



City of Guadalupe

AGENDA

Regular Meeting of the Guadalupe City Council and Special Meeting of the Successor Agency to the Guadalupe Redevelopment Agency Board

Tuesday, September 12, 2023, at 6:00 pm
City Hall, 918 Obispo Street, Council Chambers

The City Council meeting will broadcast 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, September 12, 2023.

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 Christina Hernandez
Council Member Gilbert Robles
Council Member Megan Lizalde
Mayor Pro Tempore Eugene Costa Jr.
Mayor Ariston Julian

2. PLEDGE OF ALLEGIANCE

3. MOMENT OF THANKS, APPRECIATION OR CONDOLENCES.

4. 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.

5. CEREMONIAL CALENDAR

- a. Swearing-in Robert Lee Nyvold II, Police Officer
- b. [Proclamation – Commending Club Comité Civico Mexicano de Guadalupe for its 100th year anniversary celebration of Mexican Independence Day](#)

6. COMMUNITY PARTICIPATION FORUM

Each person will be limited to a discussion of three (3) minutes or as directed by the Mayor. Pursuant to the 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.

7. 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 September 4, 2023.](#)
- C. [Approve the Minutes of the City Council regular meeting of August 22, 2023.](#)
- D. [Adopt Resolution No. 2023-71 entering into an agreement with Townsend Public Affairs for professional grant writing and administrative services.](#)
- E. [Adopt Resolution No. 2023-72 identifying priorities for the use of Measure A circulation of funds.](#)
- F. **MONTHLY REPORTS FROM DEPARTMENT HEADS**
 - 1. [Planning Department report for August 2023](#)
 - 2. [Building Department report for August 2023](#)

8. **CITY ADMINISTRATOR REPORT:** (Information Only)
9. **DIRECTOR OF PUBLIC SAFETY REPORT:** (Information Only)

PUBLIC HEARING

10. **Design Review Permit (DR-2023-055-DR) for the Crandall 12th Street Apartments, a multi-family development on a 15,000 square-foot property in the R-3 (High Density) residential zoning district located on the northeast corner of 12th Street and Olivera Street, APN 115-035-001.**

Written report: Bill Scott, Contract City Planner

Recommendation: That the City Council:

1. Receive a presentation from staff; and
2. Conduct a public hearing, including a) an opportunity for the applicant to present the proposed project; and b) receive any comments from the public; and
3. Adopt Resolution No. 2023-73 approving the Design Review Permit 2023-055-DR, for the Crandall 12th Street Apartments multi-family complex.

11. **Conditional Use Permit (2023-031-CUP) for SLOCAL Management, LLC, to allow a retail cannabis dispensary at 928 Guadalupe Street, APN 115-072-013 and 115-072-014.**

Written report: Bill Scott, Contract City Planner

Recommendation: That the City Council:

1. Receive a presentation from staff; and
2. Conduct a public hearing, including a) an opportunity for the applicant to present the proposed project; and b) receive any comments from the public; and
3. Adopt Resolution No. 2023-74 approving the Conditional Use Permit 2023-031-CUP, including CUP Findings, a CEQA Class 1 Exemption, and the Conditions of Approval.

REGULAR BUSINESS

12. **Community Benefit Agreement between the City of Guadalupe and Element 7 Guadalupe LLC, dba Element 7.**

Written report: Todd Bodem, City Administrator

Recommendation: That the City Council adopt Resolution No. 2023-70 approving the Community Benefit Agreement by and between the City of Guadalupe, a municipal corporation of the State of California ("City") and Element 7 Guadalupe LLC, dba Element 7, a California corporation ("Operator"), located at 859 Guadalupe Street, Guadalupe, CA 93434 (the "Site").

13. Community Benefit Agreement between the City of Guadalupe and SLOCAL Management LLC, dba Root One.

Written report: Todd Bodem, City Administrator

Recommendation: That the City Council adopt Resolution No. 2023-75 approving the Community Benefit Agreement by and between the City of Guadalupe, a municipal corporation of the State of California (“City”) and SLOCAL Management LLC, dba Root One, a California limited liability company (“Operator”), located at 928 Guadalupe Street, Guadalupe, CA 93434 (the “Site”).

