



Downtown Chula Vista Association – Civil Sidewalks Committee

Wednesday, February 28, 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 January 3<sup>rd</sup>, 2024 *Action Item* P. 2 - 7
- 4) District Operations & Public Safety:
  - a. Downtown Public Safety: Update
  - b. Downtown Maintenance Operations: Update
  - c. Deployment of Recycling Receptacles Received from CV Public Works: Update P. 8
- 5) Committee Updates:
  - a. Third Avenue Phase II/III Landscaping Rehabilitation Progress: Update P. 9 - 10
  - b. RFQ for District Pressure Washing Services: Update
  - c. Designation of Space Downtown for Food Truck Vendors
  - d. Status of Sidewalk Vending Ordinance in City of CV
- 6) Other Business
- 7) Next Meeting: Wednesday, March 27, 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.



**Downtown Chula Vista Association – Civil Sidewalks Committee**  
**Wednesday, January 3, 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

**GUESTS:** N/A

**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 8:01 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 December 6, 2023, Meeting Minutes</b>	3. Minutes from the September 27, 2023, Sidewalk Committee meeting was reviewed.	<b>3. This item has been tabled.</b>
<b>4. District Operations &amp; Public Safety:</b>		
<b>4a. Downtown Public Safety: Update</b>	4. Dominic reported to the Committee that he has reached out to City of Chula Vista Assistant Chief Phil Collum to invite him to attend the monthly	<b>4.a. No action taken.</b>

WHERE CULTURE & COMMUNITY MEET

**DOWNTOWN CHULA VISTA ASSOCIATION**  
 353 THIRD AVENUE • CHULA VISTA, CALIFORNIA 91910  
 619.422.1982 • DOWNTOWNCHULAVISTA.COM  
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<p><b>4.b. Community Concerns Re: Increased Loitering &amp; Encamping on/off Third Avenue</b></p>	<p>Committee meetings to receive general assessments of the District.</p> <p>Dominic reported that he had reached out to Park Ranger Manager Sam Alzubaidi on the encampment that's located on the bench by the Christmas tree in Memorial Park.</p> <p>Dominic added that Sam Alzubaidi has also been invited to attend future Civil Sidewalk meetings.</p> <p>4.b. Dominic reported on issues with NAMI (National Alliance of Mental Illness) and a connection to the homeless population within the District.</p> <p>Dominic reported that he receives reports from King Jewelers, David Rossi, of the daily homeless encampment within his structure's foyer.</p> <p>Dominic shared that Mr. Rossi had considered the installation of a storefront security gate but admitted that the gate will not remedy the problem.</p> <p>Dominic reported that code enforcement has not succeeded in their inquiries of the NAMI lease.</p> <p>Joe Raso asked if the homeless activities at King Jewelers are legal.</p> <p>Dominic responded by explaining it's still trespassing but CVPD will not remove enter the property unless the business owner or the property owner has signed and submitted to the City of Chula Vista Trespass Authorization Letter.</p> <p>Dominic shared that in speaking with a representative of NAMI, they do not believe the homeless activity on Third Avenue is associated with their organization.</p> <p>Dominic shared that he had invited staff from NAMI to speak with the Committee, but they have not responded or attended yet.</p> <p>Dominic reported that he will be reaching out to</p>	<p><b>4.b. No action taken.</b></p>
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<p><b>4.c. DCVA Maintenance Operations: Update</b></p>	<p>the property owner of 269 Third Avenue where the NAMI Plaza is located.</p> <p>4.c. Dominic updated the Committee that a third maintenance employee has been hired.</p> <p>Dominic reported that a fourth, part-time employee will be hired to lock up the tables and chairs every evening.</p> <p>Dominic reported that the in-house pressure washer is in disrepair and that staff will need to purchase a new one for spot cleaning performed by DCVA maintenance staff.</p> <p>Dominic added that the DCVA pressure washer is used to spot clean sidewalks between the professional third-party quarterly pressure washing.</p>	<p><b>4.c. No action taken.</b></p>
<p><b>4.d. Authorization for Staff to Release Request for Quotes (RFQ) for Districtwide (Quarterly) Pressure Washing Services</b></p>	<p>4.d. Dominic reported on the inconsistent performance of the professional pressure washing company, CAM.</p> <p>Dominic reported that he repeatedly had to contact CAM for incomplete service of the sidewalks.</p> <p>Dominic reported that CAM has still not completed for the quarterly December service.</p> <p>Dominic added that the quarterly charges for service had increased, costing the Association \$9,346.24.</p> <p>Dominic presented the 2018 contract between CAM and TAVA.</p> <p>Dominic requested the Committee authorization for Dominic to draft and send out RFQ for a possible new pressure washing service based on the current parameters.</p>	<p><b>4.d. Joe Raso moved to accept for staff to release a RFQ to seek out a new third-party pressure washing service. Dr. Gonzalo Quintero seconded. Unanimously approved.</b></p>
<p><b>5) Committee Updates:</b></p> <p><b>5.a. Deployment of</b></p>	<p>5.a. Dominic reported that the Public Works</p>	<p><b>5.a. No action taken.</b></p>

