

MINUTES

City of Guadalupe

Regular Meeting of the Guadalupe City Council

Tuesday, December 12, 2023, at 6:00 pm

City Hall, 918 Obispo Street, Council Chambers

1. ROLL CALL:

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

Mayor Julian called the meeting to order at 6:00 p.m. All members were present except CM Costa, Jr. (Note: The abbreviation, "CM", for "Council Member" will be used in these minutes.)

2. PLEDGE OF ALLEGIANCE

3. MOMENT OF THANKS, APPRECIATION OR CONDOLENCES.

CM Lizalde said, "I want to thank the staff and community members who volunteered at the Christmas parade. I think that, coming close to Covid, I'm realizing that more and more that the community is craving these events. So, I want to thank the staff that participated. The school also had a "meet & greet with Santa". There were parents who volunteered. There were 75 families at the cafeteria with cookies and coffee. Kids got to meet and speak with Santa, and there were crafts for them. There was opportunity for engagement with families with their kids, grandparents with their grandkids, neighbors meeting their neighbors. It was a really great event. I just want to highlight the volunteers who gave up their personal time to support the community and this event."

Mayor Julian said, "A lot happened on Saturday. This past Saturday afternoon, CHC at the Senior Center provided vaccinations. Those of us who were at the parade...there were tons of people. It was nice to have something local so people didn't have to go anywhere." They mayor then said, "And again, praying for those in the Middle East. Our condolences during that conflict."

4. AGENDA REVIEW

There were no changes made to the agenda.

5. COMMUNITY PARTICIPATION FORUM

George Alvarez: When we take the Pledge of Allegiance, it saddens me that our administration now is disrespecting the flag and their oath. We have a border that's overrun, and it's creating death, deaths from fentanyl and what-not, trafficking. These idiots don't understand what the hell is going on. The Democratic Party had to take it on. This old dude as president sucks. He's harming this country. Doesn't the Democratic Party figure out the damage he's done with his actions? He wants us to give billions of dollars to Ukraine when he had a deal way back when he was Vice-President. Are we that stupid? They're not gonna win. Russia...fine, that's their thing.

The hideous aspect of this...I never thought I'd live at my age to see that happen again. It was bad enough with Hitler. But, my god, it's happening here in this country. The attitude that we have...not me, the students, academia. Three presidents would not acknowledge it as a hate crime. How pathetic and sick. I'm glad one of them got fired. But it shows the sickness that's going on here.

I came here basically to thank our Police Department for doing an outstanding job in ticketing these bastards in the streets. At this point, Mayor Julian requested Mr. Alvarez to watch his language. Mr. Alvarez responded by saying, "Under the freedom...I can speak if I want to. You want to challenge me? I'll bring the ACLU here. I have the right to do what I want. Don't tell me what..." The mayor then reminded Mr. Alvarez that this is a public forum. Mr. Alvarez said, "It is a public forum and I have the right under the constitution to give my attitude." The mayor said he had one minute left to speak. Mr. Alvarez said, "All right...fine, but don't ever challenge my right. You're not that great of a person to do that, sir."

The mayor then said, "Thank you, sir." Mr. Alvarez continued saying, "Thank you, Police Department. And as Americans, you have the right to give your opinion. I'll be emotional but what I said is not that bad. Thank you." Mayor Julian said, "Thank you for your opinion." To which Mr. Alvarez said, "Thank you for yours."

6. CONSENT CALENDAR (A-H)

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 December 4, 2023.
- C.** Approve the Minutes of the City Council regular meeting of November 28, 2023.
- D.** Approve the cancellation of the December 26, 2023, City Council regular meeting.
- E.** Adopt Resolution No. 2023-96 approving a Memorandum of Understanding with Service Employees International Union, Local 620, for July 1, 2023, through June 30, 2025.

- F. Adopt Resolution No. 2023-97 entering into an agreement with Eikhof Design Group Inc. for professional City Engineer services.
- G. Adopt Resolution No. 2023-98 authorizing the City to enter a one-year agreement for planning services with Mr. Larry Appel, Integrity Planning commencing on January 1, 2024.
- H. Adopt Resolution No. 2023-99 approving a Cost-of-Living Adjustment (COLA) for Unrepresented City Employees.

