

# Guadalupe City Council

## *Conditional Use Permit for Sahagun Vehicle Storage*

Presented by  
Bill Scott, Contract Planning Consultant  
Guadalupe City Planning Department  
January 28, 2025

# Project Description

Applicant: Mr. Jason Sahagun (President Central City Towing) - Requests CUP to allow an outdoor vehicle tow and storage yard on a 4,750 square-foot property.

➤ Property: 301 Guadalupe St. is in the M-C (Industrial- Commercial) zoning district.

➤ Municipal Code: *Section 18.40.030(D) requires a Conditional Use Permit to allow screened outdoor storage in the M-C (Industrial-Commercial) zone.*



301 Guadalupe St. – Front Entrance

# Aerial Site Photo



# Site – Looking East



# Site – Looking West



# Zoning Code Compliance

## *Required by Zoning Ordinance:*

- 1. Screening (18.40.030(D): Conditioned = Add slats to provide visual screening.*
- 2. Paving (18.60.030(j): Site already satisfactorily paved.*
- 3. Exiting (18.60.030(f): Site (25-feet wide) too narrow for frequent on-site turnaround – Conditioned = Drive - through enter/exit only - No Backout.*

# Site - Surroundings





# CEQA Review

## Class 1 Exemption (Reuse of Existing Facilities):

- Site Already paved - No new physical changes, no construction or improvements needed.
- Small site of negligible size and within a fully developed urbanized area.

# Conclusion

## In summary:

- As conditioned, storage yard meets zoning specifications of the M-C (Industrial - Commercial) zone.
- Use is similar to and compatible with the nearby industrial uses.
- Storage is considered the best use for this small and narrow property.

# Recommendation

Adopt Resolution No. 2025-05 approving Conditional Use Permit 2024-054-CUP and the CEQA Exemption for for the 301 Guadalupe Street outdoor vehicle tow and storage yard.

# Questions?

# Guadalupe City Council

***640 - 718 GUADALUPE STEET  
LOT SPLIT  
(Tentative Parcel Map)***

Presented by

Bill Scott, Contract Planning Consultant  
Guadalupe City Planning Department  
January 28, 2025

# Project Description

*Property owner (Mr. Carlos Casteneda) requests a Tentative Parcel Map to subdivide a 23,074 square-foot parcel into two lots - Resulting:*

- 1) *Parcel "1"* = 9,419 square-feet
- 2) *Parcel "2"* = 13,655 square-feet.

# Project Objective

- Property occupied by a single-family home (718 Guadalupe Street); and three duplex buildings (640 Guadalupe Street).
- Applicant has expressed the desire to separate and sell the home-site.
- County Building Permit records indicate buildings were constructed circa late 1950's - early 1960's

