

# MINUTES

## City of Guadalupe

### Special Meeting of the Guadalupe City Council

Thursday, August 26, 2021, at 6:00 pm

City Hall, 918 Obispo Street, Council Chambers

1. **ROLL CALL:**

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

*Council Member Costa, Jr. was absent. All others were present. (Note: The abbreviation "CM" for "Council Member" is used in these minutes.)*

2. **MOMENT OF SILENCE**

3. **PLEDGE OF ALLEGIANCE**

4. **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.

- Aniela Hoffman is a resident of Pasadera. She spoke on those houses in the Pasadera development that are full-time Airbnb's saying that she lives next to one. She said, "I say full-time because no one lives there. It's like a hotel. Weekends are especially busy. Two to six vehicles arrive for a single-family home. One weekend there were two small tour buses, an RV, and a small vehicle. Not just the weekends but these are the most party-like times. Constant nuisance noise sometimes after midnight. They're unaware of others. Constant children screaming. Basically, loud adults celebrating because they're all there on vacation. The house next door to me. There's a window on the second floor overlooking my patio. The people are staring down on me while I'm in my own yard. One even held up a phone like they were recording or taking pictures. The constant loud noises and feelings of anxiety and stress permeate my daily life. It's very stressful."*

*Ms. Hoffman continued saying, "These full-time Airbnb's take housing away from residents. They displace residents by making housing in an already scarce market even more scarce. They transform quiet neighborhoods into noisy vacation districts altering any sense of community or safety. My neighbor mentioned that she's less comfortable letting her children run and play because of the strangers and the traffic. These investment properties raise rents, gentrify cities*

*and towns, outbid buyers by \$50,000 over the value. When cash buyers come in, families and residents don't have a chance. These houses are used in a commercial capacity. How are they taxed? I imagine they're improperly taxed at this time. Renters are being evicted for the higher profit margins of these short-term rentals, again, creating communities that don't have residents. Those are my concerns. Thank you for the time."*

*Mayor Julian commented, "We can't say much because this topic is not on the agenda. There is a minimum of 10 "Airbnb's" in Guadalupe. We hear you loud and clear."*

## **PUBLIC HEARING**

### **5. Public hearing to consider draft 2021 General Plan Update to determine if staff should move forward with phase 2, environmental review.**

Written report: Larry Appel, Planning Director

Recommendation: That the City Council:

- a. Receive presentation from staff and EMC Planning Group; and
- b. Conduct a public hearing to receive comments from the public and Council; and
- c. With minor revisions, if required, direct staff to release the RFP for preparation of an EIR and bring the final 2021 General Plan back to Council when it is ready to be certified: or
- d. Make significant modifications to the draft General Plan and return to Council for further review prior to initiating the CEQA review process.

*Larry Appel, Planning Director, thanked the City Council for this special meeting and then gave a brief background on the draft 2021 General Plan. He said, "Last year on August 25, 2020, the City entered into a professional services agreement with EMC Planning Group, Inc. (EMC) to prepare an update to the 2002 General Plan. It's been a challenge with the COVID restrictions, but we were able to maintain communications with the consultants. There were limited funds from our SB2 State grant which gave us \$150,000 for this total project. EMC has been able to use a number of existing documents that had been prepared for the City, and EMC remained within the budget. The draft plans were both English and Spanish versions to ensure the largest exposure of this document."*

*Mr. Appel continued saying, "If after hearing from the public this evening, the Council is fine with our answers and on the revisions proposed, then my recommendation is to move into the California Environmental Quality Act (CEQA) phase as noted in the recommendations of the staff report. I'd be happy to discuss that process in more detail later in the evening if you have questions."*

*At this point, Mr. Appel introduced Mr. Michael Groves, President of EMC, who made a few comments. He said, "I was here one year ago yesterday and talked with the City Council about their General Plan. I just want to thank you for selecting the EMC Planning Group and bringing us into the City, allowing us to be part of your process. I first want to say that you have an incredible team here. We spent a lot of time with a number of people here. Todd (Bodem) did a great job of bringing people together. Larry (Appel) has been incredible in terms of his responsiveness and getting back to us, even while driving his big RV all around. Shannon (Sweeney), thank you for all your input on the public works/engineering side. The mayor took a day off and drove all around the City. Just a wealth of knowledge. We've translated the draft from English to Spanish. It may not be exact due*

*to the translation. It's a work in progress, a draft. But if there are errors, please note those and feel free to give to us. We're looking for any corrections and improvements to be made. We want the General Plan in a binder. If you have to make an amendment to the General Plan, it makes for a more functional document of getting to the policy and programs when you have a specific project. We now want to go out and start the CEQA documentation."*

*Mr. Groves then turned the meeting over to Mr. Martin Carver, Project Manager, to give the full presentation. Mr. Carver initially spoke about coming to Guadalupe to put the document together and to learn about the town. He said, "To me, it feels like we're at the end of the process because we've spent months and months pouring over and writing analyses and consulting with agencies around the region and state, but it's really the beginning of the process. We started in September 2020 and were hoping for the team to start on the Environmental Impact Report (EIR) process. We want the community input to shape this document. What made getting this done in such a short amount of time was the fact that over the last 20 years, there really have been a lot of planning work done in the City. The last General Plan was in 2002. There was a 2009 document prepared by Cal Poly. In 2014 Cal Poly prepared another document and again in 2018, a draft plan. We don't want to reinvent the wheel with months and months of workshops. A lot of public participation went into that. We spent a lot of time going over the notes. We want to invite the community to contact us to help shape this document. There's plenty of time. We're at the cusp of the EIR process. There will be at least 60 days before the EIR process starts. They'll still be a short window of opportunity to make big input and participate."*

*Mr. Carver then spoke about the other agencies, like Santa Barbara County, Cal Trans, other agencies located in Sacramento they dealt with gathering information altogether for all the topics they dealt with. He said, "There are 10 topic chapters or elements that Guadalupe has, but the document only has nine. We don't house the 'Housing element' – that has a special process and timeline. That isn't part of EMC's scope of work. There's a cycle where you need to get it done within a certain period of time. It's due in approximately two years. Also, this document has a newly required 'Environmental Justice' element which I'll speak on a little later."*

*Mr. Carver then focused on "Vision". He said, "We do our best to understand where the community is going, what its needs are, and what its vision is. But it isn't perfect. As we said before, we want the community's input. I would invite the community to participate with their input in the next 60 days where we're just gearing up to do the EIR. So, send us a letter, or email two or three lines showing 'My vision of what Guadalupe is'. I would like to add to this document a nice clean paragraph that just talks about what the vision is. Sort of from about a 40,000' level. That's something I really can't do as well as all of you can. So, I make that invitation."*

*Mr. Carver continued saying, "The first thing you need to know is that the General Plan doesn't expand boundaries. It doesn't say that there's land in the agricultural fields and we're going to annex it and we're going to grow. None of that. It relies on staying with the existing limits. What we have done with the document and where we do a focus is on downtown revitalization. I'll get into that when I talk about land use. What that means is better use of the land we have here now. Downtown is the obvious place to make that happen. That's really where we hinged our vision."*

*What we call, in the industry, 'urban infill housing'. That strategy makes sense because in part, you have AMTRAK service. Of all the communities we've worked in, we look for opportunities and special things that a community has. So far, few of them have meaningful train service. There it is for Guadalupe. And a bike path we can talk about further on."*