No items were pulled. Motion was made by Council Member Hernandez and seconded by Council Member Robles to approve the full Consent Calendar. 4-0 Absent: Costa, Jr. Motion passed.

MANAGEMENT REPORTS

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

A. City Administrator's report for December 12, 2023

Central Parks Update by the design team at the Recreation & Parks Commission meeting on 12/19/23 at 6:00 p.m. There will be Power Point presentations and other things related to the project.

Working with Superintendent Dr. Handal. We have one pre-app grant together already. We decided to work together for a grant for a sidewalk for the school. There was a little bit of a shortfall. There are some other grants we've looked at where we can work together. Groundbreaking ceremony for the new Guadalupe Junior High School and Early Learning Center is scheduled for Wednesday, 12/20/23, at 10:00 a.m.

A brief update was given regarding the concerns raised by Mike Rochlin about the children's use of computers at the Guadalupe Library. Joanne Britton-Holland, Librarian III who oversees the Guadalupe Branch Library, said that Mr. Rochlin has been advised not to address concerns directly with the patrons but rather with the library staff. She stated having had a conversation with Mr. Rochlin reminding him that the library is open to all members of the community for reading, using computers and for a variety of purposes.

Hwy 1/166 Project: A community update on this project will be scheduled in late January.

Dunes/River – County Public works update will be scheduled in March 2024.

Senior Center – with LADG no longer providing meals at the Center, the large-sized freezer is no longer needed. A quote will be obtained for a smaller freezer.

Kiwanis Christmas Parade is scheduled for Saturday, 12/9, at 6:00 p.m.

Urban Greening Grant/Jack O'Connell Park – letters of support were obtained from Assembly Member Hart and Senator Limon's offices.

For the month of November, the City earned \$45,501.66 in interest income for a total of \$71,467.41 in one and one-half months' time.

Scheduling for local non-profits to regularly attend and present updates to the City Council will start soon.

City staff met with California JPIA, the City's insurance provider, to complete its annual property appraisals for member agencies. Eddie Schubert, Facility Lead, was the liaison with the appraiser. Appraisals assist with developing an accurate property schedule, supportable replacement costs, and the applicable underwriting for the City's properties.

The City received two (2) bids for repairs on the City Hall roof leaks. ARPA funds were allocated for these repairs.

Pasadera Bridges – Obispo Street and Arroyo Seco Road: A new application was submitted on 11/29/23 to the California Public Utilities Commission (CPUC) for the two bridge projects in Pasadera. The City and the Developer are now in a waiting pattern until the CPUC responds. CPUC processing time could take six (6) months or longer but the City and Pasadera are hopeful it will be sooner.

Fighting Back Santa Maria Valley: This group meets monthly to address community needs, specifically for youth. An area of focus identified is a lack of activities for youth in our community. CM Christina Hernandez had attended their last meeting and suggested they schedule a time to present their plans and goals to the City Council. A meeting will be scheduled in the near future.

Measure A Cycle 4 Grant: Pre-application is due to Santa Barbara County on 12/14/23. A support letter has been obtained from the School District. This may be an opportunity to secure funding for the sidewalk around the Guadalupe Junior High and Guadalupe Early Learning Center projects in the Pasadera area. Other safe route options are available, too.

Townsend Monthly Grants Memo: There are quite a few public safety funding opportunities that are either open now or coming online in January. Chief Cash to follow up on this.

Black Road/Hwy 166: SBCAG will provide the City with a presentation at the City Council meeting on 1/23/24 about the status of the Black Road and Hwy 166 project.

Budget for Guadalupe 6th Cycle Housing Element: The State Department of Housing and Community Development (HCD) has formally requested much more additional explanation and documentation and to modify the original agreement with additional cost involved. More details to follow.

On Saturday, 12/9/23, over 200 wreaths will be laid on sites where veterans are buried in the Guadalupe Cemetery. The mayor added that the event will start at 11:00 a.m.

On the \$1.1M which was discussed for City Hall and public safety, waiting to hear back from Cal OES. There's no final word on that yet.