# Aerial Vicinity Map





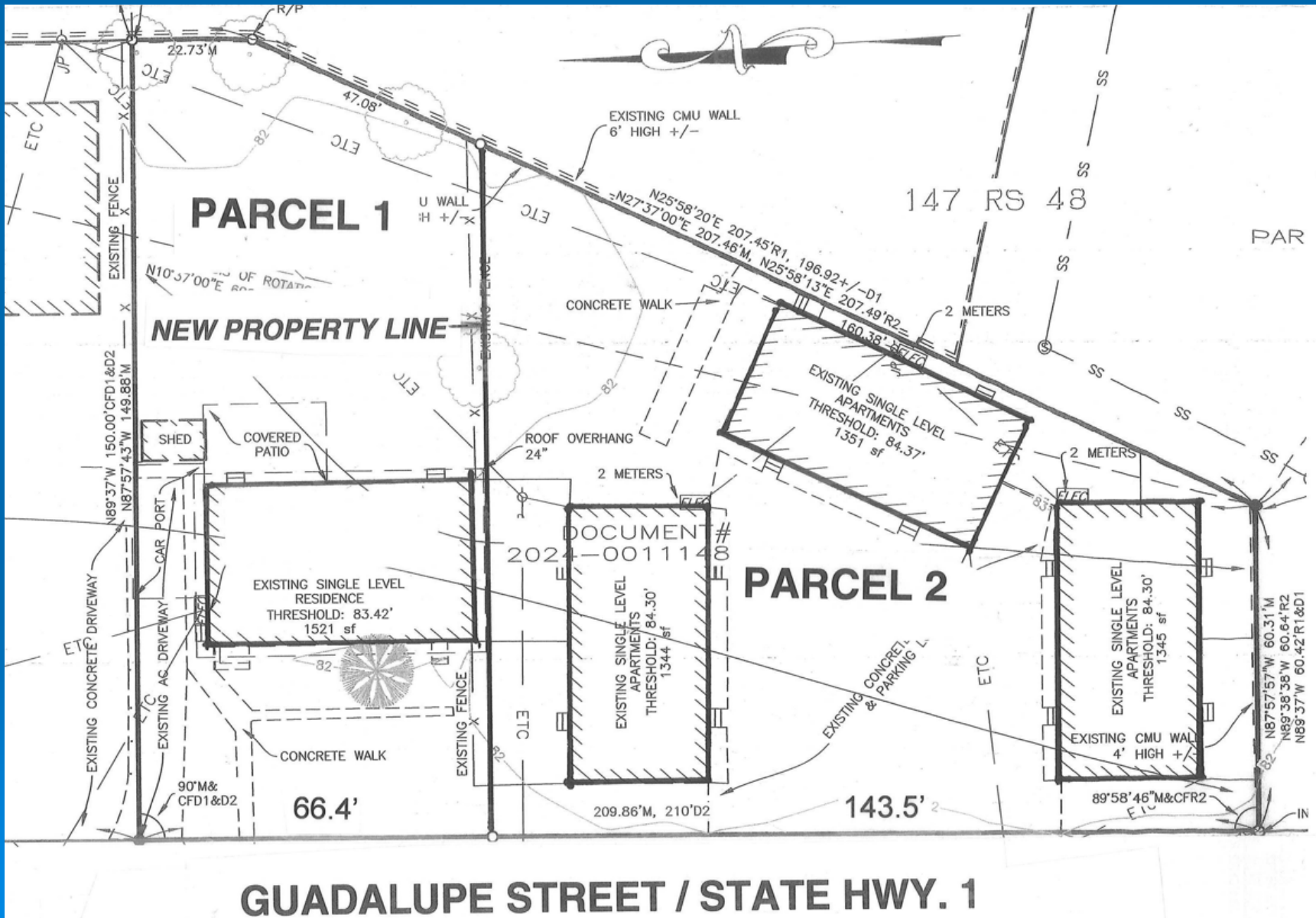
# Existing House



# Existing Duplex Buildings



# Map Detail



# Municipal Code Compliance

## Subdivision Ordinance (17.32.030):

### Required:

1. *The minimum area of lots shall be 3,630 square-feet with a minimum width of 45-feet... -**Conforms***
2. *Lots having an average depth of more than three times the average width shall not be approved. –**Conforms***
3. *All lots shall have vehicle access to a street. --**Conforms***

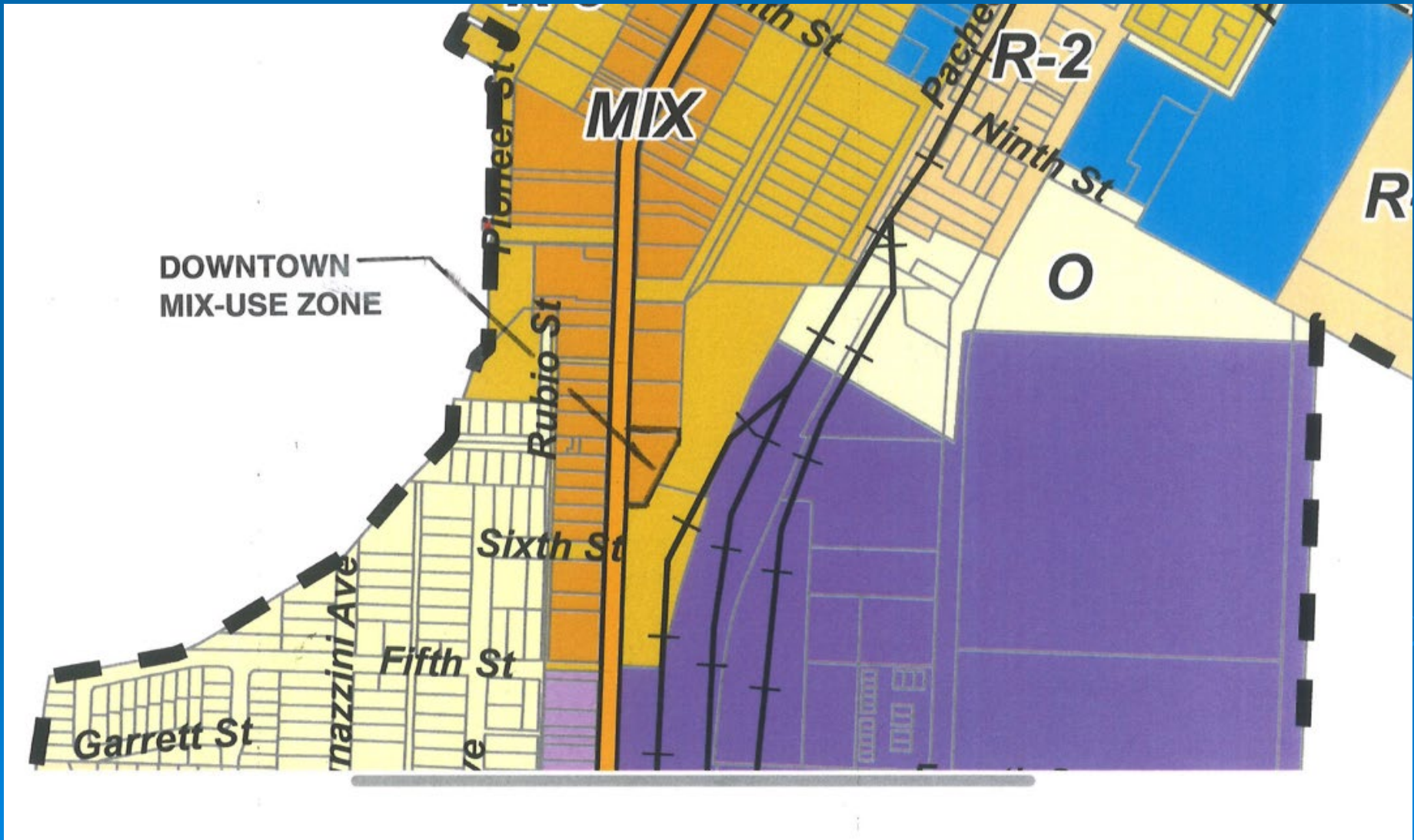
# Municipal Code Compliance

Zoning Ordinance: Zoned MIX (Mixed-Use)

***Purpose Mixed Use Zone (18.35.010):*** To promote Downtown Guadalupe as a commercial, civic and cultural focal point...

***Permitted:*** Commercial uses with “Limited” types of residential: **1)** Residential on second floor above first floor commercial (mixed-use); or **2)** higher density townhomes or condominiums (Ground floor residential permitted in very limited areas).