*Mr. Carver highlighted the summary of elements to be discussed: 1) Land Use; 2) Circulation; 3) Housing (separate process); 4) Environmental Justice; 5) Conservation and Open Space; 6) Economic Development; 7) Community Design/Historic Preservation; 8) Air Quality and Safety; 9) Public Facilities, and 10) Noise. He said, "These are your substantive topics in this General Plan. This is the heart of the document. We want to dive into each one. Some more than others."*

### Land Use

*Mr. Carver started off this topic by saying, "This is the heart of any general plan. Where are you going to place structures and in what kind of uses? What kind of configurations? How high are you going to build? The first thing to note that's been high on everyone's mind, before COVID, was a statewide housing crisis. There's not enough affordable housing. There's not enough housing, but especially affordable housing. Blends well with staying within city boundaries and focusing on downtown and that 'urban infill housing'. That type of housing can be more affordable than other types of housing. It blends well within that housing crisis. Make use of that crisis. Every crisis presents an opportunity."*

*He continued saying, "I already said there are no changes to urban boundaries. That's especially key. We re-tooled some of the land use designations. For example, what used to be called 'General Commercial' is now 'Mixed-Use'. This isn't about commercial anymore. It's about housing. This is key for me. What I've noticed over my years of planning is that downtown revitalization starts with housing, ironically enough. Or maybe, unintuitive, for many. But what we found is that adding housing to downtown, then the restaurants, all the little shops, the dry cleaners, all those little businesses, actually have more customers right there. Those customers can walk out of their front doors and come down and buy something at that little store, etc. It's also how you get movie theatres."*

*Mr. Carver then discussed re-designation sections showing two maps. He said, "There are many tweaks that need to be made around downtown, changing some mixed-use back to R-3; some things out of Gularte Tract that need to be addressed. There were some big pieces we looked at that were changed from 2021 to 2022, showing some areas in downtown as R-3. Another area now to be shown as open space which is near Olivera Street. Then going towards the train station on 5<sup>th</sup> Street, which was industrial land, is now designated R-3 housing. We double downed on R-3 housing. In addition, we made downtown mixed-use so there's housing opportunities. We tried to load the housing downtown."*

### Circulation

Mr. Carver began this section by saying, "This is where we're building on previous work because there's been a lot of fine work done. For example, in 2014, there was a bike and pedestrian plan. In 2109, there was an amazing process. That document has so much information, it looks like there was a robust public participation process. We're trying to include of that material in the document because they came up with a lot of great ideas. In 2020, there was a multi-use trail that came to you not long ago. We incorporate this information, but we don't decide what the outcomes will be, but we put them front and center as things that the City will pay attention to going forward."

He continued talking about 'issues and opportunities'. He said, "Of course, with circulation, it's about cross-connectivity. As great as it is to have that rail service, it makes it hard to get across town safely and creates quite a divide between the westside and eastside. There's this whole westside of town that's harder to get downtown if you have to go down Main Street, come around, come up, etc. We'd like to be able to find ways to connect that westside more directly with downtown. That would be a huge advantage."

Mr. Carver then focused on capitalizing on tourism. He said, "There are a lot of bike tourists that come through town. Connecting that bike trail that was talked about in the 2014 plan, as well as the 2019 plan, connecting it, because it comes from Santa Maria, comes down the levee. There's no reason to not bring that right downtown. That would be a great way to bring those people into town and supports that downtown retail element and all of that."

The last point on this element is 'sidewalks and safe routes to school'. He said, "This is a little bit tough because during the pandemic, Cal Trans lightened up on the rules of sidewalk cafes and the like. Now that we're somewhat past that, they seem to be reverting to their somewhat hard line about sidewalk cafes. But we're encouraging the City to stay on it and work with them to see if we can liven up that downtown. Part of that is getting sidewalk cafes in place and getting more people on the streets."

### Environmental Justice

Mr. Carver explained that this is a new element that's required for what is called 'disadvantaged communities' which is the technical term that the state uses to determine through research on demographics, income and other factors. He said, "The issue that came up for us in writing this element is, of course, the neighboring agricultural areas. Living with dust and the pesticides and the like that get used there. Although the slide shows 'disinvestment in downtown, the more and more I hear, it's really 'investment' in downtown. But in the past, it hasn't had much attention. Just look at downtown. There's so much potential there."

He then talked about the lack of a local high school. He said, "I don't really envision that in the near term that Guadalupe is going to have its own high school. There's nothing in this plan that it says the City needs to have its own high school. We recognize that but it comes up as a point. In addition, access to healthy food is another part of this element that's important."

*Mr. Carver further said, "When looking at this whole 'environmental justice' element, it's looking at the individual ideas that fall under this element. But rather than looking at them as a planner, you look at them more like a public health official. How can we think about these issues from that perspective? How can we make this community healthier? How can we address some of the things that are plaguing it? Of course, we do that part as planners, but it's always interesting to put on a different hat and see things from a different perspective. That's what this 'environmental justice' element is all about."*

#### Conservation & Open Space

*Mr. Carver said, "The 'conservation' part of this element talks about special status species that might be around in the area. But we also do other things like set park and recreation standards on the 'open space' part of this element. We inventory all the park spaces around and have them listed in the element. Based on that inventory, we set park and recreation standards. So, when developers come in with new ideas for housing and the like, we have a basis to say that we want that housing, but you need to be able to provide some resource for parks, etc. – so many acres per 1,000. That kind of thing."*

#### Economic Development

*Looking at this element, he said, "At the beginning, we looked at vision and the future. What drove it for me was this element. It's really about looking at downtown and trying to revitalize it. Trying to bring housing to it that then feeds the retail component and really build from the ground up that way. Building on bike tourism that we really talked about already. I know you have a process underway to have some form of cannabis production in town. I don't know exactly where you are with that but that can be a component of economic development. Cities in Salinas Valley have done well with a number of cannabis producers up there and have seen some amazing results. Vandenberg Space Force Base is just the beginning of the future. Guadalupe is right next door, just a short train ride away. It makes me think that over time you want to pay attention to those connections and perhaps find a way to be a part of and support that community. That could possibly be another source of economic development for the community. More practically, there are some opportunity sites that we know exist around the City that either have dilapidated buildings or are vacant that can be redeveloped. While we haven't identified other opportunity sites for this element, we'll probably go back and, with your help, identify what kinds of things will work best there to make sure we pick the right sites."*

#### Other Elements

*Mr. Carver talked a little bit about 'community design and historic preservation'. He said, "Here we talk about things such as design review. We inventory all the historic resources. What I mean is that we go back to the fine work that the Cal Poly students did. They actually did all that work. We just catalogued it and included it here. It becomes the basis for future local register of historic places. A lot of communities will have that. If you so choose to protect those properties and their environs, it provides a basis to move forward on that."*

Mr. Carver then shifted to 'air quality and safety'. He said, "Here we talked about air quality with pretty straight forward information. We catalogued information from the Air District. Agricultural dust again comes up. We spent a lot of time working with Santa Barbara County and integrating the 'local hazard mitigation planning' process that has been developed. That process, however, is not part of this General Plan process. It happens separately but it is really key. The State requires it when you're updating a safety element, you incorporate, as much as possible, materials from that 'local hazard mitigation plan'. You'll find that I excerpted, in one of the appendices of the General Plan document, a portion of that multi-jurisdictional document that is relevant to Guadalupe."