Looks like we struck a deal with the school...we just don't have the agreement in hand. Hannah, Dr. Handal and I will meet tomorrow to work that out financially.

CM Lizalde said, "Thank you for working on that agreement. I think I'm more concerned about the language and who's responsible for what...for any of our buildings, whoever's using them. So, I appreciate that." Mr. Bodem added, "And we're moving forward with the description for the building attendant at the Senior Center, too."

Mr. Bodem then said, "I forgot to add that Chief is getting a lot of calls on the smell and odor at the 151 Obispo site. I indicated to him that they're part of the Air Pollution Control Agency (APCA) so they're working with them. I'll reach out to get another meeting scheduled with them." CM Hernandez asked, "What are the proper steps for community members to take here? Do they just call the City if there are concerns about the odor?" Mr. Bodem said, "Honestly, I know that people are just calling APCA. It's almost a catch-22 now. Now that they're a part of them, any piece of equipment they purchase, they have to have the approval of that entity. Without that entity, they could probably move quicker but they have to get signoffs." The mayor commented, "That's the way it goes."

CM Hernandez then asked, "Parks & Recreation. I read the minutes. It seems that people were curious about the transition. I was wondering if there is a Standard Operating Procedure manual that was created?" Ms. Hannah Sanchez said, "When I came into it, there wasn't anything. There wasn't anything to go off of. I'm working on that. I'm trying to be very detailed so anyone who comes in after me has a lot to go off of. If you want to see it at a certain time, I can try and prioritize that." CM Hernandez said, "I think the easiest, best transition when this new person comes in, as we're getting all these grants, as we're moving forward with the park updates, I think we want to make this an easy transition. So having something in place...it's visible to everyone...some transparency."

CM Lizalde said, "It doesn't have to be so detailed. It needs to have some sort of flow. Where are things at. Where are the pieces of the puzzle so we can forward on an event, project, etc. Status of projects."

Mayor Julian said, "Next meeting on Tuesday, 12/19. I'll be going and CM Robles, too. No Brown Act as it is a public noticed meeting."

CM Lizalde thanked the staff for the reports. She said, "They're very detailed and provide a lot of supporting materials. I know we approve things on consent and it seems we're rushing through them. You can tell the effort that's been put into them so we don't have to ask a ton of questions"

or dig deeper than what's been presented to everyone. So, I appreciate that." Mayor Julian added, "That's a good point. If you look at Item E. on the Consent Calendar, resolution to adopt the SEIU MOU, that's critical. That's a lot of detail there. That information is important."

- B. Planning Department report for November 2023
- C. Building Department report for November 2023
- D. City Engineer's report for November 2023

8. DIRECTOR OF PUBLIC SAFETY REPORT: (Information Only)

- A. Director of Public Safety report for December 12, 2023

Updates:

One police officer was released on 12/4/23, not having completed Field Training Program/probationary period. Two (2) candidates should be onboard before too long. In the Fire Department, they're short one Fire Engineer.

The Impact Fee Study has been pushed back to next month as there is a need to develop an ordinance. Working with the City Attorney on that ordinance. The rest is already done.

Been working with the City grant writer. There will be a meeting next week to look at five (5) different grants and decide which ones we'll go for. There are a lot of short deadlines in January. It's been very productive so far.

The Santa Barbara Office of Emergency Management (OEM) has \$15,500 in supplies that will be coming. Guadalupe and Cuyama are the selected sites to set up supply caches in the county. Currently, we're looking into purchasing a C-train to store the emergency preparedness supplies.

Santa Barbara County One805 group has given a grant to the Guadalupe Department of Public Safety with \$30,000 for the Fire Department for three (3) self-contained breathing apparatus. One805 also funded a generator which is currently being built to specifications for the Guadalupe City Hall building. The total cost of the generator was \$80,000.

All of our cameras are up and running in both parks. We don't need to put a sign out as it is a public facility. There is no expectation of privacy in the parks. The cameras are at Le Roy and O'Connell Parks. Officers have it on their desktop computers so they can monitor things at those locations in real time. Chief Cash also mentioned he has it on his phone.

