



City of Guadalupe AGENDA

Regular Meeting of the Guadalupe City Council

Tuesday, November 8, 2022, at 6:00 pm
City Hall, 918 Obispo Street, Council Chambers

The City Council meeting will broadcast live on Charter Spectrum Cable Channel 20 and live streamed on the City of Guadalupe's Official YouTube channel:

<https://www.youtube.com/channel/UCaxeHWd9JkmvKnGFU8BAYQQ>

If you choose not to attend the City Council meeting but wish to make a comment during Community Participation Forum or on a specific agenda item, please submit via email to juana@ci.guadalupe.ca.us no later than 2:00 pm on Tuesday, November 8, 2022.

Please be advised that, pursuant to State Law, any member of the public may address the City Council concerning any item on the Agenda, before or during Council consideration of that item. If you wish to speak on any item on the agenda, including any item on the Consent Calendar or the Ceremonial Calendar, please submit a speaker request form for that item. If you wish to speak on a matter that is not on the agenda, please do so during the Community Participation Forum.

The Agenda and related Staff reports are available on the City's website: www.ci.guadalupe.ca.us Friday before Council meeting.

Any documents produced by the City and distributed to a majority of the City Council regarding any item on this agenda will be made available the Friday before Council meetings at the Administration Office at City Hall 918 Obispo Street, Monday through Friday between 8:00 am and 4:30 pm, and also posted 72 hours prior to the meeting. The City may charge customary photocopying charges for copies of such documents. Any documents distributed to a majority of the City Council regarding any item on this agenda less than 72 hours before the meeting will be made available for inspection at the meeting and will be posted on the City's website and made available for inspection the day after the meeting at the Administrator Office at City Hall 918 Obispo Street, Monday through Friday between 8:00 am and 4:30 pm.

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, including review of the Agenda and related documents, please contact the Administration Office at (805) 356.3891 at least 72 hours prior to the meeting. This will allow time for the City to make reasonable arrangements to ensure accessibility to the meeting.

1. **ROLL CALL:**

Council Member Liliana Cardenas
Council Member Gilbert Robles
Council Member Eugene Costa Jr.
Mayor Pro Tempore Tony Ramirez
Mayor Ariston Julian

2. PLEDGE OF ALLEGIANCE

3. AGENDA REVIEW

At this time the City Council will review the order of business to be conducted and receive requests for, or make announcements regarding, any change(s) in the order of business.

4. PRESENTATIONS

- [Santa Barbara County Broadband Strategic Plan Project](#)

5. COMMUNITY PARTICIPATION FORUM

Each person will be limited to a discussion of three (3) minutes or as directed by the Mayor. Pursuant to provisions of the Brown Act, no action may be taken on these matters unless they are listed on the agenda, or unless certain emergency or special circumstances exist. City Council may direct staff to investigate and/or schedule certain matters for consideration at a future City Council meeting.

6. CONSENT CALENDAR

The following items are presented for City Council approval without discussion as a single agenda item in order to expedite the meeting. Should a Council Member wish to discuss or disapprove an item, it must be dropped from the blanket motion of approval and considered as a separate item.

- A. Waive the reading in full of all Ordinances and Resolutions. Ordinances on the Consent Calendar will be adopted by the same vote cast as the first meeting unless City Council indicates otherwise.
- B. [Approve payment of warrants for the period ending October 31, 2022.](#)
- C. [Accept the First Quarter 2022 financial report.](#)
- D. [Adopt Resolution No. 2022-95 authorizing the City to enter a one-year agreement for planning services with Mr. Larry Appel, Integrity Planning commencing on January 1, 2023.](#)
- E. [Approval of Amendment No. 1 to Agreement with Hinderliter, De Llamas & Associates \(HdL\) for cannabis-related services.](#)
- F. [Adopt Resolution No. 2022-96 entering into an agreement with De Lapide & Associates, Inc.\(AKA Dr. Cornelius Nuworsoo\), for the preparation of the City of Guadalupe, 6th Cycle Housing Element to remain compliant with the State of California Housing and Community Development \(HCD\) requirements.](#)
- G. **MONTHLY REPORTS FROM DEPARTMENT HEADS**
 - 1. [Planning Department report for October 2022](#)
 - 2. [Building Department report for October 2022](#)
 - 3. [Public Works /City Engineer’s report for October 2022](#)
 - 4. [Los Amigos de Guadalupe Update](#)

