

# Guadalupe City Council

## Tentative Parcel Map for Ernest Ruedas and Yolanda Martinez

Presented by  
Bill Scott, Associate Planner  
Guadalupe City Planning Department,  
February 24, 2026

# Project Description (1)

Mr. Geoff Villegas, Fargen Land Surveys, representing Mr. Ernie Ruedas and Mrs. Yolanda Martinez; the Property Owners, is requesting City Council approval of Tentative Parcel Map 29,073 (2025-053-TPM).

- The Map would modify the lot lines between five (5) existing parcels to result in four (4) lots.
- The co-owners intend to each separately own two of the four resulting lots; and each control separate parts of the building.

## Project Description (2)

- The five parcels cover 0.87 acre and are currently addressed as 868 Guadalupe Street.
- The 0.87- acre site extends between Guadalupe Street and Olivera Street. and has two zonings:
  - **Guadalupe Street Side:** Downtown MIX.
  - **Olivera Street Side:** R-3 High Density Residential.

# Aerial Site Map



# Project Objective

As noted, Mr. Ruedas and Mrs. Martinez are co-owners of both the land and the building.

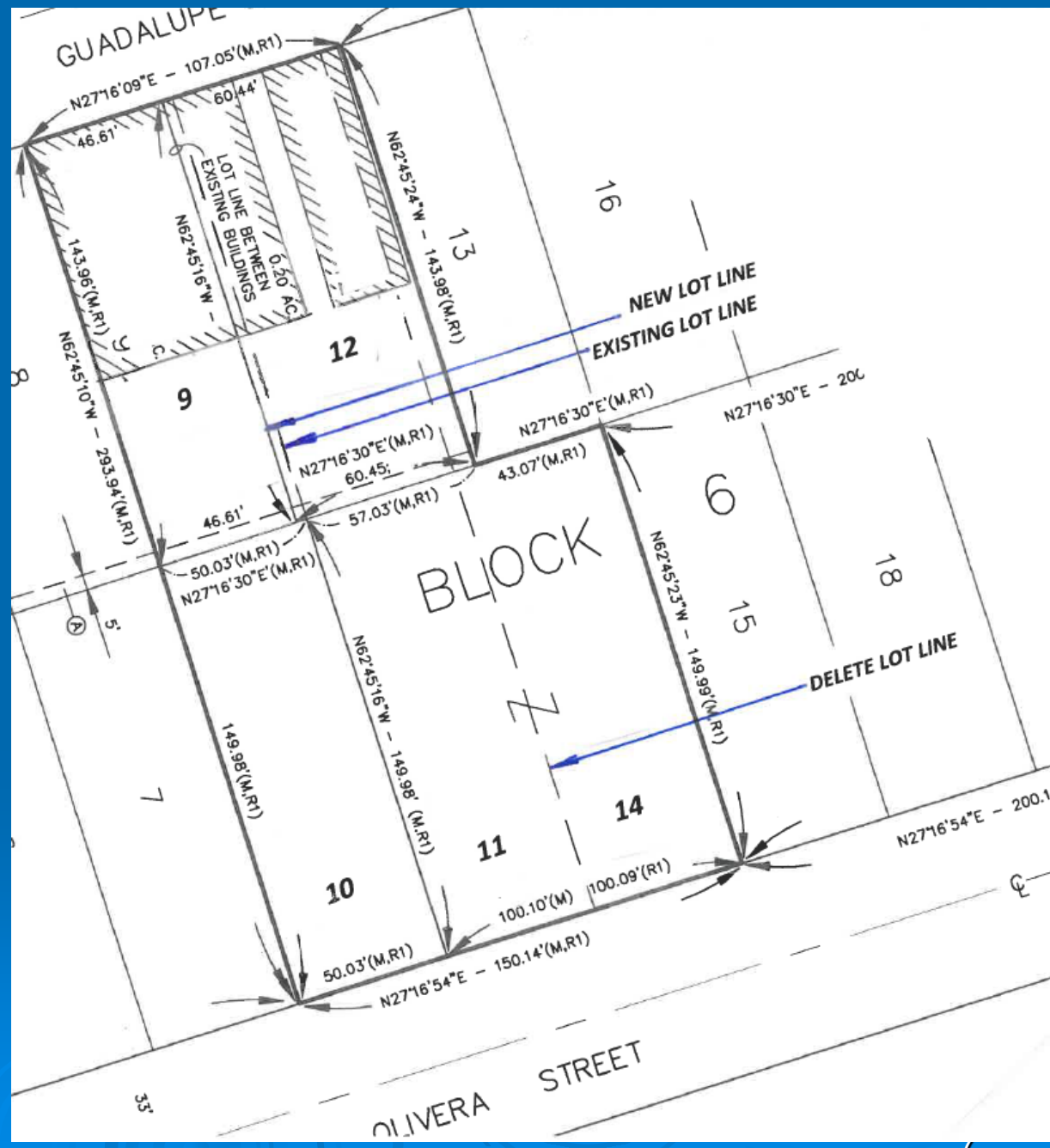
This Tentative Parcel Map would:

