Road extension from Santa Victoria Road to Main Street is expected to be delayed until approximately February 2017.***



## **Fire / Emergency Medical Services**



### **Threshold Standard:**

**Emergency response: Properly equipped and staffed fire and medical units shall respond to calls throughout the city within seven (7) minutes in 80% of the cases (measured annually).**

### **Threshold Finding: Non-Compliant**



## **Fire / Emergency Medical Services**



### **3.4.1 Non-Compliant Threshold Standard**

#### **Issue:**

**The threshold standard was non-compliant for the fifth consecutive year.**





## **Fire / Emergency Medical Services**



### **Recommendation:**

**That City Council direct the City Manager to collaborate with the Fire Chief in conducting a statistical analysis to provide more detailed information regarding specific station response times and the percentage of calls where there is cross- coverage, and to focus on improving the response times by fire stations 6, 7 & 8.**



## **Fire / Emergency Medical Services**



### **Staff Response:**

***Staff met with software vendor, DECCAN INTL, to include this analysis as part of our annual update. Station and unit placement/coverage are to be examined and recommendations made. Responses are expected by summer 2016.***



# **Compliant Threshold Standards**



- 1. Parks and Recreation***
- 2. Fiscal***
- 3. Drainage***
- 4. Schools***
- 5. Sewer***
- 6. Air Quality and Climate Protection***
- 7. Water***



# Parks and Recreation



## Threshold Standard:

**Population Ratio: Three acres of neighborhood and community park land with appropriate facilities per 1,000 residents east of I-805.**

## Threshold Finding: Compliant





# Parks and Recreation



## **3.5.1 Parks and Recreation Facilities Master Plan**

### **Issue:**

**A update to the Parks and Recreation Master Plan has still not gone to Council for their consideration.**



# Parks and Recreation



## Recommendation:

**That City Council approve the updated Parks and Recreation Master Plan by fall 2016, and resolve any outstanding issues through future amendments to the document.**



# Parks and Recreation



## **Staff Response:**

***The Parks and Recreation Master Plan is on schedule to go to City Council for their consideration by fall 2016.***



# Fiscal



## Threshold Standard:

1. **Fiscal Impact Analyses and Public Facilities Financing Plans, at the time they are adopted, shall ensure that new development generates sufficient revenue to offset the cost of providing municipal services and facilities to that development.**
1. **The city shall establish and maintain, at sufficient levels to ensure the timely delivery of infrastructure and services needed to support growth, consistent with the threshold standards, a Development Impact Fee, capital improvement funding, and other necessary funding programs or mechanisms.**

## Threshold Finding: Compliant





# Fiscal



## 3.6.1 Deferred Maintenance Costs

### Issue:

**Funding is needed for deferred maintenance.**



# Fiscal



## Recommendation 1:

**That City Council direct the City Manager to strongly consider ballot measures to increase property and/or sales taxes.**



# Fiscal



## **Staff Response:**

***On July 12, 2016, staff is bringing a recommendation forward to Council for their consideration to place a temporary ½ cent sales tax measure to fund infrastructure on the November 2016 ballot.***



# Fiscal



## Recommendation 2:

**That City Council direct the City Manager to work with the Director of Economic Development to explore economic development through tax incentives.**





# Fiscal



## **Staff Response:**

***The City does consider, on a case by case basis, tax incentives for certain industries that generate jobs and an overall increase in the generation of sales and/or property tax revenue to the City.***



# Drainage



## Threshold Standard:

1. Storm water flows and volumes shall not exceed city engineering standards and shall comply with current local, state and federal regulations, as may be amended from time to time.
2. The GMOC shall annually review the performance of the city's storm drain system, with respect to the impacts of new development, to determine its ability to meet the goal and objective for drainage.

## Threshold Finding: Compliant



1. Amount of current classroom and “essential facility” (as defined in the Facility Master Plan) capacity now used or committed;
2. Ability to absorb forecasted growth in affected facilities and identification of what facilities need to be upgraded or added over the next five years;
3. Evaluation of funding and site availability for projected new facilities identified; and
4. Other relevant information the school district(s) desire(s) to communicate to the city and the Growth Management Oversight Commission (GMOC).

**Threshold Finding:** CVESD - Compliant  
SUHSD - Compliant



# Sewer



## Threshold Standard:

1. Existing and projected facility sewage flows and volumes shall not exceed city engineering standards for the current system and for budgeted improvements, as set forth in the Subdivision Manual.
2. The city shall annually ensure adequate contracted capacity in the San Diego Metropolitan Sewer Authority or other means sufficient to meet the projected needs of development.

## Threshold Finding: Compliant





# Air Quality and Climate Protection



## Threshold Standard:

The city shall pursue a greenhouse gas emissions reduction target consistent with appropriate city climate change and energy efficiency regulations in effect at the time of project application for SPA plans or for the following, subject to the discretion of the Development Services Director:

- a. Residential projects of 50 or more residential dwelling units;
- b. Commercial projects of 12 or more acres (or equivalent square footage);
- c. Industrial projects of 24 or more acres (or equivalent square footage); or
- d. Mixed use projects of 50 equivalent dwelling units or greater.

## Threshold Finding: Inconclusive



# Air Quality and Climate Protection



## 3.10.1 Incomplete Questionnaire

### Issue:

**A full report was not provided by City staff.**



# Air Quality and Climate Protection



## Recommendation:

**Correct data accessibility software issues so that a full report can be provided next year.**



# Air Quality and Climate Protection



## **Staff Response:**

***In the future a team of city staff members from Development Services, Public Works and the Economic Development Department will be convened to address all questions that cover the various areas of responsibility.***





# Water



## Threshold Standard:

1. Developer will request and deliver to the City a service availability letter from the Water District for each project.
2. The City shall annually provide the San Diego County Water Authority, the Sweetwater Authority, and the Otay Municipal Water District with a 12-18 month development forecast and request evaluation of their ability to accommodate the forecast and continuing growth. The districts' replies should address the following:



# Water



**(Continued)**

- a. Water availability to the city and planning area, considering both short- and long-term perspectives.**
- b. Amount of current capacity, including storage capacity, now used or committed.**
- c. Ability of affected facilities to absorb forecast growth.**
- d. Evaluation of funding and site availability for projected new facilities.**
- e. Other relevant information the district(s) desire to communicate to the city and GMOC.**

**Threshold Finding: Compliant**



# 2016 Annual Report



## END OF REPORT



# 2015 Annual Report



## Comments from GMOC Commissioners





# 2015 Annual Report



## Staff Recommendations



## **Staff Recommendations**



**The Planning Commission adopt the Resolution of the Planning Commission of the City of Chula Vista accepting the 2016 GMOC Annual Report and recommending acceptance by the City Council.**



## **Staff Recommendations**



**The City Council adopt the Resolution of the City Council of the City of Chula Vista accepting the 2016 GMOC Annual Report, and directing the City Manager to undertake actions necessary to implement report recommendations as presented in the staff responses and proposed implementing actions summary.**