# Zoning Map



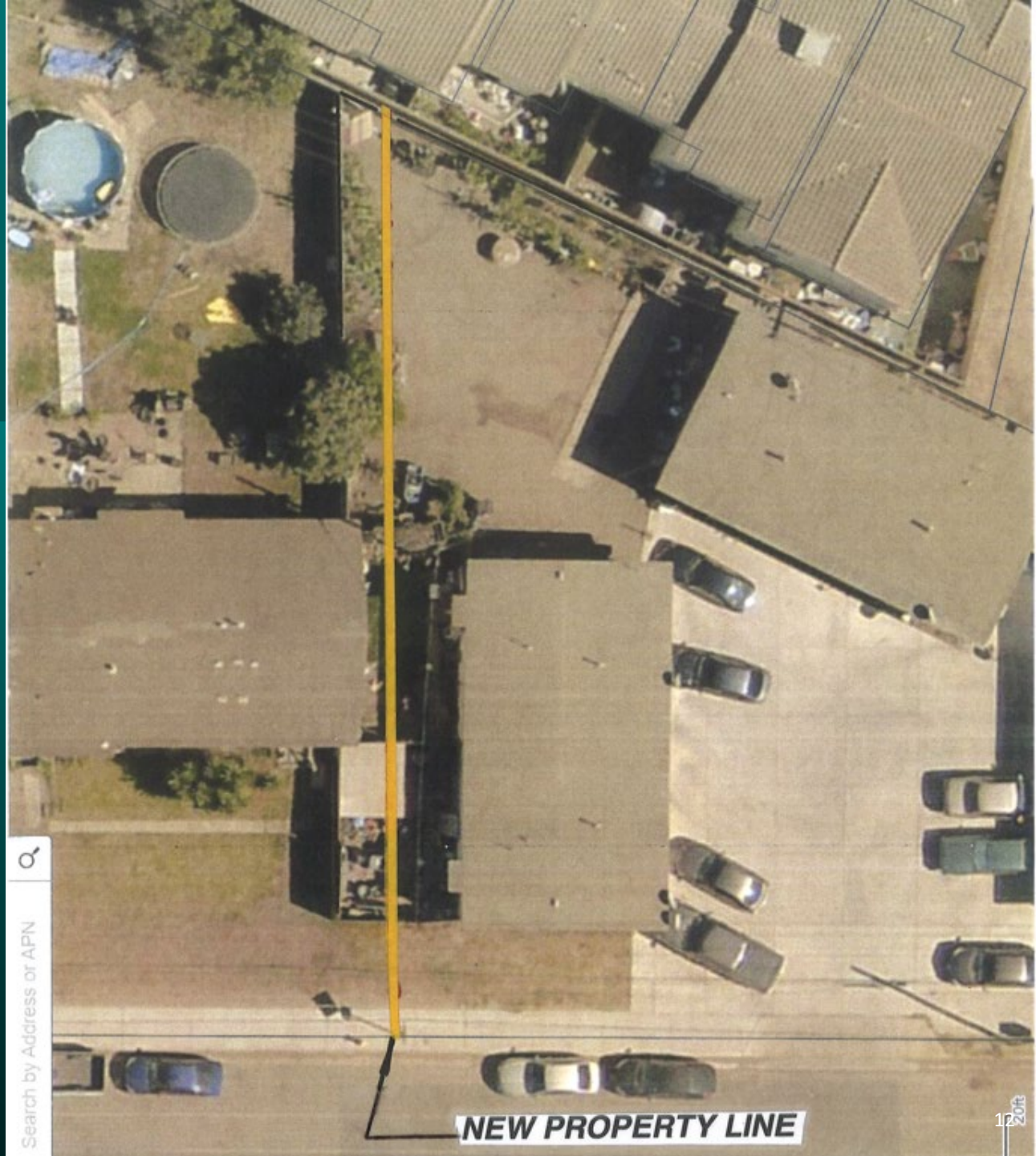
# Zoning Code Compliance

*Existing homes are not type of residential permitted under MIX (Mixed-Use) zone.*

- A. Existing home and duplexes constructed late 1950's - early 1960's.*
- B. Existing Buildings predate zoning, thus existing buildings are nonconforming.*
- C. Legal-nonconforming (“Grandfathered”) uses may continue indefinitely (**Section 18.68.010**).*

*No conflict with Zoning Ordinance.*

# New Property Line



Search by Address or APN

**NEW PROPERTY LINE**



# General Plan

The property has a General Plan land use designation of *Downtown Mixed-Use*

*Downtown Mixed-Use is Primarily a Commercial Designation.*

*Purpose:* ...promote Downtown Guadalupe as a fully commercial civic and cultural focal point for the City...

*Permitted Uses:* Retail commercial, services, banks, entertainment... and

# General Plan

*Downtown MIX (Mixed-Use)*

*Permits "Limited" Residential – Two Types:*

- a) Mixed-Use: *Second Floor Only Residential: condominiums, stacked-flats, apartments, etc. above ground floor commercial; or*
- b) In specified locations: *Ground floor townhomes, condominiums and apartments.*