He further said, "The 'safety' aspect here involves police and fire. We catalogue what resources they have and what kind of problems they're having. The Chief of Police was kind enough to join us when we did our tour of the City. We learned a lot of very interesting things from him. This safety element also deals with fire hazards which really isn't so much of an issue. We have some habitat around the river which is out of your city boundaries but within your planning area. The City isn't prone to fire, but we have to address it. We also talk about flood. The City is out of the flood zone. The entire City is in the inundation area of Twitchell Dam so if that dam ever failed, you could expect to have water in your streets. It seems unlikely, but it's something we need to address. We also addressed seismic hazards."

Mr. Carver continued saying, "For public facilities, we talk about potable water, wastewater, drainage and schools. This was probably the easiest chapter to write, in large part because of the work your Public Works Director has done. Shannon has done such a good job of really getting the City's act together and addressing the things that need to be addressed and paying attention to the things that needed attention. It was just a matter of cataloguing all the fine work that's already been done. So, it was pleasure to do that work. I also talk about schools in this chapter. I had several conversations with school officials that were illuminating and interesting."

The last element Mr. Carver spoke on was 'Noise'. He explained, "We talk about sensitive uses and noise abatement issues, and we take an opportunity to set, what we call, noise standards. You then have a benchmark against which to measure particularly loud uses."

### Goals, Policies and Programs

Mr. Carver said, "I've just gone through all the elements. At the end of each of those chapters, there are 'goals, policies and programs'. I thought it would be helpful to make sure we understood what the exercise was here. General plans, first and foremost, are thought of as a city's 'constitution for development'. It really is the place where everything flows. For example, your zoning map has to be consistent with your general plan diagram, not vice versa, by the way. If you have an inconsistency, the zoning map does not rule the general plan diagram. When you make land use decisions about use permits or subdivisions, you typically would have to make findings consistent with your general plan. The exercise is to then go through and make sure you go through all those policies and each of the elements and making sure that there's nothing about that project or that particular subdivision that is really inconsistent. So, that's how the document works. It's actually your 'constitution for development'. This is particularly relevant when there is LAFCo work to be done."

*Sphere of Influence, amendments and annexation are not relevant here because they're staying within our boundaries. I want to emphasize that a general plan is a "long-range" plan which contains goals which are really trying to incapsulate vision. Then there are policies which are more like regulations or law. You have to pay attention to those to make sure you're staying consistent with it. From that policy work, you derive work programs which then becomes a basis for your capital improvements."*

### Implementation Program

*In the final piece of the presentation, Mr. Carver said, "The way the General Plan is set up to work is we have these chapters to discuss issues and opportunities. We've identified an issue so we have a policy and maybe we have a goal that addresses it and a program that will deal with the issue. The important part is that the best general plans aren't left on the shelf. At every city council meeting you open them up when you're making land use decision. And when it comes budget time. It's really about looking and saying, 'What is our list of implementing programs?' In the 'Implementation' chapter, I've taken every implementation program from every chapter and recited them all in one place in Chapter 11. So, when it comes to your planning process for budget, this is where you want to start and anchor it there. If your administrative office is going to do any strategic planning exercise, the first place to look is at your General Plan and moving to more specifics on that strategic planning process. It all comes down to that City's annual budget process and your capital improvements program. That's the way it's supposed to work. The process works best when you keep it alive and keep it front of you. You can then see what might not have worked. So, then you can look at amending that specific section for clarity. It becomes a living document. That's what the process is meant to be." Mr. Carver then said that they now really want to hear and work in what we can from the community and from the policymakers.*

*Before the Council, staff or public made comments, Mr. Groves spoke again saying, "We really encourage city councils we work with to use that budget process to work with your Planning Director, your City Administrator, your Public Works Director, particularly, about the things you want improvements in town. Shannon is already working on a lot of stuff and is doing an incredible job. It gives you an opportunity to have that annual look. I really emphasize that. I've seen it in cities, like Salinas which is a large city. It wasn't until we did the economic development element there and introduced the idea of them bringing that element to their budget hearings and talking about connecting that with their capital improvement program that the Public Works Director was working on and connecting the dots. Questioning what they wanted to do in three or five years. I want to emphasize again that it's a really good tool for you as a council and the staff to work with when you have your budget hearings."*

*Mr. Groves then talked about housing. He said, "You notice there isn't a 'Housing Element' here, but you know it's so important in the State now because a lot of your grant funds are based on whether you have a housing element certified by the State. If you don't have a housing element, that could hold up monies that you could get. It's an important tool." He mentioned that EMC has a housing element team.*



*In concluding his comments, Mr. Groves said, "The last thing is timeline. I'm proud of Martin, Larry and the team. A normal general plan process is usually a good two-to-three-year process. We're a year and in front of you with a draft plan to start moving forward. There's just been a lot of work and writing to get it done and make sure we had all the information compiled. Larry talked about the budget which was a very small one. Most of the general plans are 10 times what this budget was. This team has done an incredible job of pulling this together. We're open to comments on it. Thank you."*

*Mayor Julian asked if Todd Bodem, City Administrator, had any comments. Mr. Bodem said, "Just a few little ones. One of them is a lot of times you'll have a general plan update. An applicant might come in three years from now and say, 'Can we do a zoning map amendment?' Just based on the projects I've seen cities before just approve those based on the project. So, the applicant comes forward hoping that this allows for consistency moving forward. Sometimes cities will approve those amendments based on, I don't know what. Just a comment."*

*Mayor Julian commented, "You talked about the budget process and bringing the General Plan before staff. And I know in the Plan there's the requirement set forth for the City Administrator and staff that every year the General Plan is pulled out for a thorough review process. We haven't done that in years, in terms of looking at the General Plan and moving it forward. And you have some teeth within this document that says, 'This is what you will do'. It's on the City staff to follow language in the document regarding the review that 'You shall pay attention to that on a yearly basis.' It's important during the budget process, especially when money is tight, to pay attention to the General Plan."*

*The mayor also spoke about the housing element. He said, "It's a big-ticket item with the State. We are required to provide more dense housing for the community residents. On a personal note, there's talk about R-2 and R-3 zoning. And I was looking at the fact that many people in the United States or especially here in California can't afford single family homes. Single family homes in Pasadena are going at the mid-\$400k price range or so. How many residents in the local community can afford that? The farming community? There aren't many. So, where do they live? I know we have quite a few apartments in the community, and we need housing. We need places for people to live. One of the State requirements is to live close as you can to where you work. You look at The Sphere of Influence – we're surrounded by fields. There's a heavy traffic element in and out of Guadalupe. In the mornings, there are people going to the fields. The evenings...you can't get to Santa Maria without heavy backup. That says a lot about where we are with our commercial, like a grocery store, and our businesses so people don't have to go to Santa Maria to shop. This sets a tone to generate business."*

*Mr. Groves referenced the mayor's comments. He said, "Regarding the housing and downtown comments, create affordable housing in the downtown area. Put people downtown. How do I encourage residential development along with my commercial in the downtown? When a commercial developer is looking for a restaurant, the first thing they will look at is how many people are within this radius. They do their demographics. Take advantage of commercial downtown now"*

*by building housing around it. It's better for everyone's business. It's a really important tool to use by trying to encourage those sites and the opportunity sites which are those vacant buildings and vacant lots. How do we get more parking downtown? How do we get some more housing downtown and still have retail on the bottom floor?"*

*The mayor asked Mr. Appel, "Are there any changes that were brought to you to suggest changes to the General Plan?" Mr. Appel replied, "One thing that's come up recently that's very exciting for us, is a young couple decided to invest in downtown, like doing a wine grotto on the first floor. The second floor would possibly be for housing with expansions out to the rear. We need that first new business to attract attention. I can see this wine grotto as something the City can welcome. In talking to the owners of that property, they're well positioned in the wine industry in San Luis Obispo. Others have told them, 'If this works for you, we're coming, too.' I can see other types of businesses playing off that. This is what we've been looking for to get downtown revitalized. Then there's the Royal Theatre and all that's going on with that. I think it's actually happening. Having this economic element in the General Plan is really going to be something to help us all have a road map to help this work."*