Cal OES – new grant application came out and "we have to have our stuff" in by January 5th. The main reason for Cal OES' call was say that, thru a FEMA, there is another grant for \$39,740...so, we have another generator coming. Two (2) generators will be coming to the City soon.

With the direction from the Mayor and City Council, the CHP has been working on Hwy 1. They've been very gracious with their help. (There were two (2) accidents at Hwy 166 the evening of the Christmas parade. We're working on that piece of the freeway which is pretty dark and dangerous at night.)

Cal OES will be here next week talking about the supplies that will be coming.

City Council had granted \$10,000 two (2) years ago for construction for the Police Department wing which was never used. Meeting to be scheduled. There will be a locker room and restroom with a new female police officer coming.

Next Tuesday, 12/19/23, there is a meeting on Central Park security. Cameras, lighting, etc. to limit vandalism.

New laws: DACA individuals will be able to be police officers. (Los Angeles Police Department is one of the first to do this.) This will open up recruiting. Standards are not lowered...makes for an expanded pool.

AB436 – highlighted area: no longer prohibition on cruising or the driving of vehicles that had been modified to be a certain height, "lowriders".

SB76 – allows cities to create temporary Entertainment Zones that allow existing restaurants and bars to sell alcohol if they are located within the boundaries of a city-permitted street festival.

SB43 – healthcare. Involuntary mental health holds. New law expands the definition of who can be put on an involuntary mental health hold. The new law now includes people who suffer from drug or alcohol addiction or are unable to provide for their personal safety. Santa Barbara County is the only county that has an outside agency that law enforcements have to get a commitment for a 72-hour hold. The County is working with companies right now so police officers in the field have more authority to make those 72-hour commitments themselves...rather than waiting two (2) hours for someone to come out to do that. We want to make sure it's done right and proper.

SB831 – The governor and the U.S. Attorney General's office is looking at developing a program that would grant immigration parole to undocumented agricultural workers. The program would grant undocumented workers work visas and protect them from deportation. But it does not provide a pathway to legal residence.

Chief Cash said that he wanted to make the Council and staff aware of some of these new laws and how they will be handled in the coming year. He said he felt that some of these would be challenged.

Mayor Julian said, "I have a comment on SB831...using the word, parole, is a negative off the top. We'll see how that goes."

Ms. Janice Davis, Finance Director, asked about the generator and electrical updates and whether all of that was in this year or next year's budget. Chief Cash said, "It depends on where it's going to go. The one that we're getting right now is a large-type generator. We're putting \$80,000 that could take care of this whole building. The other one...we only got \$39,000 out of \$41,000+ request, that will be a lot smaller. It'll be easier to go into another building. Here we have a gas line, so that makes that work a whole lot better. I don't know what we have in the other buildings. The City Council will decide where that generator goes." Mr. Bodem commented that it was a natural gas generator.

Request to Speak

George Alvarez: I've been involved with the homeless for years. I've seen altercations in this town. One of the things that woke me up is when I called on a guy doing karate/Bruce Lee on one of the postal receptacles. I called the police officer and came here automatically; I told him not to be alone and to get another person. This guy was crazy. Protocol then is to call the County and there's a person talking to the officer. He makes the assessment if we're to put the person on a 72-hour hold. Now had to let the guy go. Whatever happens, it would be on the City, not the County. Luckily, we found a way to get the person to Santa Maria. Let them handle it in their venue...but it didn't solve the problem.

The County has \$15M dealing with the homeless situation. Now, we don't have access to get together to the monies they have to deal with the 72-hour issue. Even though they have a system in place, it doesn't solve the City's problem. We have one guy walking around screaming at people every day. What can we do? I'm afraid this guy will hurt someone, and that will fall back on us because we didn't do anything. The County washes their hands.

The concern I have: the EPA. Are they going to be handling the access on the odor being with what's happening in Treasure Park? Because that basically should be the EPA that should be handling that along with the County - It's a health issue.

The City makes \$55 per ticket. If we average 10 tickets a day, that's \$550. Everyday...seven (7) U-turns today in downtown Guadalupe. Not our fault that we don't have enough officers. Luckily, we have the CHP...I'd like to have them on a regular basis for public safety reasons. Thank you.

