



City of Guadalupe

AGENDA

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

Tuesday, January 14, 2025, 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, January 14, 2025.

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 Eugene Costa Jr.
Council Member Whitney Furness
Council Member Amelia M. Villegas
Mayor Pro Tempore Christina Hernandez
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. **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.

6. **CEREMONIAL CALENDAR**

A. [Human Trafficking Awareness Month Proclamation.](#)

7. **PRESENTATIONS**

- A. [Royal Theater Redesign Presentation \(50% Completed\) by Andrew Goodwin Designs](#)
- B. [Boys and Girls Club Quarterly Presentation](#)

8. **CONSENT CALENDAR (A-D)**

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 January 3, 2025.](#)
- C. [Approve the Minutes of the City Council regular meeting of December 10, 2024.](#)
- D. [Adopt Resolution No. 2025-01 approving a Restated and Fully Amended Agreement and Mortgage document granting a first priority lien to the Economic Development Administration \(EDA\) on the Royal Theater property, authorizing the Mayor to sign the document on behalf of the City, and directing that the document be recorded.](#)

MANAGEMENT REPORTS

9. CITY ADMINISTRATOR: *(Information Only)*

- A. City Administrator's report for January 14, 2025
- B. Planning Department report for December 2024
- C. Building Department report for December 2024
- D. City Engineer's report for December 2024

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

- A. Director of Public Safety report for January 14, 2025
- B. Police Department report for November 2024
- C. Fire Department report for November 2024
- D. Code Compliance report for November 2024

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

- A. Human Resources report for December 2024

REGULAR BUSINESS

12. Summary of the Guadalupe Planning and California Environmental Quality Act (CEQA) Permit Planning Process.

Written report: Larry Appel, Planning Director

Recommendation: That the City Council:

- a. Receive a presentation from staff and file the report; or
- b. Request additional information from staff and return to a future Council meeting.

13. Informational report from planning staff on the possibility of regulating food trucks and sales carts within the City limits.

Written report: Larry Appel, Planning Director

Recommendation: That the City Council:

- a. Receive a presentation from staff; and
- b. Accept public testimony; and
- c. Close public comments; and
- d. Deliberate and continue the discussion; or
- e. Deliberate and file the report; or
- f. Provide direction to staff.

14. To create a Capital Campaign that addresses the funding gap for the Royal Theater Renovation Project.

Written report: Thomas Brandeberry, Project Manager

Recommendation: That the City Council approve the Capital Campaign, coordinated by Tom Brandeberry, that will include a member of the City Council on the Capital Campaign Committee.

15. Bonita Pacifica land transfer.

Written report: Philip F. Sinco, City Attorney

Recommendation: That the City Council grant small portions of City property to two adjacent landowners.

16. Establishment of a stipend for the City Code Compliance Hearing Officer.

Written report: Philip F. Sinco, City Attorney

Recommendation: That the City Council introduce on the first reading, and continue to its meeting of January 28, 2025, for second reading and adoption, Ordinance No. 2025-522 establishing a \$50 stipend for each day the City Code Compliance Hearing Officer is required to hold hearings.

17. Approving a Compensation Agreement pursuant to Health & Safety Code Section 34180(f) for transfer of the AI's Union property for future development activities.

Written report: Joy Otsuki, Special Counsel to the City

Recommendation: That the City Council adopt Resolution No. 2025-02 approving a compensation agreement pursuant to Health & Safety Code Section 34180(f) for transfer of the AI's Union property for future development activities.

18. FUTURE AGENDA ITEMS

19. ANNOUNCEMENTS – COUNCIL ACTIVITY/COMMITTEE REPORTS

20. ADJOURNMENT TO SUCCESSOR AGENCY BOARD MEETING

SUCCESSOR AGENCY

21. Recognized Obligation Payment Schedule and Administrative Budget for the July 1, 2025, through June 30, 2026, period.

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

Recommendation: That the Successor Agency adopt SA Resolution No. 2025-01 entitled "Resolution of the Successor Agency to the Redevelopment Agency of the City of Guadalupe approving the Recognized Obligation Payment Schedule for the July 1, 2025 through June 30, 2026, period".

22. 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 10th day of January 2025.

Todd Bodem

Todd Bodem, City Administrator

PROPOSED FUTURE CITY COUNCIL AGENDA ITEMS

| Council Meeting: Date and Subject | Department | Agenda Category | |
|---|------------------------------|-------------------|------------------------|
| Tuesday, January 28, 2025, at 6:00 p.m. / Regular Meeting | | | |
| Stipend for Hearing Officer (Second Reading) | City Attorney | Consent Calendar | |
| Conditional Use Permit 301 Guadalupe Street | City Planner | Public Hearing | |
| Tentative Parcel Map 29,071 - 640 and 718 Guadalupe Street | City Planner | Public Hearing | |
| Design Review Permit - 8 th Street Apartments | City Planner | Public Hearing | |
| Appointment to Boards and Commissions | City Administrator | Regular Business | |
| Regional Bus Services Discussion | City Engineer | Regular Business | |
| EV Charging Station Limit Resolution | City Attorney | Regular Business | |
| Saturday, February 8, 2025, at 8:30 am. / Special Meeting (Social Club in Guadalupe) | | | |
| Goal Setting Workshop FY 24-25 | | Workshop | |
| Tuesday, February 11, 2025, at 6:00 p.m. / Regular Meeting | | | |
| AGD Royal Theater Redesign Presentation (100%) | AGD | Presentation | |
| 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 | |
| Cross Connections Control Ordinance | | City Attorney | New Business |