14. Recreation & Parks Commission soliciting for a non-profit to secure Jack O’Connell Park turf funding.

Written report: Hannah Sanchez, Recreation Services Manager

Presentation: Emily Dreiling, Recreation & Parks Commissioner

Recommendation: That the City Council approve the Recreation & Parks Commission’s solicitation for a non-profit to secure funding and the administration of a grant to install turf at Jack O’Connell Park.

15. City facility and parks use fee schedule.

Written report: Hannah Sanchez, Recreation Services Manager

Recommendation: That the City Council adopt Resolution No. 2023-76 amending the Master Fee Schedule-Part 2, Section B-1, Park & Facilities Use and Special Events.

16. Expansion of the residential permit parking pilot project in the 1000 block of Guadalupe Street.

Written report: Michael Cash, Director of Public Safety

Recommendation: That the City Council adopt Resolution No. 2023-77 expanding the pilot program for the 1000 block of Guadalupe Street.

17. Expedited permitting process for EV charging stations.

Written report: Philip F. Sinco, City Attorney

Recommendation: That the City Council introduce and conduct the first reading by title only, waiving further reading of Ordinance No. 2023-511 establishing an expedited permitting process for electric vehicle charging stations.

18. FUTURE AGENDA ITEMS

19. ANNOUNCEMENTS – COUNCIL ACTIVITY/COMMITTEE REPORTS

20. ADJOURNMENT TO SUCCESSOR AGENCY BOARD MEETING

SUCCESSOR AGENCY

21. Amended Recognized Obligation Payment Schedule (ROPS) 23-24 for the January 1, 2024, through June 30, 2024, period.

Written report: Joy Otsuki, Special Counsel to the Successor Agency

Recommendation: That the Successor Agency adopt SA Resolution No. 2023-03 entitled "Resolution of the Successor Agency to the Redevelopment Agency of the City of Guadalupe approving the amended Recognized Obligation Payment Schedule (ROPS) for the January 1, 2024, through June 30, 2024, period".

22. ADJOURNMENT TO CLOSED SESSION

23. CLOSED SESSION AGENDA

Public Employment

(Pursuant to Government Code Section 54957(b))

Title: Director of Public Safety

Public Employee Performance Evaluation

(Subdivision (b) of Gov. Code Section 54957)

Title: City Attorney

Conference with Labor Negotiators

(Subdivision (a) of Gov. Code Section 54957.6)

Agency designated representatives: City Administrator and Human Resources Manager

Employee organizations: Service Employees International Union (SEIU), Local 620; Guadalupe Police Officers Association (POA); International Association of Fire Fighters (IAFF), Local 4403.

24. ADJOURNMENT TO OPEN SESSION MEETING

25. CLOSED SESSION ANNOUNCEMENTS

26. 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 7th day of September 2023.

Todd Bodem

Todd Bodem, City Administrator

PROPOSED FUTURE CITY COUNCIL AGENDA ITEMS

| Council Meeting: Date and Subject | Department | Agenda Category | |
|---|------------------------------|--------------------------|------------------------|
| Tuesday, September 26, 2023, at 6:00 pm / Regular Meeting | | | |
| Acknowledging the receipt of and filing the annual statement of Investment Policy for fiscal year 2023-2024 | Finance Department | Consent Calendar | |
| Mechanics Bank Money Market Account | Finance Department | Consent Calendar | |
| Approval of Owner’s Agreement to Construct and Maintain Private Drainage Improvements for Water Quality | Public Works Department | Consent Calendar | |
| Tree Ordinance | City Attorney | Regular Business | |
| Joint Use Agreement with School District | Recreation & Parks Dept. | Regular Business | |
| Tuesday, October 10, 2023, at 6:00 pm / Regular Meeting | | | |
| Tuesday, October 24, 2023, at 6:00 pm / Regular Meeting | | | |
| Other Unscheduled Items | Proposed Date of Item | Department | Agenda Category |
| Gift Policy | | City Attorney | New Business |
| Benefit for Unrepresented Employees | | Human Resources | New Business |
| State of City Report | | Admin Department | New Business |
| Facility Use Agreement with Allan Hancock College | | Recreation & Parks Dept. | New Business |
| Tesla electric vehicle charging station in Guadalupe – City Guidance | | Admin Department | |