



Downtown Chula Vista Association – Civil Sidewalks Committee

Wednesday, September 27, 2023, at 9:00 am

Zoom Virtual Meeting: <https://us06web.zoom.us/j/85988450763>

or call 1-669-900-6833 / Meeting ID: 859 8845 0763 / Passcode: 987826

1. Introductions and Meeting Etiquette / Dr. Gonzalo Quintero, Committee Chair  
*All virtual participants will be put on mute during the topic presentation and then the moderator will unmute the microphones to take comments/feedback. Please keep comments directed to the topic being discussed.*
2. Public Comment (3-Minutes Max Per Person)
3. Approval of the August 23, 2022 Meeting Minutes *Action Item* P. 2 - 6
4. Committee Updates:
  - a. Downtown Community Safety Report: Update
  - b. Downtown Chula Vista Good Neighbor Policy: Final Draft *Action Item*
  - c. Downtown Entertainment District Pilot: Next Steps
  - d. Recap of Recent Walkthrough of Third Avenue with City Manager
  - e. Medium to Facilitate Greater Communication Amongst Downtown Businesses
6. Other
7. Next Meeting: Wednesday, October 25<sup>th</sup>, 2023 at DCVA Office
8. Adjournment *Action Item*

**BROWN ACT.** Government Code 54950 (The Brown Act) requires that a brief description of each item to be transacted or discussed be posted at least 72-hours prior to a regular meeting. The Corporation posts all Board and Committee agendas at 353 Third Avenue, Chula Vista, CA 91910 and on the DCVA website. Action may not be taken on items not identified as such and posted on the agenda. Meeting facilities may be accessible to persons with disabilities. If you require special assistance to participate in the meeting, notify Michelle T de Mercado at 619-422-1982 or via email at [info@downtownchulavista.com](mailto:info@downtownchulavista.com) at least 48-hours prior to the meeting.

WHERE CULTURE & COMMUNITY MEET

**DOWNTOWN CHULA VISTA ASSOCIATION**

353 THIRD AVENUE • CHULA VISTA, CALIFORNIA 91910

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**Downtown Chula Vista Association – Civil Sidewalks Committee**  
**Wednesday, August 23, 2023, at 9:00 am**  
**353 Third Avenue, Chula Vista, California 91910**  
**Zoom Virtual Meeting: <https://us06web.zoom.us/j/83724214975> or**  
**call 1-669-900-6833 / Meeting ID: 837 2421 4975 / Passcode: 660534**

**PRESENT:** Dr. Gonzalo Quintero, Kevin Lewis, Mariana Cardenas, Tony Raso (Bar Sin Nombre), Cesar Corona (Los Cuates Seafood & Bar via Zoom), Kevin Rhodes and Alexiss McPherson (Lime in the Coconut)

**GUESTS:** Lieutenant Frank Giaime (Chula Vista Police Department)

**STAFF:** Dominic Li Mandri, Michelle Thomas de Mercado

**MINUTES:**

<i>Item</i>	<i>Discussion</i>	<i>Action Taken?</i>
<b>1. Introductions and Meeting Etiquette / Dr. Gonzalo Quintero, Committee Chair</b>	1. The meeting was called to order at 9:03 am by District Manager, Dominic Li Mandri.	<b>1. No action taken.</b>
<b>2. Public Comment (3 Minutes Max Per Person)</b>	2. Nothing to report.	<b>2. No action taken.</b>
<b>3. Approval of the May 31, 2022, Meeting Minutes</b>	3. Minutes from the May 31, 2022, Sidewalk Committee meeting were reviewed.	<b>3. Kevin Lewis moved to accept the minutes as presented. Mariana Cardenas seconded. Unanimously approved.</b>
<b>4.a. Downtown Community Safety Report: Update</b>	4.a. Dominic stated that Civil Sidewalks Committee meeting can be used as a public safety forum and a resource for the community to mention, strategize, share, and to resolve with CVPD. Dominic shared	<b>4.a. No action taken.</b>