*The mayor continued saying, "This is a living document. Those ideas from the business community and the general community are critical to hear so we can actually move toward what the community desires for the future. This is a 20-year plan – needs updating. Geographically, we can't do much going west and we can't do much going to the north. We have agriculture all around us. Our population, based on the housing you have here, projections could be up to 12,000 people. What do 12,000 people do when there are kids? We have 37% of the population under age 18. That's almost 5,000 kids under the age of 18. The General Plan can help prepare for the future."*

#### **Public Hearing Opened @7:00p.m.**

##### **1. Garrett Matsumura**

*"First of all, I want to say 'thank you' for all the hard work that's gone into this document. For anyone who's seen the General Plan the first time this past week, there's a lot to 'chew on', especially if you don't have any background or history in planning. I'm here both as a representative of the Guadalupe Business Association (GBA) and a member of the Broadband Task Force, as well as a private citizen.*

*First, I want to talk a little bit about the point of view of the GBA. We had a meeting last night and discussed this document in depth. Some concerns were raised. The general consensus was that there were some things underrepresented and some things missing in the plan such as food trucks or farmers' market, vacant buildings, methods to decrease division, perceived or real, between the Pasadera community and the rest of Guadalupe. Also, zoning. We want to be able to address modification to zoning codes to allow for food and beverages in the light industrial area on Hwy 1. Due to its location adjacent to the train station, it's an opportunity to provide visitors and commuters with additional convenient dining options which is a way to help boost local economy. It's a strip we felt could be altered. We talked about Airbnb regulations and their*

*effects on the community. We talked about the linkage between Airbnb's and tourism, and the need for a hotel in the community. The Royal Theatre – a true performing arts center. I know it was mentioned in the document that there'd possibly be a library. There's been so much work done on revitalization of the theatre as a true performing arts facility that we feel strongly that that's the direction it needs to go. Because of these programs and others that can directly affect the economy, it is the unanimous decision of GBA to delay implementing the General Plan for 60 days so we can get more information and input from the business community."*

*Mr. Matsumura then spoke about the Broadband Task Force. He said, "There is need to increase broadband to bring social equity to all residents. The need for more reliable broadband service is readily apparent. The Broadband Task Force is looking at the possibility of seeing if we can bring a system here in the City where it's a community broadband system. The community would pay for the infrastructure. The City and the community would then be able to invite in private companies to provide broadband service. So, instead of paying \$100 a month and getting 100mb of download speed and 10mb of upload speed, there'd be the option of paying an amount for an increased service, offered through the City as a utility. That's something we feel very strongly to include this in the document."*

*He further said, "As a private citizen, I'm currently in the process of putting together an exploratory task committee to discuss the visibility of discovering a new civic anchor here in town. This particular anchor would feature things the community has talked about. Things like a newer and larger library. A community health center. A business incubator and STEM learning facility to help kids, kindergarten through high school. It could be a hub for fiber technology that could help provide that highspeed access throughout the entire town. Mixed-use housing. Low to mid-income housing. A boutique hotel. Again, the exploratory task force is only in the process of being developed. At least one of the sites that is being talked about would be the remediation site. This type of program is really a win, win, win, win for the entire community. It's not coming into the community saying it's going to fix everything. This is something trying to take into account many different opinions and different suggestions the community already had and bundle them together, so everybody wins."*

*Mr. Matsumura ended his comments by saying, "That is the short list of items to bring up for tonight. I know there are other people here who are part of the GBA and other entities here in town that have a vested interest in seeing this town continue to grow and flourish. Thank you." Mayor Julian commented, "I see the consultants really writing everything down. That's the process...looking at input this document has and the community's input to be taken into consideration."*

## **2. Lupe Alvarez**

*"I want to speak on a couple of items. I previously had spoken with Mr. Appel concerning everything on North Pioneer Street that's being changed to R-3. It's currently zoned commercial with three-story apartments out there. A couple parcels were left out. We had requested and asked back in January. He concurred back then that those parcels should be part of it. I had*

*written a letter with some documentation that we had had this conversation earlier in the year. We're requesting that all that be considered R-3 on down there on lower Pioneer. We've retrofitted a building there on the corner. That parking lot, that whole lot is about 350' long. It's our intention to build in the back on top and provide parking underneath. This would create more opportunities for residents to live there and create more economy downtown, as well as support local businesses downtown. I hope the Council can support that."*

*All of you are on the right track working as a whole for the betterment of the community – Todd, Larry, City Council, Shannon. It's very visible. I've helped on the food distribution but my hat's off to the mayor and Gilbert (Robles) for being there week after week.*

*We rent clean affordable housing and we keep getting asked for vacancies. We just tell them to check around the first of the month in case someone gave notice. I believe Airbnb has a purpose and it does create synergies for the town. It does bring tourism but there needs to be rules and regulations that benefit the whole community and don't cause problems for the existing community who are invested in Guadalupe day in and day out."*

*Mr. Alvarez then spoke about Gularte Tract which has been designated for R-2 from R-1. He said, "We have a project we'd like to put there. Currently, that project is going to be R-2 and we feel it should be considered as R-3. I'm glad there's going to be housing on lower Pioneer as R-3. However, what's the easiest egress and ingress for the residents that live off Gularte? It's through 11<sup>th</sup> Street. It's to Hwy 166. It's to Hwy 1 if you work in North County." (Mr. Alvarez then handed the Council and staff a number of pictures and copies of letters of support for the tract parcels that are there. The mayor said that the handouts would be accepted and reviewed at a later date. City Attorney Sinco said that they'd be made a part of the record.) Mr. Alvarez then said, "There is a need for housing. If the City Council is going to change the General Plan, and we're not looking to increase our Sphere of Influence or looking at future annexations at this time, whether this plan is a 10 or 20-year plan, either way, it's a long time to not provide additional housing that can be done at this time once this plan is approved. I hope you consider that. I hope Mr. Appel can make some comments to the project on lower Pioneer that I was referring to earlier as well. Thank you."*

*The mayor said that the Housing Element is every five years. Mr. Alvarez said, "But the zoning is R-2. So, the density is going from 11 to 20 and R-3 is 20 to 30." Mayor Julian said, "There was a comment in open session about Airbnb's. I live by an Airbnb. There are people backing in their 4-wheelers right next door and partying until three in the morning. Chief Cash has had several calls from me about noise. And I know others may have the same issues. We heard you loud and clear on that." Mr. Alvarez then said, "I have a neighbor, as well. We live in a cul-de-sac, too, and the parking is a problem."*

### 3. Shirley Boydston

*"The 2021 General Plan will be a great resource for future actions. There are minimal directives for creating jobs which I think is critically needed at this time. It also touches on some of the*