7. [CITY ADMINISTRATOR REPORT](#): (Information Only)
8. [DIRECTOR OF PUBLIC SAFETY REPORT](#): (Information Only)

PUBLIC HEARING

9. **Public hearing to consider a Notice of Exemption, Conditional Use Permit (2022-027-CUP) and Design Review (2022-030-DR), to allow a high-density residential project consisting of 27 apartment units on the westerly portion of the 0.70-acre property at 823 Guadalupe Street (Assessor's Parcel Number 115-112-003). The project is proposed pursuant to State Government Code Section 65915 (Density Bonus Law).**

Written report: Bill Scott, City Planner

Recommendation: That the City Council:

- a. Receive a presentation from staff;
- b. Conduct a public hearing, including 1) an opportunity for the applicant to present the proposed project, and 2) receive any comments from the public; and
- c. Adopt Resolution No. 2022-97 approving the Notice of Exemption, Conditional Use Permit 2022-27-CUP, and Design Review 2022-030-DR for the 823 Guadalupe Street apartment project.

REGULAR BUSINESS

10. **Consider entering into a Community Benefit Lease Agreement by and between the City of Guadalupe and the Boys & Girls Clubs of Central Coast (DBA Boys and Girls Clubs of Mid Central Coast).**

Written report: Todd Bodem, City Administrator

Recommendation: That the City Council adopt Resolution No. 2022-99 authorizing entering into a Community Benefit Agreement by and between the City of Guadalupe and the Boys and Girls Clubs of Central Coast (DBA Boys and Girls Club of Mid Central Coast).

11. **Cosecha Guadalupe Farmers Market**

Written report: Hannah Sanchez, Recreation Services Manager

Recommendation: That the City Council choose from one of the following options:

- a. Allow Cosecha Guadalupe access to the Veteran's Memorial Plaza free of charge including use of utilities; or
- b. Pro-rate rental fees and utilities for Cosecha Guadalupe's use of Veteran's Memorial Plaza; or
- c. Allow Cosecha Guadalupe access to Le Roy Park free of charge including use of utilities; or
- d. Pro-rate rental fees and utilities for Cosecha Guadalupe's use of Le Roy Park.

12. Ordinance No. 2022-506 - Salary Increases for City Officials.

Written report: Philip F. Sinco, City Attorney

Recommendation: That the City Council introduce Ordinance No. 2022-506, and continue to its meeting of November 22, 2022, for second reading and adoption, an ordinance increasing the monthly salaries for all of the City's elected officials.

13. Ordinance No. 2022-504, repealing Guadalupe Municipal Code Ordinance No. 2020-491, Title 15.04, adoption of Building Codes; and adopting a new Chapter 4 of Title 15, adoption of State of California 2022 Building Standards Code.

Written report: Mark Green, Contract Building Official

Recommendation: That the City Council introduce Ordinance No. 2022-504, and continue to the meeting of November 22, 2022, for second reading and adoption, to update and amend Title 15, Chapter 4 of the Guadalupe Municipal Code to be consistent with the State of California 2022 Building Standards Code of which become effective January 1, 2023.

14. Ordinance 2022-505, adopting the 2022 California Fire Code and amend the Guadalupe Municipal Code to update Fire and Safety regulations.

Written report: Michael Cash, Director of Public Safety

Recommendation: That the City Council introduce, on the first reading, and continue to the meeting of November 22, 2022, for second reading and adoption, Ordinance No. 2022-505 adopting the 2022 California Fire Code and amending the specified fire and safety ordinances in the Guadalupe Municipal Code.

