



Downtown Chula Vista Association – Civil Sidewalks Committee

Friday, March 29, 2024, at 9:00 am

Zoom Virtual Meeting: <https://us06web.zoom.us/j/81034268988>

or call 1-669-900-6833 / Meeting ID: 810 3426 8988 / Passcode: 1982

- 1) Roll Call & Meeting Etiquette / Dr. Gonzalo Quintero, Committee Chair
- 2) Non-Agenda Public Comment & Announcements (3-Minute Max Per Person)  
*Please keep comments directed to the downtown-related items.*
- 3) Review of the Meeting Minutes from February 28<sup>th</sup>, 2024 *Action Item*
- 4) District Operations & Public Safety:
  - a. Downtown Public Safety: Update
  - b. Downtown Maintenance Operations: Update
- 5) Committee Updates:
  - a. Third Avenue Phase II/III Landscaping Rehabilitation Progress: Update
  - b. Ongoing Concerns Re: Encampments in Downtown
  - c. Review of Vendor Quarterly Pressure Washing Quotes *Action Item*
  - d. Status of Sidewalk Vending Ordinance in City of CV
- 6) Other Business
- 7) Next Meeting:       Wednesday, April 24, 2024, at 9:00am
- 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 Downtown Chula Vista 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. **VIRTUAL MEETING PARTICIPATION.** Under current guidance by the State of California, meetings can be supported with a virtual option, but the participants attending virtually are only permitted to provide comments regarding items agendized and do not count towards Committee/Board quorum or are allowed to vote.

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, February 28, 2024, 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, Joe Raso, Kevin Rhodes

GUESTS: Sgt. Ernie Pinedo (Chula Vista Police Department via Zoom)

STAFF: Dominic Li Mandri, Michelle Thomas de Mercado

**MINUTES:**

Item	Discussion	Action Taken?
<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 January 3, 2024, Meeting Minutes</b>	3. Minutes from the January 3, 2024, Civil Sidewalks Committee meeting was reviewed.	<b>3. Kevin Lewis moved to approve the minutes. Joe Raso seconded. Unanimously approved.</b>
<b>4. District Operations &amp; Public Safety:</b>		
<b>4a. Downtown Public Safety: Update</b>	4.a. Dominic reported that he, Dr. Gonzalo Quintero, and Joe Warren met in the office with the	<b>4.a. No action taken.</b>

WHERE CULTURE & COMMUNITY MEET

	<p>CVPD outreach team three weeks ago to discuss strategies that the Association could potentially implement to deter encampments in downtown.</p> <p>Dominic shared that the meeting was helpful but also pointed out the limitations of CVPD.</p> <p>Dominic shared the importance for business and property owners to have a No Trespass Authorization Letter submitted with CVPD.</p> <p>Dominic offered to provide the information to Committee members that have not submitted a letter with CVPD.</p> <p>Dominic reported that he will be following up with code enforcement with National Alliance on Mental Illness (NAMI) and the massage parlor at 299 Third Avenue.</p> <p>Dr. Gonzalo Quintero shared that he reached out to the Veteran Affairs office on H Street for their consideration to provide outreach to the homeless veterans but was told that office work on assigned case management.</p> <p>City of Chula Vista Police, Lieutenant Ernie Pinedo, Department of the Homeless Outreach Team presented to the Committee.</p> <p>Lt. Pinedo reported that there are three new officers added to the Outreach Team. Lt. Pinedo announced that Officer Taylor Cate will be the assigned liaison for the District.</p> <p>Lt. Pinedo reported that although there is shelter availability for the homeless, the homeless are reluctant to receive services.</p> <p>Lt. Pinedo reported that staff is currently working on a possible safe camping and safe parking programs potential options in Chula Vista like the programs in San Diego and are currently touring tentative sites for these programs.</p> <p>Lt. Pinedo admitted an increase in the homeless population in Chula Vista after the implementation</p>	
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<p><b>4.b. Downtown Maintenance Operations: Update</b></p>	<p>of the homeless ban in San Diego.</p> <p>Joe Raso asked if Lt. Pinedo’s input is well received with the City of Chula Vista.</p> <p>Lt. Pinedo admitted that City Council was receptive to any recommendations when he presented but there continues to be internal challenges.</p> <p>Lt. Pinedo reported that 3% of the homeless population in Chula Vista have been removed off the streets through the city’s Family Reunification Program.</p> <p>Lt. Pinedo shared that he will formally introduce Dominic to Officer Taylor Cate.</p> <p>Dominic thanked Lt. Pinedo for his time.</p> <p>4.b. Dominic reported that the new maintenance staff member, Omar, is working out very well and has passed his 60-day probationary period.</p> <p>Dominic reported that staff will be looking into purchasing a new pressure washer for the maintenance department as the pressure washer is no longer repairable due to its age and the high repair costs.</p> <p>Dominic added that the maintenance crew perform intermittent spot cleaning throughout the District until the professional quarterly power washes. Joe Raso asked again about the ongoing landscaping issues of, “you design it, you maintain it.”</p> <p>Dominic mentioned that part of the Expansion Process would be a thorough review of all governing documents of the Association with the City of Chula Vista.</p> <p>Dominic added at this time of expansion the Board of Directors will be able to negotiate responsibilities on Third Avenue.</p> <p>Dominic reminded the Committee that there needs</p>	<p><b>4.b. No action taken.</b></p>
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<p><b>4.c. Deployment of Recycling Receptacles Received from CV Public Works: Update</b></p>	<p>to be offset if the Organization is to maintain the landscaping and the sidewalks.</p> <p>Dominic reminded the Committee that there is also the median uplighting that the Association has been responsible for since 2021.</p> <p>4.c. Dominic updated the Committee on the deployment of the new recycling receptacles that had been provided by the City of Chula Vista via Republic Services.</p> <p>Dominic pointed out that the receptacles have been placed on the sites of the former Big Belly bins.</p> <p>Dominic reported because of these new receptacles the Association has now leveraged the use of the City’s dumpsters to dispose of the District’s trash.</p>	<p><b>4.c. No action taken.</b></p>
<p><b>5) Committee Updates:</b></p> <p><b>5.a. Third Avenue Phase II/III Landscaping Rehabilitation Progress: Update</b></p> <p><b>5.b. RFQ for District Pressure Washing Services: Update</b></p>	<p>5.a. Dominic reported that a plant order has been placed for additional plants for the completion of Phase II totaling \$1,994.36.</p> <p>Dominic reported that staff will receive the free mulch from Republic Services and will be held at the former Algo Bueno site for a weekly fee. Dominic inquired if the Vogue Tavern lot would be available for storing portions of the mulch for easier distribution of mulch in the northern part of Third Avenue.</p> <p>Dr. Gonzalo confirmed that a portion of the lot may be used for this purpose.</p> <p>5.b. Dominic reported that he and Dr. Gonzalo Quintero previously discussed the deficient performance of the current pressure washing company, CAM.</p> <p>Dominic reported that staff is issuing a Request for</p>	<p><b>5.a. No action taken.</b></p> <p><b>5.b. No action taken.</b></p>