*creeping globalism that is being pushed on Americans, not just here in Guadalupe. Zoning changes are a case in point. Getting rid of R-1 lots to cram multi-units could be seen as a threat to physical and mental health and safety which is not addressed in the environmental justice segment. Having more park space and trying to eliminate automobiles, for those of us who don't walk well or ride bikes, is not a remedy. The City can barely manage the 59 acres of the park system now in existence. There was a complaint Tuesday night that they're not managed well at all. It takes more staff and money which are in short supply in the City. If second-and third-story buildings are envisioned, we certainly need better fire apparatus which will be needed to support those heights. This is a huge cost which is not easily budgeted. However, if there's time, maybe you can add five bucks a year to start working on that new apparatus. Each of the ten elements will require an enormous investment of time and talented staff which is pushed to the limit right now. Each element proposes programs and actions in the first year of adoption for a total of 16 specific programs plus their ongoing activities. Within two years of adoption, there are 12 specific programs and actions that must be addressed and implemented plus ongoing activities."*

*Ms. Boydston continued saying, "Each resident of Guadalupe wants it to be a better place to live and raise a family. But some of this is too much, too soon. There's a need for more public involvement and input by the residents to understand fully what's to be expected from all of us. I again urge no adoption of the plan until there have been more workshops and seminars to present to the residents the best plan to take this 'diamond out of the rough'. Thank you."*

4. George Alvarez

*"In listening to the presentation, there are a lot of good plans. For the new council members, you're getting a quick history lesson on why we're in the position we're in now. I've been pounding this organization for years and decades about the Sphere of Influence. Santa Maria has their sphere of influence all the way down to Ray Road. An extension, maybe, down to Point Sal. School – we don't have the new school that was to be built 10 years ago. The reason why they had a joint meeting with the City Council to hold up the progress of Pasadera because they were greedy and wanted more property for free. They got money from the State to get the school. It's not done. The kids and teachers are suffering because they don't have a facility that's worthy for them. High school? You have to deal with the Santa Barbara County who wouldn't give you an opportunity for this. Guadalupe was used in the 60's to get federal funding for Righetti. If it wasn't for Guadalupe, we probably wouldn't have Righetti."*

*Mr. Alvarez then continued saying, "You must know the history of this community. We must have more public meetings to get the full impact of what the people want. Not five people; not staff. A picture of what's needed, yes, but by the voice of the people who want to live here. We have budgets that are over-budget in all departments. Some people are getting big monies for nothing. Why? You have to budget for 15-20 years to survive. We can't afford retirement anymore like before. The responsibility of the plan is to improve the wheel and a joint venture together where it doesn't cost me, a taxpayer, more money. Housing Element? We have so many self-help homes out here. We've over matched the poverty level. We rewarded those who didn't*

*have opportunities. We can't supply housing for everyone. I know we're supposed to supply a certain amount but do it tactfully. Go on with the developers who are going to build these things and work together so they get a break, don't get overtaxed, and they build what's needed. Work together on this. And the new business organization? Your plans are great. You're like salmon running against the river. I've lived here all my life. It's frustrating to see the lack of intelligence and common sense in these chambers. The railroad situation is a perfect opportunity for us to channel together all the cities. Have a good evening."*

5. Peter Lopez

*"The City Council and team are doing a great job. You had a big pandemic. You worked under a timeline and constraints. You had zoom meetings. I appreciate all the time and effort to get us here to this particular point. I'm here to speak on behalf of Gularte Tract, specifically, 4235 in that area, to see if you'll give consideration for R-3 instead of R-2. I think it would greatly benefit the area and the community to reach the RINA numbers. Also, because there are larger parcels over there that I think would warrant larger development. The access roads there are convenient to both Santa Maria and Hwy 1. The other thing that has gone on with this pandemic is the high costs of construction costs. They've increased significantly. If R-3, that will allow more units on a property. Because of the high cost of construction, it would make it economically more feasible, in my opinion, to get these projects built out. It would be a tremendous benefit to the community. I ask for your consideration instead of R-2 to R-3 zoning. Thank you."*

6. Gustavo Alvarez

*"On page 2-8 (of the General Plan), 'Floor Area Ratio – Central Business District', it gives some good examples of how it works. For example, if the lot is 5,000 sq ft., you can only build on 2,500 sq ft. of it. As you may know, many of these lots are very tiny downtown. Not enough to have parking. In my opinion, you'd be wasting a lot of ground. That number should be adjusted to maybe .20 or .80, depending how you want to look at it. I don't think the 'FAR' is beneficial for our downtown or it could be explained differently than the way I interpreted it. And I, too, am for R-3 in the Gularte Tract area."*

**Public Hearing Closed @7:25p.m.**

*Mayor Julian had the following comments:*

- 1. "Royal Theatre – maybe at one point, the document may have said the library was going to be put there. That's not the case anymore. The City is moving forward with the development of the Royal Theatre. So, there isn't a plan, to date, for the library there.*
- 2. School – according to the Superintendent of schools, the school will break ground next summer. That's moving forward.*
- 3. Year 2008 – everybody took a dive with the recession. That stalled a lot of things that were happening. Now, like with Pasadera, they're really moving forward. This past Tuesday, we talked to the DJ Farms developer regarding access from the south going into property. Santa*

*Maria Valley Railroad Road asked them to put in two bridges before they can cross. The plan is to access the south into the property.*

- 4. Element re: school – size of property of the school is inaccurate. (The mayor said he would get consultants the correct information on property size.) The City sold five acres to the school and received Quimby funds. They started off with 12 acres for the school. We had a joint meeting with them at the school, not City Hall, that was many years ago. They came in with a plan that said 17 acres which included the City's property. The City said it wasn't going to give up that property. The school actually purchased that extra five acres so they will have 17 acres at the school site.*
- 5. R-3 – look at maps that show huge requirements for parks. Treasure Park has not one little park there. Point Sal Dunes has no park there. No space for parks. O'Connell Park is out there in that neighborhood. Paco Pereyra Park has the self-help housing. There's a park there; a small one. In consideration of R-3, I personally don't want to see a lot of folks with no places to play. Pasadera has some community parks or neighborhood parks - pocket parks. Probably not big enough. I asked someone, 'In terms of population, how many people can you put on an R-3?' He put 100 people an acre. That's a lot of people. R-2 or R-3 is still being discussed. No decision has been made yet. We need to make sure there are recreational facilities, even if it's just for walking around. We need facilities, for both passive and active recreation."*

*Mr. Bodem said, "I'm really interested in the economic development side of things, obviously, if we can promote economic development, such as campground for bikers, etc. But also, something we could look at more, maybe a developer or a businessperson like this could be instituting impact fees in our developments, park dedication and funds that would go as part of that. Look into impact fees. All of this is going to cause infrastructural needs because of the growth. And because of that, the new development should have some onus to pay for some of that, in whatever category, such as public safety, water, sewer, etc. I refer to them as 'SAC and WAC' fees ('sewer access charges and water access charges'). They're working off the existing capacity of the City. This new growth is going to create a need for a future expansion of those facilities. I think that's something that can be looked at."*

*Larry Appel asked to go back and respond to some of the comments made:*

- 1. "Lower Pioneer property – I did meet with the Alvarez family. It was my oversight for not including those two parcels going to the south on our map. They provided sufficient information for me to be able to give to EMC to show that the two buildings up at the top will remain 'mixed'. It can have commercial on the bottom and have resident on top. But the rear area would have the ability to go to R-3, like other projects we had planned.*
- 2. Gularte Tract going from R-1 to R-3. By reading through this, we've increased the density in R-2 and R-3 such that R-2 which had a maximum density of 14 units per acre is now 20 units per acre. That's a significant increase. We don't have the best ordinance when talking about open spaces and recreational uses. When I worked for Santa Barbara County, any time you had a design review zone district, you had a requirement to have 40% open space. It would be hard to get up to 14 units per acre let alone 20 units per acre. But you could go up in height which would allow you the additional density. We only require 150 sq ft. for something like a patio or a balcony for*

each of the units. So, it doesn't address the open space park issues you're talking about. Going from R-2 to R-3 would allow 30 units per acre. That's too dense for that area. The People's Self-Help project was very well done and that was at 14 units per acre. Think of it as doubling that density if you have an R-3 there. I am professionally recommending going to R-2.

