



City of Guadalupe

AGENDA

Regular Meeting of the Guadalupe City Council

Tuesday, December 10, 2024, at 6:00 pm
City Hall, 918 Obispo Street, Council Chambers

The City Council meeting will broadcast live streamed on the City of Guadalupe's Official YouTube channel: <https://www.youtube.com/channel/UCaxeHWd9JkmvKnGFU8BAYQQ>

If you choose not to attend the City Council meeting but wish to submit a written comment for the Community Participation Forum or on a specific agenda item, please submit via email to juana@ci.guadalupe.ca.us no later than 2:00 pm on Tuesday, December 10, 2024.

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

The Agenda and related Staff reports are available on the City's website: www.cityofguadalupe.org Friday before Council meeting.

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

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

1. ROLL CALL:

Council Member Christina Hernandez
Council Member Gilbert Robles
Council Member Whitney Furness
Mayor Pro Tempore Eugene Costa Jr.
Mayor Ariston Julian

2. PLEDGE OF ALLEGIANCE

3. MOMENT OF THANKS, APPRECIATION OR CONDOLENCES.

4. AGENDA REVIEW

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

5. CERTIFICATION OF THE NOVEMBER 5, 2024, GENERAL MUNICIPAL ELECTION

Written report: Todd Bodem, City Administrator

Recommendation: That the City Council adopt Resolution No. 2024-72 accepting the Certification of the 2024 General Municipal Election by the County Clerk-Recorder, declare the results, and follow standard procedures to reorganize the City Council.

6. PRESENT PROCLAMATION TO GILBERT ROBLES FOR HIS SERVICE AS COUNCIL MEMBER

7. COUNCIL MEMBER GILBERT ROBLES WILL BE GIVEN THE OPPORTUNITY TO SPEAK

8. PRESENT PROCLAMATION TO AMELIA M. VILLEGAS FOR HER SERVICE AS CITY CLERK

9. SWEARING IN OF NEWLY ELECTED OFFICIALS

- Deputy City Clerk will administer the oath of office to:
Re-Elected Mayor Ariston Julian
Elected Council Member Whitney Furness
Elected Council Member Amelia M. Villegas
Elected City Clerk Judy Wilson

10. ELECTED OFFICERS TO BE SEATED AND GIVEN THE OPPORTUNITY TO SPEAK

11. APPOINTMENT OF MAYOR PRO TEM

12. COMMUNITY PARTICIPATION FORUM

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

13. CEREMONIAL CALENDAR

A. [Proclamation – Honoring the Success and Commitment of the Masatani’s Family & Market.](#)

14. CONSENT CALENDAR (A-G)

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 November 29, 2024.
- C. Approve the Minutes of the City Council regular meeting of November 26, 2024.
- D. Adopt Resolution No. 2024-73 establishing the appropriations limit from tax proceeds for fiscal year 2024-25.
- E. Adopt Resolution No. 2024-74 approving an agreement for contractor services with The J.F. Will Company, Inc. for the Le Roy Park Parking Lot Project and authorizing the Mayor to sign the agreement on behalf of the City.
- F. Adopt Resolution No. 2024-75 approving an agreement for contractor services with Ramsey Asphalt Construction for the City Hall Basketball Court Project and authorizing the Mayor to sign the agreement on behalf of the City.
- G. Adopt Resolution No. 2024-76 approving Amendment No. 1 to the Community Benefit Lease Agreement between the City of Guadalupe and Boys & Girls Clubs of Central Coast (DBA Boys & Girls Clubs of Mid Central Coast).

MANAGEMENT REPORTS

15. CITY ADMINISTRATOR: *(Information Only)*

- A. City Administrator's report for December 10, 2024
- B. Planning Department report for November 2024
- C. Building Department report for November 2024

16. DIRECTOR OF PUBLIC SAFETY: *(Information Only)*

- A. Director of Public Safety report for December 10, 2024

17. HUMAN RESOURCES MANAGER: *(Information Only)*

- A. Human Resources report for November 2024

18. RECREATION SERVICES MANAGER: *(Information Only)*

- A. Recreation and Parks report for November 2024

PUBLIC HEARING

- 19. Lot Split Map 29,070, a Tentative Parcel Map (2024-004-LS), to subdivide a 0.22-acre parcel into two lots on property in the R-1 (low density) residential zoning district at 4513 Eleventh Street (APN 115-041-024).**