<p><b>New Third Avenue Sidewalk Table &amp; Chair Sets: Update</b></p>	<p>Department is ready to begin the relocation of the benches on Third Avenue.</p> <p>Dominic reported that will be meeting with Kalani Camacho, Public Works Operations Superintendent on Monday, January 8<sup>th</sup> to walk on Third Avenue to pick out the benches that are to be removed.</p> <p>Dominic reported that tables and chairs will “roll out” on Monday.</p>	
<p><b>5.b. Deployment of Recycling Receptacles Received from CV Public Works: Update</b></p>	<p>5.b. Dominic reported on new recycling receptacles provided by the City of Chula Vista.</p> <p>Dominic reported that along with the meeting with Kalani Camacho for the bench relocation, they will also discuss the placement of the new Victor Stanley recycle bins.</p> <p>The City has requested Republic Services to increase pick up service at the Chula Vista Aquatic Center on 4<sup>th</sup> Avenue for the increased recycling pick up at that location.</p>	<p><b>5.b. No action taken.</b></p>
<p><b>5.c. Third Avenue Phase II/III Landscaping Rehabilitation Progress: Update</b></p>	<p>5.c. Dominic reported that the trampled bulb outs have been repaired following the Starlight Nights Parade.</p> <p>Dominic shared that staff has nearly depleted the plant inventory that had been purchased at the beginning of December.</p> <p>Dominic reported that Phase II landscaping is almost complete and will begin Phase III, north of F Street soon after.</p> <p>Dominic shared with the Committee that Phase III will begin once plants have been purchased for the project, sometime in January or early February.</p> <p>Dominic reminded the Committee that all plant species used are based upon the City of Chula Vista’s landscape specifications.</p> <p>Dominic directed Joe Raso that the reason is that the City of Chula Vista had indicated that they would be open to provide a parking meter grant if</p>	<p><b>5.c. No action taken.</b></p>

<p><b>5.d. Good Neighbor Policy Status: Update</b></p>	<p>the Association agreed to maintain the landscaping. Dominic confirmed that he is waiting for a response from City of Chula Vista, Tiffany Allen, Assistant City Manager, in response to the Association's budget.</p> <p>5.d. Dominic presented the Good Neighbor Policy on page 9 of the agenda.</p> <p>Dominic shared the needed adjustments that were to be made due to comments and suggestions made by Principal Economic Development Specialist, Kevin Pointer, during a previous Board Meeting.</p> <p>Dominic pointed out that the reason for this agreement is to create the context of higher standards of establishments on Third Avenue with the future possibility that CVPD and ABC will allow for live music to be played or an increased decibel level reading on Third Avenue, especially with the future opening of the Vogue venue.</p> <p>Updated changes in the body of the Good Neighbor Policy:</p> <ul style="list-style-type: none"> <li>-Changing the word <b>Policy</b> to <b>Agreement</b></li> <li>-Removal of the City of Chula Vista logo</li> <li>-To include <i>*non-binding</i> at the bottom of the document</li> </ul> <p>The Committee agreed that live music is coming to Third Avenue with the future opening of the Vogue Theater and thinks it fair that all businesses be allowed to share in that atmosphere, making Third Avenue a future entertainment district.</p> <p>Dominic reported that the policy will be distributed to the businesses and will be shared with the City of Chula Vista.</p> <p>The Committee agreed that once the revisions have been made it will be agendized for the upcoming January 10, 2024, Board Meeting.</p>	<p><b>5.d. No action taken.</b></p>
<p><b>6. Other</b></p>	<p>Nothing to report.</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</p>	<p><b>No action taken.</b></p>