3. Floor Area Ratio (FAR) – this helps to design projects, like on vacant land. When you have what we do, especially on the westside of Guadalupe Street, you have solid buildings. There's no room for landscape, parking, open space or anything like that. That's the whole downtown and that's the way we're accepting it. I think what we're going to do is provide a FAR of '1.0' which allows full use of the footprint for those on the westside. For new development coming in on eastside, it would be to respect that '.5' because it would need to have parking, landscaping and those sorts of things. So, I think we'll be making those modifications if we go forward tonight.
4. Guadalupe Business Association – we're not at the point of adopting the General Plan. It's only at the draft stage now. The next step in the process for us would be to move into CEQA review (EIR). That's going to take a long time. Maybe six to nine months. We can go in and make some of these changes and recommendations talked about tonight, such as putting in new programs, etc. but not delaying for 60 days. The next step is CEQA and once we're done with CEQA and the other corrections, we'll come back to you again to ask you to look at the entire process. We'll make sure we have more time than we did this time to allow people to review the draft final and the EIR before it comes before public hearing. If the City Council goes with my recommendation approving the release of the RFP, then we'll let a number of planning firms bid on the EIR, including EMC. The winning bid will most likely come back the first week in October for a contract. Then we would start the six-to-eight-month process doing the EIR. In the meantime, there are a couple of months where EMC can continue to work on some of these changes and get in dialogue with GBA or some of the other people who had concerns."

Note: Because there are several people in the audience very interested in R-3 for Gularte, Mr. Appel said it was important to hear from them tonight. He said, "If the majority of you believe it should be an adjustment to R-3 for Gularte, we'll go back and make changes. But I just wanted you to know what our position was before that happened."

Mayor Julian said, "With R-2, 80 people within that one acre and two ADUs and junior ADU per project. We have a population of 3.78 persons per household. I think that's light and should be more like 4.1. With R-2, that's 80 people within that one acre." Mr. Appel added, "And there are two ADUs you can add, in addition to that, plus the junior ADU, so you can have 25% of those units have those in there, as well. So, you can get a higher density than you initially thought." The mayor then added, "We have a map of the whole city and the sphere. What would it look like if we took the Gularte Tract, and said, 'This is what it would look like if you had an R-3, R-2 and what it looks like now? What would it look like in terms of housing? My concern is that we lack housing. We don't want to put too many people in one place. We need open space. We don't want to get into another Treasure Park where there's no open area, or another Point Sal Dunes."

CM Cardenas spoke on the Gularte Tract and the increase in density there. She said, "I agree that we provide some type of service to that area. We're making connections from the westside into downtown. Walkways. We need to make sure we're also doing that there. I would also think that



*R-3 is too much for that area with 30 units per acre. Just seems a lot. We already have development there and they're doing 14 units. R-2 is already providing 20 units and two ADUs per unit. (Mr. Appel corrected that: "Two ADUs per project.")*

*City Attorney Sinco addressed Mr. Appel, "I can't remember off the top of my head. A density bonus would be available to exceed the R-2 zoning if there was affordable housing. Is that correct?" Mr. Appel said, "If the additional units are all affordable and are placed into a permanent affordable program, yes." Mr. Groves said, "There's a criteria table board. An example would be if you did 20% affordability in low or very low, you could get the density bonus which could be up to 32% - 35%, in that range. It would depend on whether it's low or very low. There's a formula for it. You can also get incentives, basically concessions. You could have a setback or a height that you didn't have to meet, so you could get concessions for that. There's also the potential for the City to do waivers on certain standards and criteria. There are a lot of incentives to provide affordable housing and get more densities at the same time. And instead of doing 10%, you could do 20% and get only one concession so there are different ways to go about it, depending how the developer wants to do that."*

*City Attorney Sinco then said, "My main point in raising that was to dovetail on what was being said about density. There would be a way to make a project economically affordable or incentives would be given to the developer to develop the property R-2 so that R-3 wouldn't be necessary. Is that a fair statement?" Mr. Groves responded, "Again, I'm not going to advocate either way. R-3 has a place in town and could be beneficial. What I hear the biggest issue is providing open space, connectivity, trails, providing enough park space and open space within your projects. I think we can provide something in the policy language that maybe strengthens that for you. And then when you go on the zoning side, then you can have a part in there for a percentage of it to be open space. Then you have the density and can go up. And you can have that density, so long as you have that open space. So, it creates more of a balance. I don't think you have those provisions in your zoning now and that would be helpful. I'm not advocating either way. We've done and seen some very good R-3 products. Cities like Monterey and others are now going to R-3 more so than R-2. So, I strongly encourage you to look strongly at it and pick and choose where you want to see that happen. R-3 can make a difference in terms of getting your housing product up if it's done well. And R-2 has its place, as well, and you can use your density bonus."*

*Mayor Julian said, "The new Pioneer Street. That's R-3 with three-story structures." Mr. Appel said, "That is a project that was approved with a conditional use permit to allow ground floor housing on general commercial land. Rincon didn't check the density when they approved it and it is a higher density than R-3 would have allowed".*

*The mayor then asked, "Given the complexity of this issue, do you need that decision, since this is a draft, do you need that decision now?"*

*Mr. Groves said, "There's a period of time between now and when the environmental document starts. When the environmental document does start, we need to fix the project description. Over the course of the next 60 to 90 days, people were asking for more time. I don't think you need to*

delay the process. You can direct your Planning Director to send out the RFP and get that process going. It takes time for people to respond and time to come back to the Council for a contract. During that time, the Council can start thinking about these points. Because R-3 or R-2 makes a difference in population and density, things are going to be affected when the CEQA document is drafted with that project description. So, we want to lock that project description down. You have 60-90 days to make those decisions and come back, look at it and say what you want to do. We have all the comments made today. They're all written down. EMC can add provisions for more park space and things like that if you do choose to have R-3. Even R-2 should have park space. There should be some percentages around that. In the end, it takes the Council's direction to say, 'We want to build here and there' and we'll add the nuances on the park space and those provisions. Then you have State law the developer can use if they want to use density bonus and that type of thing. When they do that, they're providing affordable housing and, hopefully, you already have the park provisions built in."

The mayor said, "Part of my concern is both within open space within their living quarters but what if you have kids? You're going to have families there. We're short now for areas for kids to recreate. What would that be if we went with R-3 without any provisions, what would that look like? Do you need that? You said there's 60 days? Mr. Appel said, "If everything goes well, on September 14<sup>th</sup>, we will be bringing back, for City Council to consider, EMC's contract requesting an extension. We really need to lock in that project description. If Council is uncertain between R-3 or R-2, that's fine, but if you know now just like you can answer in six weeks, we still would like to hear what Council is thinking."

City Attorney Sinco read Recommendations #3 and #4 of the staff report and asked Mr. Appel, "Is there a middle ground here? Can the Council tentatively approve this General Plan update, so you're allowed to move forward for RFP for EIR. Then before that actually starts, bring it back for final approval of the draft? Can you do that? And leave changes to be made?" Mr. Appel said that that could be done on September 14<sup>th</sup>.

Mayor Julian asked, "And I'd like to see what you're talking about; benefits to the property owner for making affordable housing – what would that look like."

