



City of Guadalupe

AGENDA

Regular Meeting of the Guadalupe City Council

Tuesday, August 26, 2025, at 6:00 pm

City Hall, Council Chambers, 918 Obispo Street, Guadalupe CA 93434

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, August 26, 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. CONSENT CALENDAR (A-E)

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 August 15, 2025.
- C. Approve the Minutes of the City Council regular meeting of August 12, 2025.
- D. Adopt Resolution No. 2025-46 approving a Memorandum of Understanding with Service Employees International Union, Local 620, for July 1, 2025, through June 30, 2027.
- E. Adopt Resolution No. 2025-47 approving a Cost-of-Living Adjustment (COLA) for Unrepresented City Employees.

REGULAR BUSINESS

7. Pre-Application (2025-033-PA) to consider a 9-unit affordable apartment project on a 0.17-acre property in the R-3 Zoning District at 855 Pioneer Street (APN 115-091-006).

Written report: Bill Scott, Associate Planner

Recommendation: That the City Council:

- A. Receive a presentation from staff; and
- B. Accept public comments, including: 1) an opportunity for the applicant to present the proposed project; and
- C. Provide staff with general non-binding comments on the proposed project.

8. **Pre-Application (2025-033-PA) to consider a 6-unit affordable multi-family development consisting of four (4) apartments and two (2) Accessory Dwelling Units (ADUs) on a 0.12-acre property in the R-3 Zoning District at 4542 Twelfth Street (APN 115-036-015).**

Written report: Bill Scott, Associate Planner

Recommendation: That the City Council:

- A. Receive a presentation from staff; and
- B. Accept public comments, including: 1) an opportunity for the applicant to present the proposed project; and
- C. Provide staff with general non-binding comments on the proposed project.

9. **Approving the appointment of Annette Munoz as Interim Finance Director pursuant to Government Code Section 21221(g).**

Written report: Todd Bodem, City Administrator

Recommendation: That the City Council adopt Resolution No. 2025-48, authorizing the appointment of Annette Munoz as Interim Finance Director pursuant to Government Code Section 21221(g) during the leave of absence of the current Finance Director.

PRESENTATIONS

10. State of the City:

- A. Administration Department - Todd Bodem, City Administrator
- B. Public Safety Department – Michael Cash, Director of Public Safety
- C. Planning Department – Bill Scott, Associate Planner
- D. Public Works Department – David Trujillo, Director of Public Works
- E. Recreation & Parks Department – Arnulfo Navarro III, Recreation Services Manager
- F. Human Resources Department – Sylvia Estrada, Human Resources Manager
- G. Finance Department – Todd Bodem, City Administrator

11. FUTURE AGENDA ITEMS

12. ANNOUNCEMENTS – COUNCIL ACTIVITY/COMMITTEE REPORTS

13. ADJOURNMENT TO CLOSED SESSION

14. CLOSED SESSION AGENDA

- A. **Public Employee Performance Evaluation**
(Subdivision (b) of Gov. Code Section 54957)
Title: Director of Public Safety.

15. ADJOURNMENT TO OPEN SESSION MEETING

16. CLOSED SESSION ANNOUNCEMENTS

17. 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 21st day of August 2025.

Todd Bodem

Todd Bodem, City Administrator

PROPOSED FUTURE CITY COUNCIL AGENDA ITEMS

Council Meeting: Date and Subject		Department	Agenda Category
Tuesday, September 9, 2025, at 6:00 p.m. / Regular Meeting			
Contract Award for Pasadera Landscaping		Public Works	Consent Calendar
Farmers Market MOU		City Attorney	Consent Calendar
Amend resolution establishing a Downtown Residential Permit Parking Pilot Project in the 1000 block of Guadalupe Street		Public Safety	Regular Business
Tuesday, September 23, 2025, at 6:00 p.m. / Regular Meeting			
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		City Engineer	
Water and Sewer Rate Study		City Administrator	New Business
Master Fee Schedule Update		Finance Director	
Food Truck Regulations		Planning Department	
SLO CAL Root One –Community Benefit Fee		Administration Dept	
Building Code Update		Building Department	
Royal Theater and Additional Funding		Thomas Brandeberry	
Capital Campaign Committee		City Attorney	
Cost Allocation Plan			