# General Plan Land Use Map

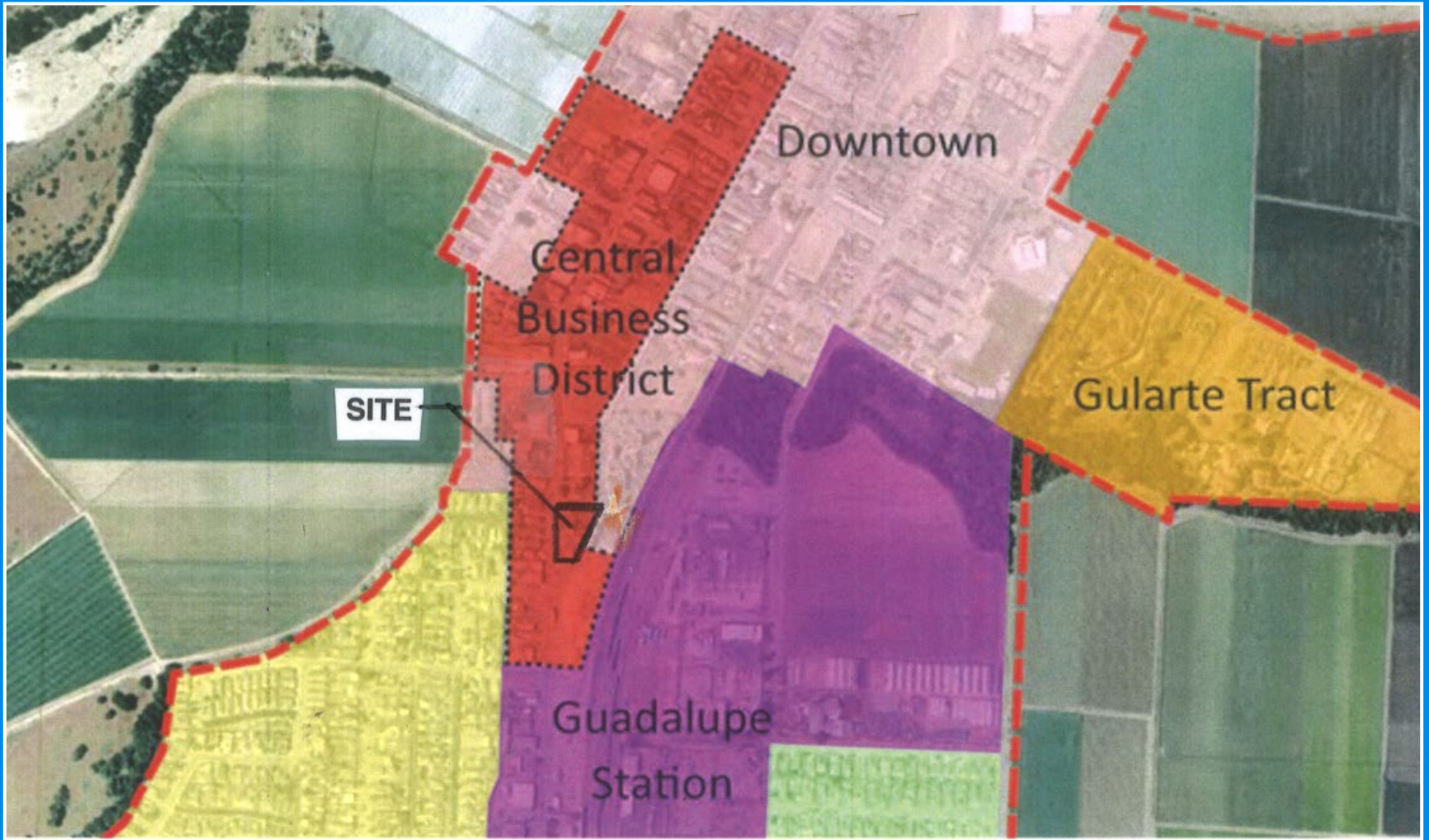


# General Plan

The property is *also* located in the **Central Business District (CBD) commercial neighborhood district.**

**Purpose:** ...*bringing new residents into the area to become customers of the business enterprises in the district...*

**CBD Revitalization Strategy:** *Over time single-story construction is replaced two and three-story construction...Mixed-Use, Townhomes, condominiums, etc...*



# General Plan Neighborhood Map

# General Plan Consistency

*On one Hand:* Staff believes smaller lots would probably lessen likelihood of redevelopment as envisioned by Downtown Mixed-Use GP designation and the CBD overlay.

*On the other hand:* Upon subdivision, the seven existing housing units would likely continue – consistent with housing objectives to protect and maintain existing affordable housing stock.

# Lot Split Site



# In Summary:

Subdivision Ordinance: *Fully meets* Subdivision Ordinance lot design and access standards.

Zoning Ordinance: *Would not* conflict with the land use or development standards of the zoning ordinance.

General Plan: *A)* Creates smaller lots that may be less likely to redevelop in the future as envisioned under the General Plan: *B)* May support GP objectives to maintain and protect existing affordable housing stock.

Applicant's Goal: Lot Split supports the applicant's objective to separate the homesite from the duplex site.



# CEQA Review

Class 15 Exemption:

- Applies to Minor Land Divisions.

# Recommendation

In support of landowner's request, Planning staff is recommending:

Adopt Resolution No. 2025-06 approving Tentative Parcel Map 29,071 (2024-036-LS) and the CEQA Exemption for for the 640 – 718 Guadalupe Street Lot Split.

# Questions?

# Guadalupe City Council

## Design Review

for

## *8th Street Apartments*

Presented by  
Bill Scott, Contract Planning Consultant  
Guadalupe City Planning Department  
January 28, 2025

# Project Description 1

*Applicant:* Ms. Tina Mukai, representing Mastani Properties, LLC is requesting Design Review Permit approval (2024-057-DR).

*Project:* Construct seven (7) new apartments – in addition to six (6) existing apartments (total 13 units).

*Unit Arrangement:* New apartments consist of 3 - new ground-floor apartments; and 4 - new upper floor apartments over parking.

# Project Description 2

*Property Location:* 0.75-acre property in R-3 (High-Density) residential zoning district at 4646 Eighth Street.

*Municipal Code:* Section 18.73.010(6) requires City Council approval of a Design Review permit to allow more than three apartment units in the R-3 zone.

*Project Site:* Partially developed. A six-unit apartment building is existing - built in mid-1960's.