Mr. Groves said, "I think it's important to understand that we aren't going to be producing another one of these. We're going to have a checklist that will go on page 6, 'Policy X will be modified.'" We'll add Policy 'X' on park space to be directed toward 'x percentage' if we want to do that. We can keep this running list and along with the document, will be the project description for the EIR. So, whoever gets selected to do the EIR, you also have the power to sign a contract with them, you can say you want them on hold for another 30 days or we don't want you to start now. You have that power because you can say that you need another month to do this. The main thing, though, is not to drag it out. The CEQA process takes time to ramp it up and get someone under contract and get going. While that's happening, you can run this parallel track and it'll save you time on the other end. Instead of having an approval in March, if you don't run a parallel track, it could be next year at this time. We'd really be looking at March/April/May timeframe to bring back to Council."

City Attorney Sinco then asked, "Then, with the direction of the Council, can you move forward with RFP now with any decisions on the General Plan draft?" Mr. Appel responded, "Yes, it was just a discussion item that had come up with several people so I thought it would be good in a public forum to find out a straw vote how they were feeling about densities." City Attorney Sinco then said, "You heard the people speak. Some want more time. I also heard some positive remarks about you moving in the right direction. So, my recommendation would be to authorize staff to release an RFP for preparation for the EIR. And when that comes before you to bring the General Plan with the additional proposed revisions that staff will work on for you for final adoption of the project description. I don't think we've heard from everyone yet."

CM Ramirez spoke saying, "There are more than housing issues" and listed them as follows:

1. "High School – I know it was mentioned in there that one isn't seen in the foreseeable future. And I know this is a multi-share document and I honestly think if we really want to look at 'environmental justice', and we want to look at public facilities, we need to invest in at least some conversations for a high school. I know we have plans for a joint meeting with the school district so that might be something we can add more details and talk a little more about a high school. I went from Mary Buren to McKenzie to Righetti High. If you think about a divide amongst the community here, can you imagine the divided community between Orcutt and here? It's very night and day. I think it's something worthwhile to even look at more ideas coming from them, as well.
2. I wholeheartedly back up the idea of incorporating broadband which is another environment issue that we make sure we address. I'm remembering back at the start of the pandemic. I had the luxury and privilege of upgrading my internet, but I was still having problems connecting even after that. I could only imagine people who needed to buy that for the first time or didn't have access to something like that. So, I think that's something for sure we need to address in this document.
3. Economic Vitality – I second what Todd said. I think it's important to have a section about attracting major industry here. I'm talking about creating a hub and incentivizing a business to come here. Maybe an industry. We're reaching out to the cannabis industry but that's not the only thing we can bank on. We need to make sure we have something in there as well.
4. Los Amigos de Guadalupe – there are some micro-enterprise types of grants that we've recently been awarded that were not addressed in the General Plan. Obviously, these were happening at the same time, so I didn't expect to see that in there. These grants would be to help small businesses, residential kitchens, etc. I know there are people in Pasadera who've applied and received their permits for residential kitchens. Adding something like that to the section on 'economic vitality' would be good.
5. I'm a library person. There's no mention of a library in public facilities. That's something we need to address and that's something that's long-term if we want to see that as a vision. That's part of the identity of what we can do to make sure we have inclusion of all the residential subdivisions of the community. We talk a lot about how Pasadera has formed its own identity when it comes to Guadalupe. But it even existed before. We need to make sure that as we grow, we grow smart and that we have that vision of identity on there. It wasn't something that was happening recently. It's just apparent now that it's happening in more of an abundance."

Mayor Julian had some additional comments. He said, "Mr. Matsumura talked about a potential plan for a library in an area downtown which is a good idea. Also, the property west of the bank and the Pioneer Street extension, I know there are plans to walk from Point Sal Dunes all the way through Pioneer Street and then the extension from Pioneer and 10th all the way to 11<sup>th</sup> Street. Those are land-locked buildings. If we were to look at having a natural road through there, you could have access for people to walk and drive and then have access for those businesses in back of Pioneer Street and north of 10<sup>th</sup> Street."

The mayor further said, "I know in Santa Maria, from Main and Broadway, there's an area that's not required to have parking that you would need to have in terms of new building because of its historical nature. Is that correct?" Mr. Appel said, "It's actually a part of the Downtown Specific Plan. There is a section in the downtown, three different zones. Depending on what zone you're in depends on whether there's a need for commercial parking spaces or not. It took into consideration that there are a number of parking lots throughout the downtown to be used for that. I was talking to Todd and Shannon today to see if it would be possible if some of these vacant lots we have downtown, particularly near the Royal Theatre, could be developed into public parking lots. Then we'd be able to direct people to those lots instead of trying to force parking where there just isn't room now."

Mr. Gustavo Alvarez then asked to speak again. He said, "When we were talking about the "FAR" earlier, he said that on the eastside, it would be .50. That might jeopardize the plans for the Royal Theatre to do that addition to the back. There's a lot in the back of it but you can only build on a portion of it. You're going to essentially erase the lot line to merge them both if you don't build out your property lines. The theatre is already property to property line. If the City wants to build an addition, that might jeopardize the plans on that. Now's the time to adjust it." Mr. Appels said he'd look into that. The mayor then said that the only parking is at the City Veterans Memorial Parking lot and the streets.

CM Cardenas added, "I have to agree with what Shirley Boydston said. Staff is limited. Some of these programs are like in one year. There's a lot of work that this is asking for. I love it but it is really feasible for us is my concern. I like that this is making us accountable as a living document, but I don't know."

The mayor commented that there's a lot of responsibility for the City Administrator to move things forward. Mr. Bodem commented, "Larry and I talked about this. Before this document even hit you, there were a lot of items that we took out. A lot of the things we're already doing." CM Cardenas commented that some of the programs she could see but there were some that she questioned. Mr. Appel added, "EMC helped us on this. The Environmental Justice element is something we must do. If we didn't do that, we couldn't get our document adopted or approved. And if we didn't do that, that starts jeopardizing our grant money. I had a really hard time with some of the policies, especially, the first version that Cal Poly came out a few years ago which had programs that didn't fit planning or city administrative functions. So, there were a lot of those types of programs that were not included in this document. This is a small number of what we started with."

City Attorney Sinco asked, "Instead of saying 'after one year, it has to be implemented', we give a range, like 'between 1-3 years depending on Council and budget priorities'. Put that language in all of them so they'd have some flexibility, and we have a range." Mr. Carver agreed with flexibility of timeframes to start any program. He added, "Or I might suggest moving from 'one year to commence to possibly two years to commence'. It's more important that these work and are realistic. Because if we overloaded it, that doesn't serve anything. Let's get it right. There's nothing in State law that says that any program must be in the first year. That may be true if you're dealing with your Housing Element, or some fine-tuning issues there but with the rest of this, you have flexibility. It needs to fit."

Mr. Appel emphasized, "One of the key features of this is that we need to bring our zoning ordinance and our zoning map up to match what we adopt in the General Plan. That's going to be my priority. Having to change some of the zoning ordinances, say in the residential densities, all of that is going to be brought to you within the first few months after the plan is adopted. We'll probably farm out the zoning map to have it updated so it's consistent with the General Plan. Those are the types of things I see having to do right away because you don't want to leave a map inconsistent with the General Plan and have two different densities and two different uses shown on there. I would like the flexibility with a common statement of 'one to three years' of what the program is."

