

MINUTES

City of Guadalupe
Regular Meeting of the Guadalupe City Council
Tuesday, September 27, 2022, 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

The meeting was called to order at 6:00 p.m. All Council Members were present.

2. PLEDGE OF ALLEGIANCE

3. AGENDA REVIEW

There were no requests to change the agenda order.

4. COMMUNITY PARTICIPATION FORUM

There were no requests to speak on any subject not on the agenda.

5. 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 20, 2022.
- C.** Receive the July and August 2022 Financial Report.

D. MONTHLY REPORTS FROM DEPARTMENT HEADS

1. Public Safety Department:
 - a. Police Department report for June and August 2022
 - b. Fire Department report for August 2022
 - c. Code Compliance report for August 2022
2. City Treasurer's report for August 2022
3. Human Resources report for August 2022
4. Recreation and Parks report for August 2022

Item #5. C. was pulled by Mayor Julian. Item #5D4 was pulled by Council Member Cardenas.

Motion was made by Council Member Cardenas and seconded by Council Member Robles to approve the balance of the Consent Calendar (B, D1, 2, 3). 5-0, Motion passed.

Item #5. C. Receive the July and August 2022 Financial Report: Mayor Julian stated that he reviewed the financial report and read the conclusion of the staff report as follows:

"Expenditures are currently under budget at 16 percent expended as compared to the approved budget. The Table and Chart below shows all General Fund Departments and spending trends as of August 31st, 2022. All departments are relatively within budget through June 2022, except for the unexpected cannabis fees that were paid recently. Expenditures shown are still preliminary figures because there are some expenditures that relate to June 2022 that would be accrued back to the prior fiscal year, including payroll costs. Overall, expenditures for the General Fund are higher than revenues by \$440,628 through August 2022 related to the timing of receipt of funds and year-end adjustments for accruals."

Mayor Julian proceeded to express his desire for the city to increase the reserve fund balance from the target reserve at 15% or \$1,039,664. However, the end of August 31, 2022, equals \$480,550 or 7% reserve fund balance.

Item #5D4. Council Member Cardenas and Mayor Julian wanted to let the viewing public know about the events that are coming up and shown in the Recreation and Parks report. Recreation and Parks Manager Hannah Sanchez responded and read out loud from her report that was part of the agenda packet. The only correction to the report, is that for the Color Run, will be held on Saturday, December 3rd instead of the 10th.

Mayor Julian said the calendar information looks good and that the Donut for Veteran's are not using the Veterans Building.

Motion was made by Council Member Cardenas and seconded by Council Member Ramirez to approve Item #5. C. and Item #5D4. 5-0: Motion passed.

6. **CITY ADMINISTRATOR REPORT:** (Information Only)

No Report was given by the City Administrator.

7. **DIRECTOR OF PUBLIC SAFETY REPORT:** (Information Only)

In the physical absence of the Director of Public Safety, City Administrator Todd Bodem, gave the following report:

Bonita Pacifica Land Transfer:

- *Surveyed the area of 100 Pioneer for potential traffic and parking concerns with the Bonita Pacifica Land Transfer. Public Safety found no concerns relating to this project.*

Traffic Safety Issues:

- *Two (2) traffic accidents involving children and vehicles. One at Obispo and highway-166 and one at Guadalupe and Main Street.*
- *Traffic concerns at Mary Buren Elementary School with kids crossing a busy street.*
- *Working with school Superintendent to address issues.*
- *Suggestions.*
 - Install 4-way stop signs at Obispo and Highway-166 (Main Street)*
 - Install 4-way stop signs at 11th and Peralta Street*
 - Install 4-way stop signs at Point Sal and Main Street*
 - Install 4-way stop signs at Cesar Chaves and Main Street*

By way of Zoom, the Director of Public Safety indicated that there was a 'stocker' cited at the bus depots and it has been reported to the school superintendent. This is for information only.

8. **MAYOR'S REPORT- UPDATES**

Mayor Julian mentioned that there was a lot of information in the Mayor's Report. He highlighted Item #3. and wanted to let everyone know that Senator Monique Limon will be in Guadalupe on October 6, 2022, from 10 a.m. to 2 p.m. to tour the various grant funded projects including Le Roy Park, Central Park, Senior Center, and the Royal Theater. The mayor preceded to talk about the Royal Theater, and it being done in two grant phases: first phase, \$5M EDA grant for the renovation of the existing theater and the second phase for the construction of the attached 3 story contemporary building utilizing State grants for just under \$5M. This is a very complicated comingling of grants with significant amounts of paperwork, grant administration, city staff, and project management involvement.

PUBLIC HEARING

9. Public Hearing to Consider 2022-068-PA, a Use Determination for Gym Facility within the General Commercial (G-C) Zone District.

The Public Hearing opened at 6:25 p.m.

Contract Planning Director Larry Appel gave a presentation stating that a zoning determination being requested by Mireya Guerrero, lessee of property at 959 Guadalupe Street (Napa Building). Ms. Guerrero is wanting to bring a new business, Guadalupe Fitness, to the downtown area by developing and operating a gym/fitness center. While there are not specific uses like uses by right or with a conditional use permit (CUP), in the General Commercial (G-C) zone district, there are some uses that would have larger square footages and much larger gatherings of occupants. These uses include churches, meeting halls, theaters, and auditoriums (18.36.020.4). Staff is recommending that the City Council find the gym/fitness center use appropriate within the General Commercial (G-C) zone district.