15. Council Seat Vacancy.

Written report: Philip F. Sinco, City Attorney

Recommendation: That the City Council consider whether to make an appointment or call for a special municipal election to fill upcoming vacancy on the City Council.

16. Main Street/Obispo intersection traffic issues.

Written report: Shannon Sweeney, Public Works Director/City Engineer

Recommendation: That the City Council provide direction to staff on next steps for traffic control on Highway 166 (West Main Street) in the vicinity of Obispo Street.

17. Reclassification of the Business Manager position and Finance Department reorganization.

Written report: Amelia M. Villegas, Interim HR Manager

Recommendation: That the City Council adopt Resolution No. 2022-98 approving the reclassification of the Business Manager position and reorganization in the Finance Department.

18. New Employment Agreement between the City of Guadalupe and Todd Bodem as City Administrator.

Written report: Amelia M. Villegas, Interim HR Manager

Recommendation: That the City Council adopt Resolution No. 2022-100 approving a new employment agreement with Todd Bodem as City Administrator and authorizing the Mayor to sign the agreement on behalf of the City.

19. FUTURE AGENDA ITEMS

20. ANNOUNCEMENTS – COUNCIL ACTIVITY/COMMITTEE REPORTS

21. ADJOURNMENT TO CLOSED SESSION MEETING

CLOSED SESSION

22. Conference with Labor Negotiators

(Subdivision (a) of Government Code Section 54957.6)

Agency designated representatives: City Administrator, Human Resources Manager and Che Johnson, Partner, Liebert, Cassidy & Whitmore; Employee Organizations: International Association of Firefighters (IAFF)

23. ADJOURNMENT TO OPEN SESSION MEETING

24. CLOSED SESSION ANNOUNCEMENTS

25. ADJOURNMENT

I hereby certify under penalty of perjury under the laws of the State of California that the foregoing agenda was posted on the City Hall display case and website not less than 72 hours prior to the meeting. Dated this 4th day of November 2022.

Todd Bodem

Todd Bodem, City Administrator

PROPOSED FUTURE CITY COUNCIL AGENDA ITEMS

Council Meeting: Date and Subject	Department	Agenda Category	
Tuesday, November 22, 2022, at 6:00 pm / Regular Meeting			
Microenterprise Recipients Recognition		Ceremonial Calendar	
City Council Minutes - October 25, 2022	City Clerk	Consent Calendar	
Second Reading of Ordinance No. 2022-504 – State of California 2022 Building Standards Code	Building Department	Consent Calendar	
Second Reading of Ordinance No. 2022-505 – 2022 Fire Code	Public Safety	Consent Calendar	
Second Reading of Ordinance No. 2022-506 – Salary Increases for Elected Officials	Administration Dept.	Consent Calendar	
Amendment to Agreement with Los Amigos de Guadalupe	City Attorney	Consent Calendar	
October Financial Report	Finance Department	Consent Calendar	
Continuation of Public Hearing Hwy 1 General Auto Repair	Planning Department	Public Hearing	
General Plan Update	Planning Department	Public Hearing	
Solid Waste Contract	Public Works Department	Regular Business	
Transit Update	Public Works Department	Regular Business	
Tuesday, December 13, 2022, at 6:00 pm / Regular Meeting			
Cancellation of the December 27 th City Council Meeting	Administration Dept.	Consent Calendar	
ADU Ordinance Update	Planning Department	Public Hearing	
Certification of November 8, 2022, General Municipal Election	Administration Dept.	Regular Business	
Appointment of Councilmembers to various boards and committees	Administration Dept.	Regular Business	
Other Unscheduled Items			
	Proposed Date of Item	Department	Agenda Category
Tree Ordinance		Public Works	New Business
Sidewalk Vending Ordinance		Planning Department	New Business
Vacant Property Ordinance		Administration Dept	New Business
Food Truck and Special Event Ordinance		Planning Dept	New Business
Gift Policy		City Attorney	New Business
Recognizing Food Distribution Volunteers			Ceremonial Calendar
Benefit for Unrepresented Employees		Human Resources	New Business
AI's Union Property			New Business
Rent Stabilization			New Business