	Wednesday, January 24, 2024, at 9 am.	
<b>7. Adjournment:</b>	The meeting adjourned at 9:24 am.	Kevin Lewis moved to adjourn the meeting. Joe Raso seconded. Unanimously approved.

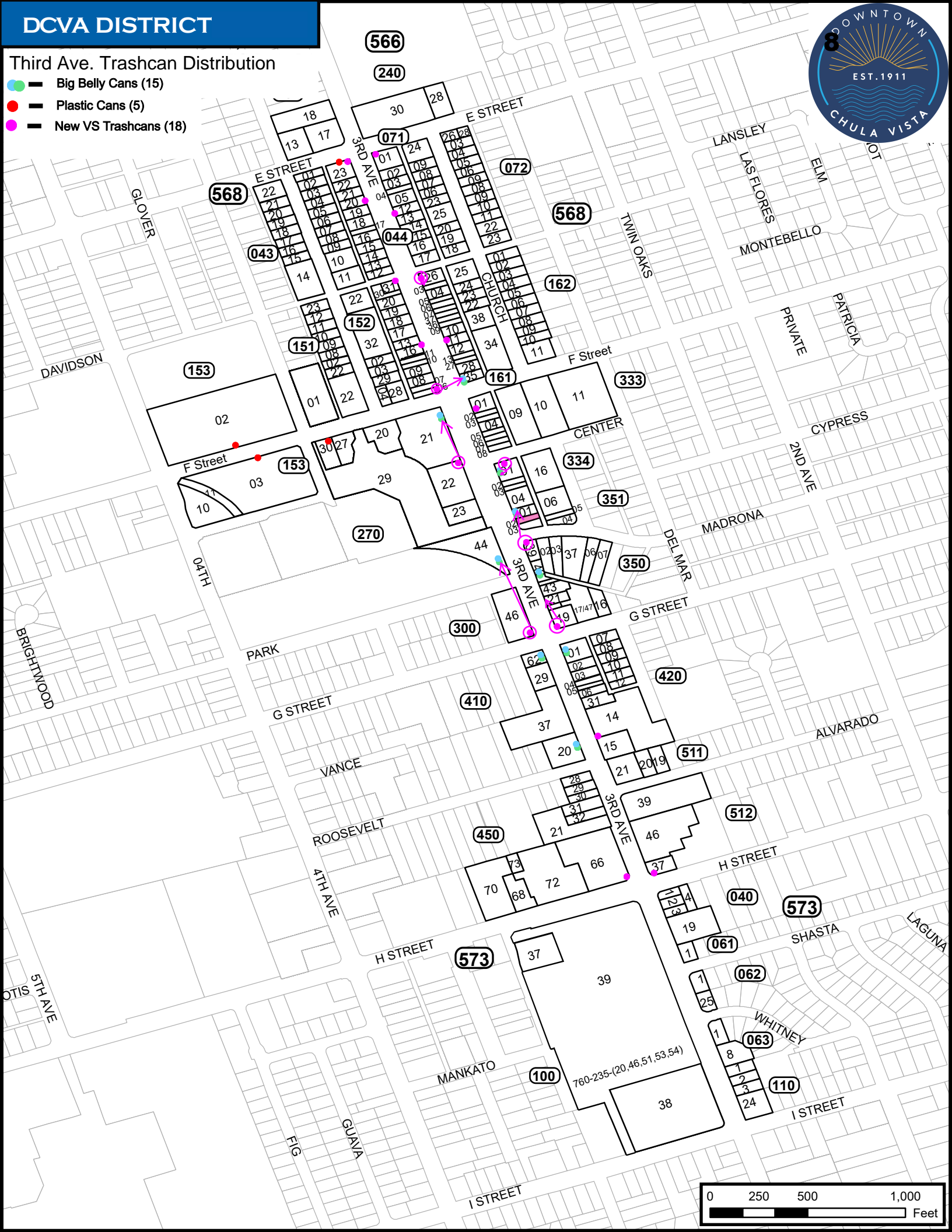
Minutes taken by: Michelle T. de Mercado, Staff.