CM Lizalde asked, "The last meeting we talked about getting supplies and some storage. Are we getting close to meeting with volunteer group in the new year? We talked about having some emergency preparedness volunteers who might be able to help with inventory, etc. Any update on getting that group together?" Chief Cash said, "I just haven't been available. That's been the downfall. All the paperwork has been done. They're anxious to get going. I just have to fully get back to get things going. It's there." CM Lizalde said, "Inventory, that's a large project. We don't want to have a situation where we can't find something or some supplies have expired. I just want to make sure you have the help you need. If they can volunteer, that would help."

CM Hernandez said, "Community Changers wanted to learn more on how to participate in this volunteer group. Also, camera markings? Can you help me understand the policy on the camera markings? Maybe I'm understanding it wrong. You referenced that cameras don't have to be with signs, correct?" Chief Cash said, "Yes, in a public place, like a park." CM Hernandez then had other questions of Chief who said that he would get an email back to her or do it at another council meeting. CM Hernandez asked that Chief send out an email to all council members so everyone is aware of public safety surveillance.

9. HUMAN RESOURCES MANAGER REPORT: (Information Only)

A. Human Resources report for October 11 through November 2023

Ms. Amelia Villegas, Interim HR Manager, gave the following report for this one and one-half month period:

For recruitment: five (5) candidates were interviewed for Police Officer/EMT positions. One (1) candidate is proceeding with the process; two (2) pending, and two (2) were regretted.

Three (3) candidates were interviewed for the Operator-in-Training (OIT) Program at the wastewater treatment plant. Two (2) candidates are going through reference checking; one (1) candidate was regretted.

For the Recreation Services Manager vacancy, two (2) candidates were phone screened and regretted. One candidate was offered a conditional offer of employment but declined. Recruitment resumes. Ms. Villegas said that she did not immediately repost the position as she was aware that the City Administrator was going to request a 5% COLA increase for unrepresented employees which was approved at tonight's meeting. She wanted to repost the position at the higher salary level.

Two (2) candidates were interviewed for the Human Resources Manager vacancy. Decision is pending.

An update on open enrollment for health insurance was given. CalPERS granted an extension to allow employees to change plans due to wrong premium rates previously given to one group of employees.

Two labor negotiations were completed with POA and SEIU during this period. The POA MOU's term is from August 19, 2023 through June 30, 2024. SEIU MOU's term is two (2) years, from July 1, 2023 through June 30, 2025. Retroactive pay adjustments were prepared for POA members retroactive to August 19, 2023. If the SEIU MOU is approved at the 12/12/23 City Council meeting, pay adjustments retroactive to July 1, 2023 will be prepared for the 12/29/23 payday.

Two (2) long-term workers' compensation claims are still pending. One claim may be nearing closure.

One (1) job description is being revised, Recreation Services Manager, and another is being developed for an attendant/coordinator at the Senior Center.

CM Lizalde asked about the Senior Center Building Attendant/Coordinator. Ms. Villegas mentioned that that position will open and close the facility; assist with meal/lunch serving and monitor the ongoing in the Senior Center. Mayor Julian added, "There is additional funding for services at the Center. All monies are from CDBG II and III. The position is intended to build up Senior Center programs. There are exercise programs two (2) days a week. Meals are served at 11:00 a.m. and people get there are 9:00 a.m. There are activities we want to continue to generate almost all day long. That position will stay at the Senior Center, providing senior services."

Mr. Bodem added that we are also working on developing the Public Works Director job description for that vacancy's recruitment. He also said that that a school board member suggested a joint meeting with the City in January. The mayor said that time was needed to decide.

PUBLIC HEARING

10. Amendments to the Accessory Dwelling Unit (ADU) Ordinance (Chapter 18.53).

Written report: Larry Appel, Contract Planning Director

Recommendation: That the City Council:

- a. Receive presentation from staff; and
- b. Conduct a public hearing and 1) approve a Notice of Exemption from CEQA for Ordinance No. 2023-513; and 2) introduce by title only and waive the first reading of Ordinance No. 2023-513 amending Chapter 18.53 of the Municipal Code; and
- c. Continue Ordinance No. 2023-513 to January 9, 2024, for second reading and adoption.