Mr. Lupe Alvarez spoke, "Thank you, CM Cardenas. That was a great question on the financial aspect because that's always been a concern here. I really like the 'one to three years' because that's really a plus. When I was here, we never did a General Plan update. What's the potential legal liability if you don't fulfill the things that you approve?" City Attorney Sinco said, "The General Plan can be amended four times a year in a general law city. So, we don't need a requirement extended. There's no penalty if not in compliance. There's no legal responsibility. Practically speaking, there are no real legal consequences. Worst case scenario, they can always amend it to reflect reality."

Mr. Lupe Alvarez said, "I strongly recommend that if the City is going to make the Royal Theatre into a community center/theatre/ event center, you really need parking. There's land next to it. How do you meet ADA if there's no parking?"

CM Cardenas said, "I heard before about 'community input'. Being able to submit 'My Vision of Guadalupe is'. We should put that up on the website for people to submit their comments within a certain timeframe about the General Plan. Maybe a community workshop but not sure now about housing a lot of people in one place now. Also, I want to definitely see something about our library in the General Plan. That's very much needed."

CM Robles said, "There is so much to comprehend. Twenty years. We haven't had a General Plan since 2002." He added additional comments which follows:

1. "The draft plan used common sense. A lot to take in. Always thought about a high school. I feel passionate about that because I always felt we need our own identity. We always knew that our

- Guadalupe kids would end up falling through the cracks at Righetti. When they're bussed 13 miles, our kids feel like visitors there. It doesn't feel like their own identity high school.*
- 2. I agree with the comments about broadband.*
  - 3. Downtown Area – we need to have tourists stop driving through. We need people to come back downtown after they get off work.*
  - 4. Parks – Critical need. With COVID, kids aren't really moving. We have a lot of slow kids after 16 months zooming. In the long term, though, maintenance is needed for these parks which involves money, scheduling, etc. Central Park is a good park, but it's never had its own identity. Is it a walk-thru? What is it exactly? We envision a skate park there, basketball court, a dog park.*
  - 5. Bike Trail – we need to bring one in connecting it from Santa Maria.*
  - 6. Royal Theatre – it'll be great to see that art deco 1939 building and should stay that way.*
  - 7. We have a unique downtown corridor that I don't see many communities in our area have. Arroyo Grande is somewhat. Los Alamos is booming and they're not a quarter of what we have. We have the bones and the framework to do something big here. It's just up to us. All of us are thinking the same thing – getting it right. We need to get this community together. There's a lot of energy out there. I'd love to just keep that downtown charm. When I drive through Santa Maria and I go down Broadway, the landscaping's not there. It's vehicle friendly; not pedestrian friendly. They dropped the ball when they got rid of their downtown charm. I would hate to lose that here. One other thing – we need to lower that speed limit. We just have so much potential."*

*Mayor Julian said, "There's talk about the crosswalks in downtown area. There is a bulb out that people want to get rid of them. It takes up parking spaces. You can't park at a bulb out."*

*CM Robles also mentioned the new Recreation Commissioner, Emily Dreiling. He said, "She has so much experience running the program out at Vandenberg and that's something we really need inside here. We've done things on shoestring budgets. It's a tough job. Also, I hope we addressed our issues for GBA. Thank you."*

*Mayor Julian said, "Larry and I talked about this. The old rodeo grounds property is in Santa Barbara County. There's talk that the County Park and Recreation affiliations were looking at this property for maybe a park development. There are other entities, as well, looking at this site for a maybe a business opportunity or other interests. It's just got cars, and cows, and tractors there. Some folks want to put an RV part there. One minor thing. One of the maps has 'UNICAL'. It should be 'UNOCAL'...not a biggie."*

*CM Robles asked about camping and campgrounds. He said, "If we could designate a specific area to bring people here, would that be something we'd tax?" City Attorney Sinco said, "I'd have to look at our ordinance. I don't think it's clear. We could negotiate that for some kind of payment as a concession or condition of approval. But that's beyond the scope of this General Plan. But I think there's room in the plan. It's a guideline."*

*City Attorney Sinco then said, "Larry, I would recommend continuing with the public hearing or continuing the documents because the Council isn't going to approve it at tonight's meeting. So, we'll continue so we'll avoid re-noticing to the date you want." Mr. Appel responded, "Take the*

recommendation #3 but continue to the September 14<sup>th</sup> Council meeting.” City Attorney Sinco added, “Recommendation #3 but we’re not approving the General Plan with minor revisions but direct staff to release the RFP but bring back the General Plan update with minor revisions at that meeting as well for adoption with the approval of the EIR.”

Mr. Appel said, “We could probably have an errata sheet or something. We’re not going to be changing the document between now and then.” City Attorney Sinco added, “I was listening to CM Cardenas. She wanted to have another opportunity for people to make comments.” Mr. Appel said, “They could certainly do that, and they’ll have this document to provide comments from. Like we said, we’re not going to update that document between now and then. With an errata sheet, they’re able to show the public these are the things we’re making changes to the document based on their comments.”

Mr. Bodem asked, “For those who may not know what an errata sheet is, would you explain to the public what it is?” Mr. Appel said, “It’s just our notes we’ve taken on things that people suggested changes for the document. We just make a note that on a certain page that we’re changing like the designation from ‘mixed’ to R-3 and things like that.”

City Attorney Sinco said, “Recommendation #3: Approve the draft and direct the staff to release the RFP for preparation of the EIR.” Mr. Appel added, “And bring contract back at the October 12<sup>th</sup> Council meeting.”

CM Cardenas asked for clarification. She said, “For comments by when? So, we can put something on our website. At any time?” EMC said, “Before the CEQA process starts.”

Mayor Julian asked if the General Plan draft was in Spanish on the website. Mr. Appel confirmed that it is up there now.

City Attorney Sinco then phrased a motion, “Motion to direct staff to release RFP in preparation of the EIR and approve the draft General Plan.” Mr. Groves interjected, “I want to caution on the word ‘approve’. The Council is not approving. It’s an informal moving forward because the approval must have the CEQA document. You’re accepting the document as is and moving forward with the CEQA process. Council, what I envision what we would do is when you come back for that CEQA document, or within a month after that CEQA document, or within a month after you issue a contract for that CEQA document, somewhere within that range, we would have this errata sheet. Not only the public but you’ll be able to see all the changes made. You’ll see all the changes made on the comments today. That, hopefully, will make the process a lot better because you’ve already read the document. You’ve seen and now you know what changes have been made. Whether we’re changing this to mixed-use, or R-2, or R-3, or we’re adding provisions to parks, etc. You’ll see what those changes are, so it makes it more efficient to jump in and go forward.”

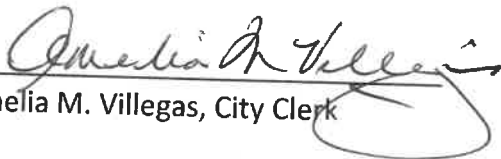
City Attorney Sinco then changed the motion to say, “Motion to accept the 2021 draft General Plan update and direct staff to release RFP for preparation for the EIR.”

Motion was made by Council Member Ramirez and seconded by Council Member Cardenas to accept the 2021 draft General Plan update and direct staff to release the RFP for preparation for the EIR. 4-0 Absent: Costa, Jr. Passed.


6. ADJOURNMENT

Motion was made by Council Member Ramirez and seconded by Council Member Cardenas to adjourn meeting. 4-0 Absent: Costa, Jr. Passed. Meeting adjourned at 8:32p.m.

Prepared by:

  
Amelia M. Villegas, City Clerk

Approved by:

  
Ariston Julian, Mayor