# Aerial Site and Vicinity Map



# Looking North - Pioneer Street





# Site - Existing Apartments



# Looking South from 8<sup>th</sup>



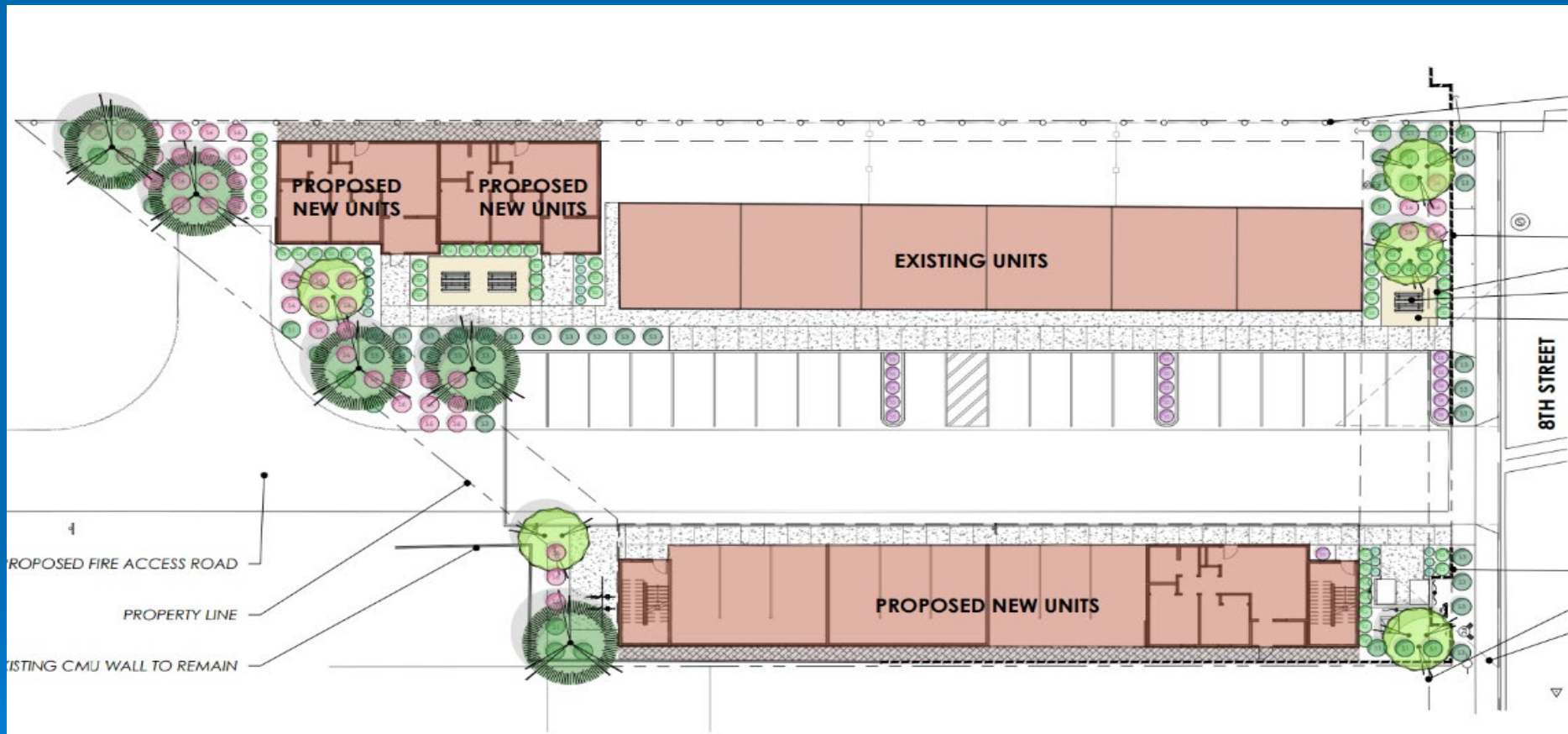


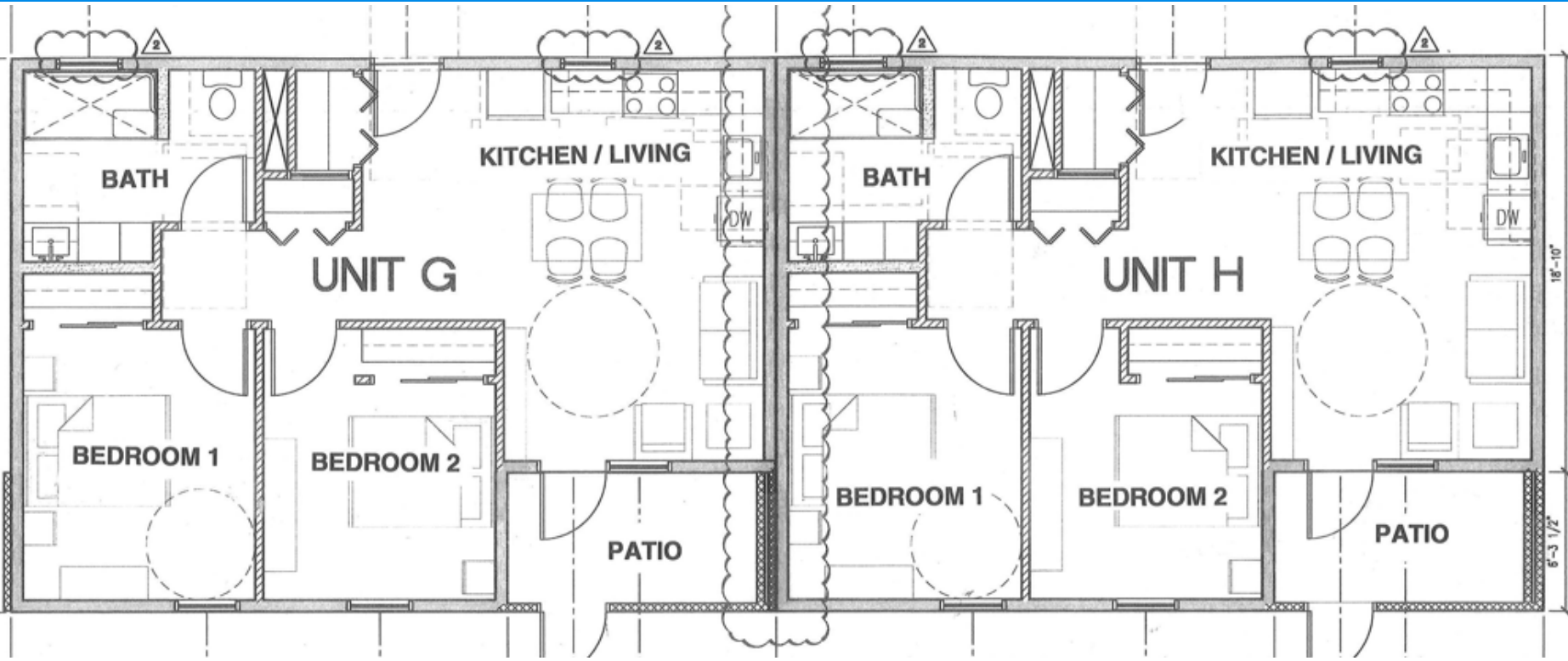
**Site – Looking Southeast**



## WEST SIDE - EXISTING FENCE

# Site Plan - Landscape Plan





# Floor Plans

# Municipal Code Compliance

- Parking: (18.60.050) Required 26 Spaces, 29-spaces provided (9 - covered) *conforms*.
- Building Setbacks: (18.52.040) *conforms*.
- Private Yards: (18.52.0100 & 110) substantially found to conform.
- Landscape: (18.64.040) Required 10% coverage 20% coverage provided - *conforms*.
- Walls: New 6 – 8-foot-high fence - *conforms*.
- Access: 20-ft wide driveway – *conforms* (Fire Dept. & City Engineer Approved).

# Improvements

- *Pave driveway and parking;*
- *Common Outdoor Areas (picnic tables);*
- *Lighting;*
- *New Fence/Wall;*
- *Exist Apts. - Exterior Improvement (paint ,etc.).*



# Looking East



EAST ELEVATION

SCALE:

34

# Looking West



# South Elevation



SOUTH ELEVATION

SCALE:  
NTS



# Looking South from 8<sup>th</sup>



NORTH ELEVATION

SCALE:  
NTS

31

# New Fence – West Side



PERSPECTIVE FACING SOUTHEAST

SCALE:  
NTS

34

# Apartments “G” and “H”



WEST ELEVATION

SCALE:  
NTS

34



PERSPECTIVE FACING SOUTHWEST

SCALE:  
NTS

## Perspective - Units "G" and "H"

# Perspective Looking Southeast



PERSPECTIVE FACING SOUTHWEST

SCALE:  
NTS

31



# Conclusion

## *In Summary:*

- 1) Project supports General Plan objectives to re-develop underutilized properties, where City services are already in place.*
- 2) Will add seven new multi-family housing units in convenient proximity to public transit and Downtown goods and services.*
- 3) Project will make substantial improvements that will benefit the existing residents on the property as well as future residents.*

# CEQA COMPLIANCE

**Exempt from CEQA:** Class 32 Exemption prepared (In-fill Development Projects):

## **Environmental Findings:**

- Reuse of underutilized site in City Limits.
- Less than five acres.
- No sensitive wildlife habitat in the area.

# Recommendation:

It is recommended that the City Council:

Adopt Resolution 2025-07 to approve Design Review Permit 2024-057-DR; and

The Environmental Notice of Exemption for:  
*The 4646 8<sup>th</sup> Street Apartment Project.*