Mr. Appel gave a brief summary stating that the City had updated the accessory dwelling (ADU) chapter to the Guadalupe Municipal Code, as recently as 2022. Since then, there have been further amendments to the State regulations requiring additional revisions to the City's local ordinance. This is the fourth amendment in the last six (6) years. We just keep trying to stay up with the state. They just keep surprising us with their changes. The state continues to pass bills that reduce local agency's ability to regulate ADUs and Junior ADUs (JADU).

Mr. Appel then went through the various changes:

The state added a definition for the Regional Housing Needs Allocation (RHNA) numbers. ADUs can count for the RHNA numbers for the 6th Cycle. We have to have sufficient land and density to develop 431 units. We already met that through the General Plan that was updated last year. So, these ADUs will just be "icing on the cake". We've approved 89 ADUs...most of these have been constructed. That started in 2019 when we started keeping our records.

We're having quite a few, I think, mainly because some of the original lots in town were 6,000 square feet or larger. The homes weren't that large so there's sufficient room in the backyard to

build these. A lot of people are starting to do it. The only drawback is that we have no way to regulate rents that are being charged. Every unit I've been involved in...they're charging as much as any apartment unit. So, we aren't really getting anything that's really affordable. We don't have an inclusionary housing program in the City that would force people into certain ranges. But we're just hoping over time that these units would be considered in a more affordable range than market has them.

The second change requires a local agency to approve an ADU when certain criteria are met. If it's going to be 850 square feet or less, and it meets the setbacks, then we need to be able to approve them. The state went into this a little bit last year when they talked about not necessarily following the front yard setback requirement which normally is 20 feet for a home on a single-family lot. If an ADU starts in the rear yard, is narrow and is built in a side yard, it can actually be closer to the street than the primary house itself, we can't do anything about that. That's another one of the new rules. Also, if there are any inconsistencies with the ordinance, we have an Administrative Use Permit which allows us to waive those inconsistencies. We're doing everything we can to follow the state regulations which encourages the development of these ADUs.

If we have an unpermitted ADU come in for processing, staff must now approve it if it was constructed prior to January 1, 2018. That's unless the Building Department deems the building substandard.

Regulations now clarify that it's not necessary to use an existing bedroom when developing an attached ADU. In the past, they wanted you to use the bedroom as the primary starting point for an attached unit. With this now, it allows use of any part of the house, usually on the back side or the two sides. It just provides more flexibility to be able to develop them.

State regulation clarified that the 225 square feet of open space which we require for detached and unattached ADUs be reduced, if necessary, when creating an 800 square foot ADU. One change before talked about 850 square feet...now they're using the 800 number. Hopefully, at some point, they'll get all the numbers together. The bottom line is that we try to make yard space for each of these, especially when you're developing them in the rear yard. You have to have some area for kids to play in or whatever. Now the state is saying that 225 square feet can be reduced if someone is creating an 800 square foot unit and it doesn't leave enough room for the open space.

CM Lizalde asked what that space could be reduced to. Mr. Appel said that it could be reduced to zero. There has to be a four (4) feet setback in the rear and the side and a five (5) feet separation between the primary home and the ADU. Whatever those little strips add up to, that would be their open space. The regulation requires a rear and side yard setback of at least four (4) feet, but we inserted the five (5) foot for the other structures because that brings it into consistency with our local Building Code.

Detached ADUs are now permitted to have a detached garage if there's sufficient room on the property. That somewhat goes the opposite direction when the state said if you convert a garage, you have to have parking for the primary but you don't have to have parking for the person living in that garage. This is going the other direction saying if there's sufficient room, a garage can be built there.

Also, state regulation now says that for a single-family lot, if you have CC&Rs or there's an HOA, those cannot prohibit ADUs from being developed. This was a hold out for many years.

Another change is that an agency must delay enforcement against a qualified substandard ADU for five (5) years, if there are no safety and health issues.

These changes are not as significant as others in the past. This will be brought back for the first meeting in January for second reading. It takes thirty days to go into effect. Then we'll send it off to the state.

Open Public Hearing @ 6:57 pm. Public Hearing Closed at 6:58 p.m.