- 1) Create four (4) lots to be divided evenly between the two owners; and
- 2) Adjust a lot line beneath the building to establish a separation point in which each co-owner would separately control their portions of the building.



# PARCEL MAP

# ADJUSTED LOT LINES



# Proposed Building Demarcation



# Building Control

- Adjusted Lot Line “beneath” the building would not legally subdivide the building.
- After the four parcels of land are divided, both parties would continue to co-own the building.
- Owners intend to enter into a private agreement to establish those parts of the building to be controlled by each owner.

# Aerial of Resulting Parcels



## Building Control – *It should be noted:*

- Typically Planning would delete such a lot line beneath a building.
- A Commercial Condominium Map (per GMC Chapter 17.36) would be the standard method to “formally” establish separate control rights and responsibilities for each owner.
- However, a condo map would likely require analysis of how utilities are separated and if common areas need to be established.

# Building Control (contd.)

Given the potential complexity and cost to subdivide the building (by condo map), the Planning Department expressed support for the co-owner's proposal, *as conditioned:*

## Condition #6:

*So long as the building remains in joint-ownership, any code violation identified by the City shall remain the full responsibility of “both” owners on record.*

# Subdivision Ordinance Conformance

Section 17.32.30 (Design Standards) of the City's Subdivision Ordinance specifies:

- 1) *The minimum area of lots shall be 3,630 square feet, with a minimum width of 45 feet... = Standard is Met.*
- 2) *All lots shall have vehicular access to a street. = Standard is Met.*
- 3) *Lots having an average depth of more than three times the average width shall not be approved. = Not Precisely Met.*

## Subdivision Ordinance (Contd.)

*Lot 1 at precisely 46.41 feet wide by 143.97 deep would not meet this standard (slightly too narrow).*

*Off by only 4.15 feet - less than 10% deficient.*

### *Findings:*

- The less than 10% deficiency is deemed slight.*
- The purpose of the narrower lot is to align with the interior building wall as desired by the co-owners.*
- Given the location of Lot 1 (Under a building), staff has concluded would not be detrimental.*
- Furthermore, not unprecedented – Lot 13 is similar in width and depth (Lot 13 is a parking lot).*