WHERE CULTURE & COMMUNITY MEET

<p><b>4. b. Third Avenue Landscaping Rehabilitation Program w/ Republic Services</b></p>	<p>this moment with Committee members to voice their concerns.</p> <p>Board member, Mariana Cardenas, stressed concerns about the homeless situation on Third Avenue.</p> <p>Kevin Rhodes added to the concerns of the homeless and their aggressive behavior.</p> <p>Dominic shared with the Committee that he will be sharing the list of concerns with the CVPD patrol captain and map out areas of coverage within the District and enhance what CVPD is already doing.</p> <p>Lt. Frank Giaime reassured Committee members that Chula Vista Police Department does take every issue reported seriously and that all complaints are documented.</p> <p>Lt. Giaime added that the City of Chula Vista has adopted a program, Work Through Hope, which allows homeless participants to be paid cash during a three-day work week and are offered vocational rehabilitation training and life skills instructions.</p> <p>Lt. Giaime believed that certain times of the day there should be a uniformed police officer, patrolling from H Street to E Street would be the ideal solution, but staffing issues within the police department does not allow for that to happen.</p> <p>Dominic reassured Lt. Giaime that the Organization is in full support of all CVPD efforts.</p> <p>4.b. Dominic reported that staff have been working with Republic Services in a rehabilitation program to obtain free mulch that has been used to fill the landscaped bulb-outs on Third Avenue.</p> <p>Dominic shared pictures of the landscaping rehabilitation on pages 5-8 of the agenda packet.</p>	<p><b>4.b. No action taken.</b></p>
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<p><b>4.c. Status of Code Enforcement For Unregulated Sidewalk Vending on Third Avenue</b></p>	<p>4.c. Dominic reported that the City of Chula Vista allows the authorization of food truck vending operations with only a city-established mobile vending permit.</p> <p>Dominic added that sidewalk vending is granted by-right at the state level until the City of Chula Vista passes a local sidewalk vending ordinance.</p> <p>Lt. Giaime asked if the Committee would consider having a designated area specifically for vendors on Third Avenue.</p> <p>Dominic shared that staff had met with Councilmember Jose Preciado, with a solution of having an assigned lot in proximity of Third Avenue or a Sponsor Agreement with a local business.</p> <p>Dominic explained that a Sponsor Agreement would be when a food truck is invited by an establishment on Third Avenue, with the understanding that there are specific times (10pm-2am) of operation as not to compete with the brick-and-mortar business within the District.</p> <p>Dominic confirmed that staff had sent a letter to the Deputy City Manager, Eric Crockett, in August of 2022, with these requests for the City to initiate an inquiry into the food vending in public parking spaces and on public sidewalks by unaffiliated food truck and pop-up vendors on Third Avenue.</p> <p>Lt. Giaime finalized that CVPD supports the businesses on Third Avenue and agreed that there is a need for a municipal code and level of compromise.</p>	<p><b>4.c. No action taken.</b></p>
<p><b>4.d. Downtown Chula Vista Good Neighbor Policy: Creation of Task Force</b></p>	<p>4.d. Dominic shared with the Committee the drafted policies that were compiled at the previous May 31, 2022, meeting.</p> <p>Dominic shared that the purpose of these informal list of policies is to hold up as a model of self-regulation amongst the businesses on Third Avenue.</p> <p>Dominic pointed out that if we ask for concessions from such agencies as the City of Chula Vista, CVPD,</p>	<p><b>4.d. Mariana Cardenas moved to form a task force to meet, discuss, and finalize a Good Neighbor Policy. Tony Raso seconded. Unanimously approved.</b></p>

<p><b>4.e. Downtown Entertainment District Pilot Program: Overview</b></p>	<p>or ABC for future programs, the City will require some sort of doctrine that shows that license holders on Third Avenue have come together and can demonstrate a unification of responsibility and compliance amongst the businesses.</p> <p>Dominic and staff requested the formation of a Civil Sidewalks Task Force that would be separate from the Civil Sidewalks Committee to report the finalization of The Good Neighbor Policy.</p> <p>4.e. Dominic shared a memo on page 10 of the agenda packet.</p> <p>Dominic explained the strategy behind having an Entertainment District Pilot Program in Downtown Chula Vista.</p> <p>Dominic shared that currently establishments cannot have any noise leaving their place of business, but DCVA is requesting for CVPD to take consideration of exploring an acceptable “decibel range” as an alternative to “no audible music” for new license applications within the downtown pilot zone.</p> <p>Lt. Giaime recommended to meet with ABC and have a discussion as necessary firsts steps to achieve this decibel range concept within the pilot zone.</p>	<p><b>4.e. No action taken.</b></p>
<p><b>5. Other</b></p>	<p>Kevin Rhodes discussed the matter of graffiti abatement and police action on the matter.</p> <p>Dominic shared that DCVA Maintenance Crew will be able to provide service of removing and repainting the surface that was tagged.</p> <p>Lt. Giaime offered that there is an online reporting platform on their website.</p>	<p><b>No action taken.</b></p>
<p><b>6. Next Meeting:</b></p>	<p>The next Civil Sidewalks meeting will take place on Wednesday, September 27, 2023, at 9am.</p>	<p><b>No action taken</b></p>
<p><b>7. Adjournment:</b></p>	<p>The meeting adjourned at 10:20 am.</p>	<p><b>Mariana Cardenas</b></p>

		<b>moved to adjourn the meeting. Tony Raso seconded. Meeting was approved by consensus.</b>
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Minutes taken by: Michelle T. de Mercado, Staff.