# Questions?

# NATIONAL DAY OF PRAYER

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GUADALUPE National Day of Prayer Task Force invites you to join us as we pray for Guadalupe. Our focus is on the Family, Education, Government, Business, Media/Entertainment and the Church.

We gather for corporate pray the 3<sup>rd</sup> Friday of each month from 6pm – 7pm, at the Calvary Chapel Church, 879 Guadalupe Street.

**National Day of Prayer Task Force MISSION** "Centered on the Lord Jesus Christ, the National Day of Prayer Task Force exists to mobilize unified public and personal prayer for America."

The National Day of Prayer is an annual observance held on the first Thursday of May, inviting people to pray for the nation. Specific focused prayer areas are the Family, Education, Government, Military, Businesses, Media/Entertainment and the Church.

## Historical Summary

- **1775** – The first Continental Congress called for a National Day of Prayer
- **1863** – Abraham Lincoln called for such a day.
- **1952** – Congress established NDP as an annual event by a joint resolution, signed into law by President Truman (82-324)
- **1988** – The law was amended and signed by President Reagan, designating the NDP as the first Thursday in May (100-307).

## 2025 NATIONAL DAY OF PRAYER THEME: HOPE Pour Out to the God of Hope and Be Filled

*"Now may the God of hope fill you with all joy and peace in believing, so that you will abound in hope by the power of the Holy Spirit." Romans 15:13 NASB*

## GOVERNMENT

Justice, Lawgiver, King of Kings, and Lord of Lords, Ancient of Days, we lift up the Word and light up local, state, and federal Government praying that:

- *There will be faithfulness, justice, and righteousness in every law established, practiced, and upheld.*
- *Salvation, strength, and service would define every public servant, and they would operate with holy wisdom, humility, and integrity.*
- *There would be no darkness nor deception in them; all they think, say, and do would be brought to and bathed in the light of the Lord.*
- *Every employee would act with integrity serving the people of the city, county, district, and state recognizing this as a calling from God not a career, called to serve and not be served.*
- *Their families would be shielded from harm, hate, and lies and their homes would be filled with love and light as God commands.*