<p><b>5.c. Designation of Space Downtown for Food Truck Vendors</b></p>	<p>Quote, RFQ, for other pressure washing services.</p> <p>Dominic reported that he will get a total of three different RFQs for the Committee to review.</p> <p>Dominic mentioned that one of the three vendors that Dominic will send the RFQ to is Aztec Pressure Wash who is currently contracted with the Downtown San Diego Partnership.</p> <p>5.c. Dominic reported that he met Assistant City Manager last week and was informed that she will be updating the City's rules on food trucks, removing the ability to park on Third Avenue.</p> <p>Dominic reported that there are continued discussions of a designated lot to be assigned or a sponsorship program for food trucks to pair with a drinking establishment on Third Avenue.</p> <p>Dominic reported that Park Way or the former Algo Bueno lot are considered designated areas for the food trucks to park.</p> <p>Dominic reported that providing a designated area to host food trucks would prevent any future controversy of closing Third Avenue to them.</p> <p>The Committee was in favor of a potential designated area for food trucks.</p>	<p><b>5.c. No action taken.</b></p>
<p><b>5.d. Status of Sidewalk Vending Ordinance in City of CV</b></p>	<p>5.d. Dominic reported that he had met with City Mayor John McCann and spoke on the ongoing discussion of the City of Chula Vista lacking an implemented Sidewalk Vending Ordinance.</p> <p>Dominic reported that City of San Diego updated their Ordinances last month at the past City Council meeting.</p> <p>Dominic added that this matter is separate from the food trucks in that the City can only regulate if it is a matter of health and safety.</p>	<p><b>5.d. No action taken.</b></p>
<p><b>6. Other</b></p>	<p>Dr. Gonzalo Quintero asked if there will be additional police presence on Third Avenue during the Taste of Third event.</p>	<p><b>No action taken.</b></p>

	<p>Dominic mentioned that he spoke to Assistant Chief Police, Phil Collum, about reinstating bike patrol and to talk to the Association about long term sustainability.</p> <p>Dr. Gonzalo Quintero added as a non-profit the Association could leverage an agreement with CVPD and offer the office space as a site for a potential substation.</p>	
<b>6. Next Meeting:</b>	The next Civil Sidewalks meeting will take place on Wednesday, March 27, 2024, at 8 am.	<b>No action taken.</b>
<b>7. Adjournment:</b>	The meeting adjourned at 10:06 am.	<b>Dr. Gonzalo Quintero moved to adjourn the meeting. Joe Raso seconded. Unanimously approved.</b>

Minutes taken by: Michelle T. de Mercado, Staff.