The Contract Planning Director finds that a gym/exercise facility in the General Commercial (G-C) district is consistent with the purpose and uses of the zoning district.

The applicant (Ms. Mireya Guerrero) stood up to the podium to provide additional information about their proposed gym and expressed that they purchased a variety of gym equipment during the Pandemic and the apparatus is stored in another location until it can be used for this business, if approved. The applicant proceeded to provide additional information about hours of operation, types of equipment, use by the public; expressed that there will be a discount for student athletes.

Ms. Stephanie Krouse approached podium in support of the proposed gym and expressed the importance this gym means to the community by supporting health and fitness goals.

By way of Zoom, the Director of Public Safety, Michael Cash, asked about parking requirements. It was mentioned, "that the use fits the zone district and does not require special onsite parking requirements." The operators stated, "patrons will park off site and in possible other parking areas. The patrons may have to park down the street and walk the little distance to the gym if parking is not readily available on the street in front of the front door."

Ms. Megan Lizalde in a letter stated, "I would like to respectfully submit this letter of support regarding item #9-Public Hearing to Consider 2022-068-PA, a Use Determination for Gym within the General Commercial (G-C) Zone District. To diversity the downtown area we need to support new businesses that benefit our community. Many community members travel to nearby towns for the use of private gymnasiums and personal trainers. By having this type of business within town it would allow our community to have the convenience of this type of amenity near our homes. Having a healthy community requires access to physical fitness facilities and I am excited at the idea of having this business so close to home. I am hopeful that the council will help this small business get

rooted and grow in our community. The owner is someone that has roots in Guadalupe, and I believe would work in the best interest of the community as this moves forward.

Thank you for your time,”

Ms. Andrea Luna in a letter stated, “I am writing this letter in support of Item #9 Gym facility. I have been a member of this community all my life and have seen the growth and evolution of Guadalupe. With the growing population of our city a business such as a gym facility is much needed. As of now people of our community must travel to other towns to seek health and wellness. It would be a great benefit to offer those services within our city limits. I hope the opening of this small business is granted for the well being and continued growth of Guadalupe.

Thank you for your time and consideration.”

Ms. Valentina Gonzalez in a letter stated, “I am in favor of the opening of a gym in the City of Guadalupe. They gym will benefit the entire community.

Sincerely,

The City Council expressed their support of the project and see the need for an exercise facility and how it can benefit the community’s fitness and health goals, while at the same time, generating a positive economic buzz in that part of town. According to Council Member Costa Jr., locals will be happy to join a gym here instead of making the drive to Santa Maria.”

The Public Hearing closed at 6:35 p.m.

Motion was made by Council Member Costa Jr. and seconded by Council Member Cardenas to approve 2022-068 Planning Application for a Use Determination for Gym Facility within the General Commercial (G-C) Zone District.5-0: Motion passed.

10. FUTURE AGENDA ITEMS

None mentioned.

11. ANNOUNCEMENTS – COUNCIL ACTIVITY/COMMITTEE REPORTS

Council Member Robles: There appears to be excessive people speeding in town and not adhering to the speed limit and movable speed reader sign. Robles believes the sign should be strategically placed to maximize its benefits to help slow down cars. The Chief said he would move on it.

Council Member Cardenas: Maybe the Chief should contact CHP for help. The Chief replied that, “they are understaffed too and are not able to be as responsive to our needs, currently.”

Council Member Ramirez: Reiterated what is written in the mayor's report that the city is hosting Allan Hancock College within our Council Chambers on Tuesday, October 18th at 6 p.m.

Mayor Julian: "I attend the SBCAG meetings, along with several others." He talked about State Route 166/1-Guadalupe ADA pedestrian infrastructure improvements. "This is in the design stage with a construction cost of \$12.9M. The timeline for completion is 2028." The mayor also indicated how slowly things move with Caltrans and other agencies in this coordinated project. He spoke with two Santa Barbara County Supervisors with the hope to push this project along. Ms. Cardenas said, "the city council should draft a support letter coming from the City Council to light a fire under Caltrans belt." Mayor Julian said, "he works with others to draft the letter for council to sign."

Mayor Julian mentioned that at the Food Bank, Ms. Stephanie Krouse (CV1) last day of work is 9/23/22. The city is now responsible for reporting to the Food Bank.

Lastly, the Mayor mentioned that the Mayor's Ball will be held on 10/8/22 at the Santa Maria Country Club.

Motion was made by Council Member Costa Jr. and seconded by Council Member Cardenas to adjourn into the closed session meeting at 6:49 p.m. 5-0. Motion passed.

CLOSED SESSION

12. 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).

13. Public Employment

Pursuant to Government Code Section 54957 (b)):

Title: City Administrator

Motion was made by Council Member Costa Jr. and seconded by Council Member Ramirez to adjourn to Open Session. 5.0. Motion passed.

14. CLOSED SESSION ANNOUNCEMENTS

No reportable information.

15. ADJOURNMENT

Motion was made by Council Member Costa Jr. and seconded by Council Member Cardenas to adjourn the meeting. 5-0. Motion passed. Meeting adjourned at 7:55 p.m.

Prepared by:



Todd Bodem, Deputy City Clerk

Approved by:



Ariston Julian, Mayor