Scriptures to reflect on:

*Psalm 2:10-11: "Now therefore, O kings, show discernment; Take warning, O judges of the earth. Worship the LORD with reverence and rejoice with trembling."*

*Romans 13:1, 1 Timothy 2:1-4, Psalm 119:101*

## ARTS, ENTERTAINMENT & MEDIA

Creator, Author of our Days, the Word, Potter who designs, defines, and delivers us; You bestow the skill and stir the heart to perform. We lift up the Word and light up Arts, Entertainment, and Media, praying that:

- *Everyone in these industries dedicates their lives to being a light, not seeking the spotlight. May their scripts be filled with the light of Scripture, not the deception of darkness.*
- *Their reputation be filled with God's glory and fame through His great name, not shame, nor as victims of gossip or greed.*
- *All would stand in faith with fruitfulness, not fear, and speak truth, drawing others out of darkness into the everlasting hope and love of the Lord.*
- *They would know their eternal heavenly value from the Lord and never compromise themselves or diminish their God-given worth for applause, awards, or any earthly accomplishment.*
- *They would know Jesus as the Author of their days, the writer of their story and destiny, the source of their talents, and let Him direct their steps and produce fruit in their lives.*

Scriptures to reflect on:

*John 1:1-5: "In the beginning was the Word, and the Word was with God, and the Word was God. He was in the beginning with God. All things came into being through Him, and apart from Him, nothing came into being that has come into being. In Him was life, and the life was the Light of men. The Light shines in the darkness, and the darkness did not comprehend it."*  
*Exodus 36:2, Ephesians 5:6, Psalm 101:7*

## 2024 NATIONAL PRAYER

Jesus, we profess our faith in You. You are the Light of the world, and in You there is no darkness. For you are our lamp, O LORD, and our God who lights our darkness. Forgive us for fearing and focusing on the darkness around us instead of being filled with faith and shining like the city on a hill You have called us to be.

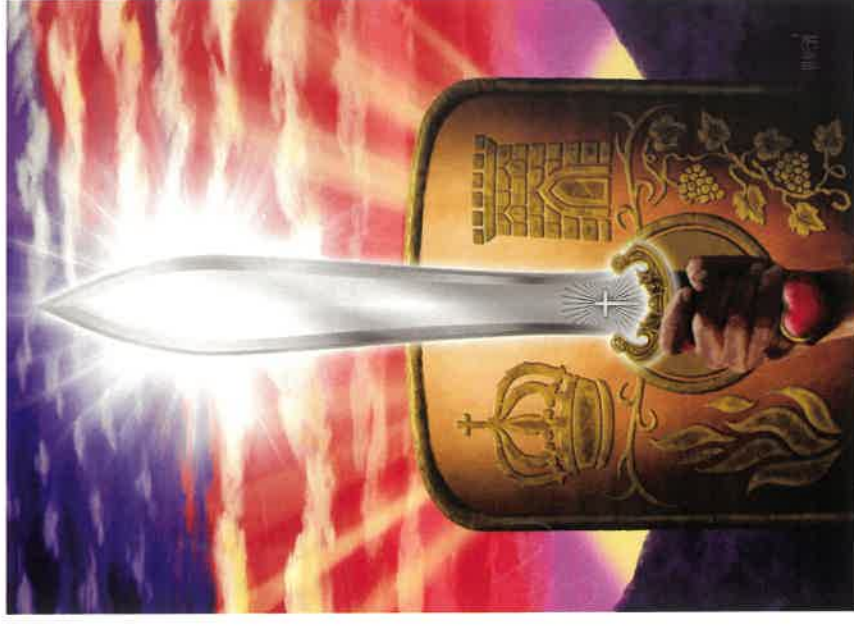
Forgive us for the times when we have been the absence of light, allowing darkness to dwell in America. Lead us forward to dispel the darkness and bring light throughout the Church, Family, Education, Business, Military, Government, and Arts, Entertainment, and Media.

We are saved by grace through faith, released from the darkness that once held us captive and now free to walk in the newness of life in You.

Light dispels darkness and exposes what is hidden and wicked, so we commit to rise and shine! For by You, Lord, we can take courage to run against the enemy, and by our God we can fight the good fight and keep the faith as living lampstands in our communities and country. We fear no evil for You are with us.

Lord, Your way is perfect, You lead us on paths of righteousness for Your name's sake. Your Word is a lamp to our feet and a light to our path. Your Word is Truth, instructing and inspiring us to live in the abundant life You gave when You saved us from the death and destruction of the enemy. Fill us with Truth as we read, study, and live Your Word.

God, You are a shield for all those who take refuge in You. As we abide in You and Your Word abides in us, we take up our shield of faith and the sword of the Spirit which is the Word of God and run boldly into the darkness to **Lift Up the Word and Light Up the World!** In the Mighty name of Jesus we pray, Amen!