# DCVA DISTRICT



## Third Ave. Trashcan Distribution

- Big Belly Cans (15)
- Plastic Cans (5)
- New VS Trashcans (18)





## Sales Order 105379



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Chula Vista, CA 91912

TARGET DATE 02/15/2024 - ORDER DATE 02/22/2024

## BILL TO

## Downtown Chula Vista Association

353 3rd Ave  
Chula Vista, CA 91910, USA

## SHIP TO

## Chula Vista Downtown

353 3rd Ave  
Chula Vista, CA 91910, USA

SALES REP JoseLuis Alvarado - JOB NAME Chula Vista Downtown - PO NUMBER - TERMS Unpaid

Qty	Item Description	Rate	Amount
5	1g Dianella caerulea 'Cassa Blue'	\$7.95	\$39.75
10	4" FLAT Pelargonium peltatum blizzard Lavender'	\$39.95	\$399.50
30	1g Myrsine africana	\$6.95	\$208.50
41	5g Polygala fruticosa 'Petite Butterflies'	\$12.95	\$530.95
6	5g Salvia 'Roman Red'	\$14.95	\$89.70
55	1g Festuca glauca 'Elijah Blue'	\$5.95	\$327.25
5	5g Leucophyllum frutescens	\$14.95	\$74.75
1	9% Freight Charge ....**Curbside delivery ONLY**	\$163.49	\$163.49

Subtotal: \$1,833.89

Tax (CA : Chula Vista - 8.75%): \$160.47

Total: \$1,994.36

## NOTES:

**PLEASE DELIVER THE EARLIEST POSSIBLE**

**Order to be dropped off in the parking lot, located behind the office.**

CONTACT: Elijah

CONTACT PHONE: |

CONTACT EMAIL: elijah@downtownchulavista.com

\*\*The customer is responsible for offloading of all material. If an order consists of 24" or larger-sized plant material, the customer is responsible for having necessary machinery onsite at the time of delivery. If the driver is onsite and the customer is not prepared to offload or is not onsite, the driver will wait up to 15 minutes. Wait times exceeding 15 minutes are subject to additional charges.\*\*

\*\*Any return of material that has been delivered and signed for has a mandatory 30% restock fee and a pick-up fee of \$150 or 9% of the original cost of the material, whichever is greater.\*\*



RECEIVED BY: \_\_\_\_\_ DATE: \_\_\_\_\_

Signature denotes acceptance of Terms & Conditions. To view our terms and conditions for all orders please scan the QR code or visit: [www.TerraBellaNursery.com/terms](http://www.TerraBellaNursery.com/terms)

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**WEIGHMASTER CERTIFICATE:** This is to certify that the following described commodity was weighed, measured, or counted by a weighmaster, whose signature is on this certificate, who is a recognized authority of accuracy, as prescribed by Chapter 7 (commencing with Section 12700) of Division 5 of the California Business and Professions Code, administered by the Division of Measurement Standards of the California Department of Food and Agriculture.

**WEIGHMASTER** \_\_\_\_\_ **LICENSE PLATE** \_\_\_\_\_

**SALES ORDER 105379**