

Minutes

City of Guadalupe 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

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

Mayor Julian called the meeting to order at 6:00 p.m. All members were present.

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.

Mayor Julian changed item #12. "Regular Business" to become item #14. Capitol Campaign Royal Theater Renovation and item #13. Regulating Food Trucks and Sales Carts became item #12. with the remaining items following in sequential order.

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.

DEBRA SKYES
GEORGE ALVAREZ
AL NUNEZ

6. CEREMONIAL CALENDAR

- A. Human Trafficking Awareness Month Proclamation.

Major Julian recognized January 2025 as Human Trafficking Month

7. PRESENTATIONS

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

PUBLIC COMMENT ROYAL THEATER:

GRACE BUBULKA

GEORGE ALVAREZ

STEPHANIE KROUSE

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.

NO PUBLIC COMMENT

MOTION: HERNANDEZ/VILLEGAS

5 AYES MOTION PASSED

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

PUBLIC COMMENT:
GEORGE ALVAREZ

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

PUBLIC COMMENT:
GEORGE ALVAREZ

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.

PUBLIC COMMENT:

MELANIE BACKER

AL NUNEZ

EMAIL VIA GARRET MATSURRA FOR EL PADRECITO

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.

PUBLIC COMMENT:

GEORGE ALVAREZ

MELANIE BACKER

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.

PUBLIC COMMENT:

GEORGE ALVAREZ

MELANIE BACKER

ITEM 14 BECAME ITEM 13

MOTION: VILLEGAS/COSTA JR.

5 AYES MOTION PASSED

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.

PUBLIC COMMENT:

TRUDY BRANDS

LINDA SANCHEZ

MOTION: VILLEGAS/COSTA JR.

4 AYES MOTION PASSED

1 NAY- FURNESS

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.

MOTION: COSTA JR. /VILLEGAS

5 AYES MOTION PASSED

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.

**MOTION: HERNANDEZ/COSTA JR.
5 AYES MOTION PASSED**

18. **FUTURE AGENDA ITEMS**

19. **ANNOUNCEMENTS – COUNCIL ACTIVITY/COMMITTEE REPORTS**

20. **ADJOURNMENT TO SUCCESSOR AGENCY BOARD MEETING**

**MOTION: COSTA JR./VILLEGAS
5 AYES MOTION PASSED**

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".

**MOTION: COSTA JR. /VILLEGAS
5 AYES MOTION PASSED**

22. **ADJOURNMENT**

**COUNCIL ADJOURNS MEETING AT 9:53 P.M.
COSTA JR./FURNESS
5 AYES**

Prepared by:



Judy Wilson, City Clerk

Approved by:



Ariston Julian, Mayor