THE 73RD ANNUAL  
NATIONAL DAY OF PRAYER  
THURSDAY, MAY 2, 2024

LIFT UP THE WORD -  
LIGHT UP THE WORLD

2 SAMUEL 22:29-31



WWW.NATIONALLDAYOFFPRAYER.ORG

**WE DARE NOT GIVE EVIL A PASSING GLANCE AND THEN QUICKLY LOOK AWAY, CLAIMING OUR FRAILTY OR OUR DESIRE TO SHIELD OURSELVES FROM PAIN AND SUFFERING. INSTEAD, WE MUST STAND FIRM AND CONFRONT EVIL HEAD-ON, GLARING DIRECTLY INTO ITS FACE WHILE BEING FILED WITH FAITH, ABIDING IN HIM AND HIS WORD ABIDING IN OUR HEARTS. CLOTHED IN THE FULL ARMOR OF GOD, WE MUST PRAY AND STAND. IT IS TIME TO STOP HIDING AWAY OUR LIGHT; WE WERE NOT DESIGNED TO PLAY DEFENSE, ADJUSTING OUR DIMMER SWITCH TO THAT OF A NIGHTLIGHT THAT MERELY GUIDES OUR WAY THROUGH THE DARKNESS. WE ARE CALLED TO BE A BRIGHT, SHINING LIGHT, EXPOSING AND DISPELLING THE DARKNESS! IT IS TIME TO RUN TO THE FRONTLINES AND RECLAIM ALL THE GROUND THE ENEMY HAS STOLEN IN EVERY AREA OF INFLUENCE, BOTH IN AMERICA AND AROUND THE WORLD. LET US STAND, PRAY, AND WATCH AS OUR PRAYERS MOVE THE HEART AND HANDS OF GOD, AVALING MUCH! WE MUST LIFT UP THE WORD AND LIGHT UP THE WORLD!**

**LORD, YOU ARE OUR LAMP AND SHIELD. YOUR WAY IS PERFECT, AND YOUR WORD IS TRUE; YOU ARE OUR LIGHT AND REFUGE.**

## CHURCH

We praise You, our Salvation, Security, Rock, and Waymaker. As Your body, we lift up the Word and light up the Church in our prayers. We pray for the Church to:

- *Always worship and walk in the light of every precept, promise, and prophecy in the Word of God.*
- *Faithfully teach and trust Your Word as the lamp to our feet and a light to our path. We know You are the Good Shepherd who guides and guards us on paths of righteousness for Your great name's sake.*
- *Stand strong and courageous against the attacks of the enemy and the agendas of culture that disrespect and disregard our God - and fight as Your light for all that is right and righteous.*
- *Magnify and manifest the love and light that Jesus calls and equips us to be.*

Scriptures to reflect on:

*Psalm 119:105: "Your word is a lamp to my feet and a light to my path."  
Psalm 23:3, Acts 2:42, 1 John 1:5-7*

## FAMILY

Heavenly Father, Creator of man and wife, parents and children, and Lord of our earthly and eternal Family, we acknowledge that we are Your children, created for relationship with You and one another. We lift up the Word and light up the lives of Families in our neighborhoods and nation as we pray for the Family to:

- *Consistently love and live in and under the authority of God.*
- *Remain faithful in our covenant of marriage and raise up our families in the Word, way, and wisdom of God.*
- *Embrace, rather than relegate, the blessings, opportunities, and responsibilities of spiritual development for ourselves and every member of our family.*
- *Be a beacon of light in our communities, recognized not just for friendliness, but for our faith and fruitfulness.*
- *Be diligent in making and being Your disciples through the Word of God and prayer.*

Scriptures to reflect on:

*Proverbs 3:11-12: "My son, do not despise the LORD's discipline, and do not resent His rebuke, because the LORD disciplines those He loves, as a father the son He delights in."  
Matthew 5:14-16, 1 Peter 2:9, Proverbs 6:20-23*

## EDUCATION

Our Teacher, the Way, and the Truth, we are Your disciples and students. As You have taught us to pray, we lift up Your Word, lighting up Education in our prayers. We pray that:

- *You draw and fill every educator and student with Your Word, wisdom, knowledge, and understanding.*
- *The mind of Christ would fill all people and places of education, pure and filled with that which is light and right in the sight of the Lord.*
- *Students would receive genuine academic education, free from agendas, with minds filled with light, not darkness. That we would not call that which is evil 'good' and that which is good 'evil'!*
- *For students to be taught all that is necessary to prepare them for the plans and purposes You prepared uniquely for each of them.*

Scriptures to reflect on:

*Proverbs 2:6: "For the LORD gives wisdom; from His mouth come knowledge and understanding."  
Isaiah 5:20-21, Ephesians 5:11-12, Psalm 139:11-14*

## BUSINESS / WORKPLACE

Alpha and Omega, Author, Equipper, Sustainer, Provider, we are Your laborers, lifting up Your Word and lighting up Business and the Workplace through our prayers. We pray that:

- *You saturate our lives and livelihoods with righteous decisions and dealings.*
- *We present ourselves faithfully obedient and diligent in all our thoughts, words, and deeds, aligning our actions with the commands and character You require.*
- *Work does not become an idol; no position, project, or possession would take Your place in our life's pursuits and passions.*
- *We work with excellence and diligence, not merely to see the good but to see Your glory in our labor.*
- *You are honored in all we do, and that we do not become unequally yoked, fall prey to, or promote evil.*

Scriptures to reflect on:

*2 Timothy 2:15: "Be diligent to present yourself approved to God as a workman who does not need to be ashamed, accurately handling the word of truth."  
Ecclesiastes 3:12-13, John 14:12, 2 Corinthians 6:14, Proverbs 3:9*

## MILITARY

Almighty Authority, Shield, Strong Tower, and Strength, we lift up the Word and light up the Military, praying that:

- *Their lives are filled with unshakable courage and faithfulness in Christ; their strength and salvation.*
- *Obedience and excellence shine in all that is commanded and required of them.*
- *Their hearts and minds remain steadfast, free from fear of evil, remembering that the Lord is their Light as they defend freedom from darkness.*
- *Families, finances, homes, and health are protected and prosper; every sacrifice made in serving God and country results in abundant blessings overflowing back to them.*
- *They find confidence in the Lord who supplies the strength for battle and the wisdom that brings victory.*

Scriptures to reflect on:

*Psalm 27:1: "The Lord is my light and my salvation—whom shall I fear? The LORD is the stronghold of my life—of whom shall I be afraid?"  
Psalm 119:98, 2 Samuel 22:40, Isaiah 42:13*