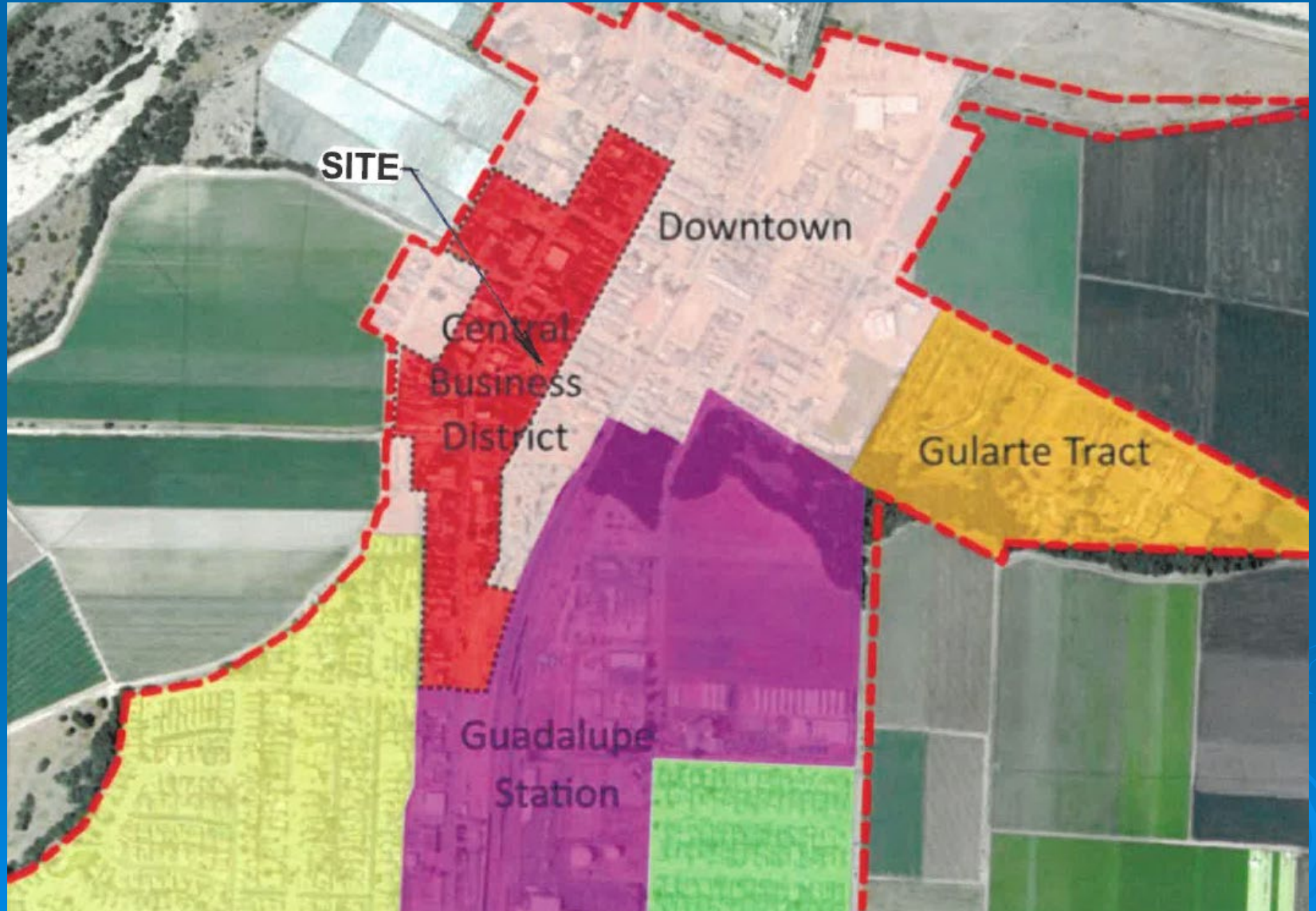
# General Plan and Zoning

Zoning: Front (Guadalupe Street) zone Downtown MIX and Olivera Street Side zoned R-3 (High Density Residential).

General Plan: Central Business District (CBD) – CBD establishes a revitalization strategy for Downtown Guadalupe.

- The Building on Guadalupe Street side is consistent with the General Plan and zoning.
- Current usage on Olivera side is not.