Written report: Bill Scott, City Planner

Recommendation: That the City Council:

- a. Receive a presentation from staff; and
- b. Conduct a public hearing, including: 1) an opportunity for the applicant to present the proposed project; 2) receive any comments from the public; and
- c. Adopt Resolution No. 2024-77 approving Map 29,070 a Lot Split Map (Tentative Parcel Map) 2024-004-LS, including the requisite Findings, a CEQA Class 15 exemption, and the Conditions of Approval.

- 20. Master Fee Schedule Update.**

Written report: Janice Davis, Finance Director

Recommendation: That the City Council adopt Resolution No. 2024-78 approving increases to specific Planning Department-related fees for full cost recovery and other modifications to the Master Fee Schedule.

REGULAR BUSINESS

- 21. Transit Hub Renovation Project.**

Written report: Jeff van den Eikhof, City Engineer

Recommendation: That the City Council choose Option 1 or Option 2 of the proposed parking lot layouts and choose Color Pallet No. 1, No. 2, or No. 3 for the Guadalupe Transit Hub Project.

- 22. Approval for the City to apply for a California Historic Rehabilitation Tax Credits for the Royal Theater Renovation Project.**

Written report: Tom Brandeberry, Project Manager

Recommendation: That the City Council:

- a. Receive a presentation from staff; and
- b. Adopt Resolution No. 2024-79 authorizing City staff to apply to the California State Parks, Office of Historic Preservation for the California Historic Rehabilitation Tax Credit Program as an additional funding source to support the renovation of the Royal Theater.

- 23. Railroad Access Agreement between the City of Guadalupe and the Santa Maria Valley Railroad; and Public Highway Overpass Agreements between the City, Union Pacific Railroad, and Santa Maria Valley Railroad.**

Written report: Philip F. Sinco, City Attorney

Recommendation: That the City Council adopt Resolution No. 2024-80 approving a Railroad Access Agreement and Public Highway Overpass Agreements for the future bridges on Obispo and Arroyo Seco Streets in the Pasadera Development.

24. FUTURE AGENDA ITEMS

25. ANNOUNCEMENTS – COUNCIL ACTIVITY/COMMITTEE REPORTS

26. ADJOURNMENT

I hereby certify under penalty of perjury under the laws of the State of California that the foregoing agenda was posted on the City Hall display case and website not less than 72 hours prior to the meeting. Dated this 6th day of December 2024.

Todd Bodem

Todd Bodem, City Administrator

PROPOSED FUTURE CITY COUNCIL AGENDA ITEMS

Council Meeting: Date and Subject	Department	Agenda Category	
Tuesday, January 14, 2025, at 6:00 p.m. / Regular Meeting			
Human Trafficking Awareness Month Proclamation		Ceremonial Calendar	
AGD Royal Theater Redesign Presentation (50% Complete)	Thomas Brandeberry	Presentation	
Correction to the Agreement and Mortgage EDA	City Attorney	Consent Calendar	
Guadalupe ROPS 22-23 PPA & Sale of AI's Union	Joy Otsuki	Successor Agency	
Stipend for Hearing Officer (First Reading)	City Attorney	Regular Business	
EV Parking Limit Ordinance (First Reading)	City Attorney	Regular Business	
Tuesday, January 28, 2025, at 6:00 p.m. / Regular Meeting			
Stipend for Hearing Officer (Second Reading)	City Attorney	Consent Calendar	
EV Parking Limit Ordinance (Second Reading)	City Attorney	Consent Calendar	
Other Unscheduled Items	Proposed Date of Item	Department	Agenda Category
Gift Policy		City Attorney	New Business
Social Host Ordinance		City Attorney	New Business
Personnel Manual Update			New Business
Pasadera Development Annual Update	Jan. 2025	City Engineer	
Food Trucks		City Planner	New Business
Cross Connections Control Ordinance		City Attorney	New Business
AGD Royal Theater Redesign Presentation(100 % Complete)	Feb 11, 2025	Thomas Brandeberry	