Mayor Julian said, "I heard somewhere that you can actually sell an ADU." Mr. Appel said, "You can sell an ADU if you're a non-profit corporation, like Peoples Self-Help. Then you can sell it separate from the house."

The mayor then said, "At Escalante Meadows, there's the area there where they're required to have space for an ADU." Mr. Appel said, "Escalante can have two (2) detached ADUs. Then they can also have up to 25 per cent of the total number of units. So, that would be twenty with 80 total units that could go into areas like laundry rooms, shop buildings, things like that are not living space at the time."

CM Lizalde said, "I just want to share that ADUs here in Guadalupe, while they're helping our housing, I share your same concern they're being rented so high. Our infrastructure wasn't meant...like the homes in Treasure Park weren't really meant to have two (2), sometimes three (3) different family units or housing dwellings together on one (1) lot. I do think that in the new year, we're going to have to think about that to see how that will impact us long-term...the streets are very crowded. I just want to share that while we're grateful to have housing options, I do think it comes with drawbacks." The mayor said, "We have no control."

To Mr. Appel, CM Lizalde said, "Yes, we have no control. It's very frustrating. I do appreciate that you're doing this for the state and you do such a great job in sharing and explaining where the differences are. I'm sure it's a difficult place to be in dealing with all of this. So, thank you." Mr. Appel said, "For many years, local agencies could just say 'no', and you didn't have to have any program at all. It was very simple. You just had to have a resolution to let the state know that you weren't going to be doing it. That worked for years until just before I retired."

Motion was made by Council Member Lizalde and seconded by Council Member Hernandez to approve a Notice of Exemption from CEQA for Ordinance No. 2023-513; and introduce by title only and waive the first reading of Ordinance No. 2023-513 amending Chapter 18.53 of the Municipal Code. 4-0 Absent: Costa, Jr. Motion passed.

11. FUTURE AGENDA ITEMS

Mayor Julian: Increase Stipend for Council and Elected Officials – in February.

Joint School Board & City Meeting – Unscheduled Item.

12. ANNOUNCEMENTS – COUNCIL ACTIVITY/COMMITTEE REPORTS

CM Hernandez: This weekend Santa Claus was at Mary Buren School and the parade. It was a very joyful occasion. On Friday, 12/15/23, Route 1 Mobile Farmers' Market will be here from 5:30 p.m. to 8:00 p.m. Use of an EBT card will allow for 50% off products.

Hannah Sanchez: Also, on Friday, 12/15/23, movie night, "Elf", at Le Roy Park.

Mayor Julian: SBCAG meeting, Thursday, 12/14/23, at Santa Maria City Hall. On Saturday, 12/16/23, at 11:00 a.m. wreaths will be placed on veterans' gravesites at the Guadalupe Cemetery.

13. ADJOURNMENT TO CITY COUNCIL CLOSED SESSION

Items to be discussed in closed session: Conference with Labor Negotiators and Public Employment.

Motion was made by Council Member Lizalde and seconded by Council Member Robles to adjourn the meeting to closed session. 4-0 Absent: Costa, Jr. Motion passed. Meeting adjourned to closed session at 7:04 p.m.

14. CLOSED SESSION AGENDA

Conference with Labor Negotiators

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

Agency designated representatives: City Administrator and Human Resources Manager

Employee organizations: International Association of Fire Fighters (IAFF), Local 4403

Public Employment

(Pursuant to Government Code Section 54957(b))

Title: City Administrator

15. ADJOURNMENT TO OPEN SESSION MEETING

Motion was made by Council Member Lizalde and seconded by Council Member Hernandez to adjourn to open session. 4-0 Absent: Costa, Jr. Motion passed. Meeting adjourned to open session at 7:16 p.m.

16. CLOSED SESSION ANNOUNCEMENTS

There were no "reportable actions".

17. ADJOURNMENT

Motion was made by Council Member Lizalde and seconded by Council Member Hernandez to adjourn the meeting. 4-0 Absent: Costa, Jr. Motion passed. Meeting adjourned at 7:17 p.m.

Prepared by:


Amelia M. Villegas, City Clerk

Approved by:


Ariston Julian, Mayor