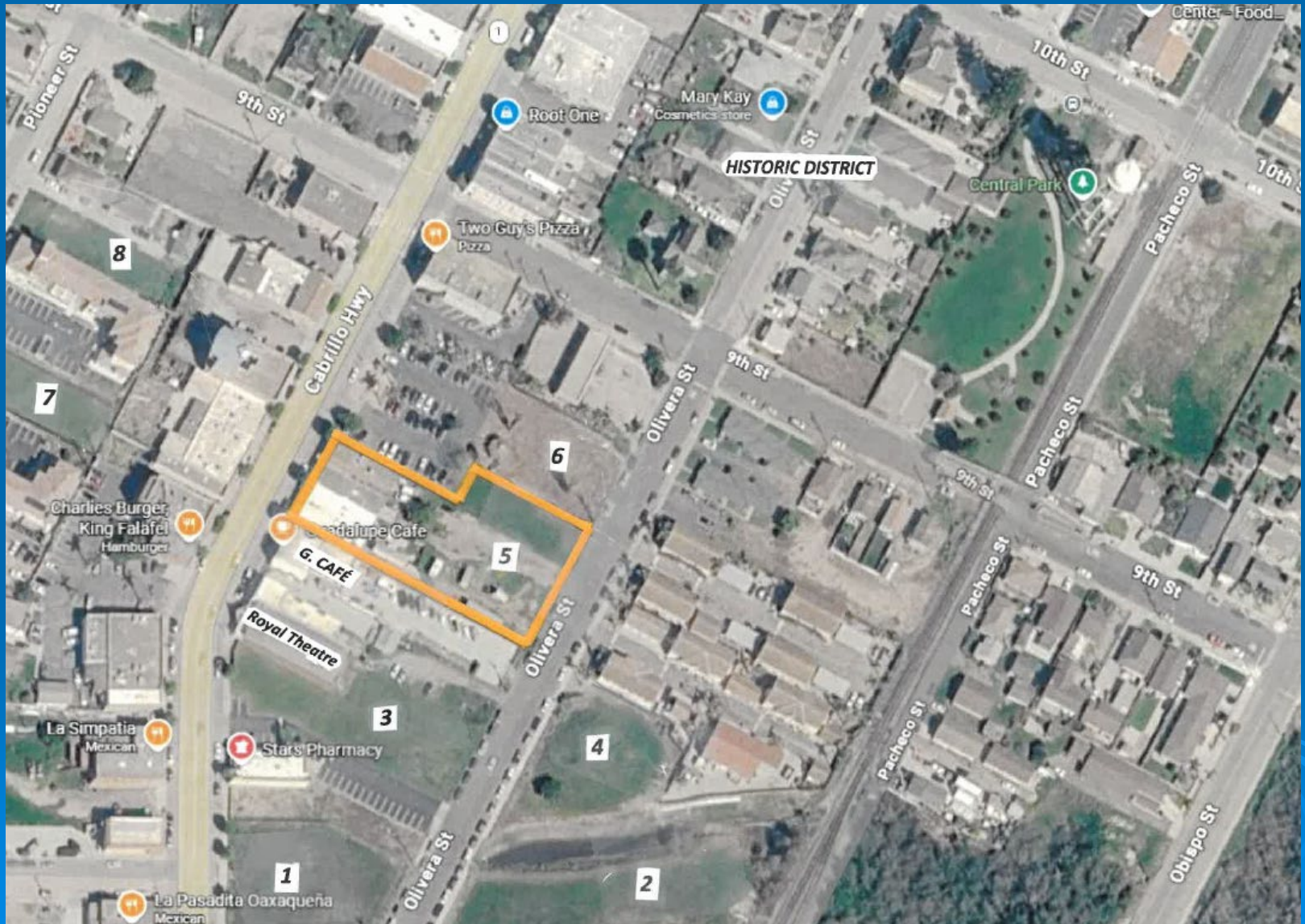
# Central Business District





## Existing Vehicles

# “Opportunity” Sites



# Condition 5 – As Amended

*#5(a) Within six (6) months of the approval of this conditional Map Permit, or prior to recordation of this Map, whichever comes first, the property owner(s) shall complete the removal of all the materials on the vacant portion of the property to the satisfaction of the Planning Director or designee.*

# In Summary

- ❖ Parcel Map would fulfill the owners desire to each separately own two of the four resulting parcels.
- ❖ The building would remain in co – ownership – Under Private Agreement.
- ❖ When Planning discovers buildings that straddle a lot line, the lot line is usually deleted – precludes buildings on land under two separate ownerships.

## Summary (Contd.)

- ❖ *Also, relocated lot line is “symbolic.” A commercial condominium Map is needed to “officially” divide the building.*
- ❖ *Planning recognizes potential cost for owners to complete a condo map.*
- ❖ *It is also recognized this condition (building on lot line) has existed for many years - and the lot-line is being “adjusted slightly” by only 3-feet.*

## Summary (contd.)

- ❖ *For those reasons Planning supports the owner's proposal.*
- ❖ Condition #6 is a reminder that the buildings legal and code compliance responsibilities remain with “both” owners on record.
- ❖ Condition #5 requires clean-up on the Olivera Street side per City codes and policies.

# Recommendation

Planning staff is recommending that the City Council:

Adopt Resolution No. 2026-09 approving Tentative Parcel Map 29,073 (2025-053-TPM);

Including an amendment to Condition No. 5; and the Class 5 CEQA Exemption.

# Questions?

## Revised Condition #5:

5. Outdoor Storage Removal: As specified by General Plan Land Use Figure 2-1 (Neighborhoods), the project site has a Central Business District (CBD) overlay. The intent and purpose of the CBD is to promote the revitalization of Downtown Guadalupe. Currently there are several abandoned, stored or neglected and inoperable vehicles and vehicles parts on ~~Obispo~~ Olivera Street side of the property. The keeping of such materials is inconsistent with the revitalization efforts of the Downtown CBD, Furthermore, the retention of these materials is in conflict with the R-3 (residential) zoning on the property; and with Municipal Code Chapter 8.50 (Property Nuisance).
- a) Within six (6) months of the approval of this conditional Map Permit, or prior to recordation of the map, whichever comes first, the property owner(s) shall complete the removal of all of the materials on the vacant portion of the property to the satisfaction of the Planning Director or designee.
  - b) ~~The materials will be taken to an established wrecking, recycling, dismantling or other certified disposal facility to the Satisfaction of the Planning Director or designee and the Code Compliance Officer.~~

# Guadalupe City Council

## Design Review Permit for Pan American Seed Company

Presented by

Bill Scott, Associate Planner

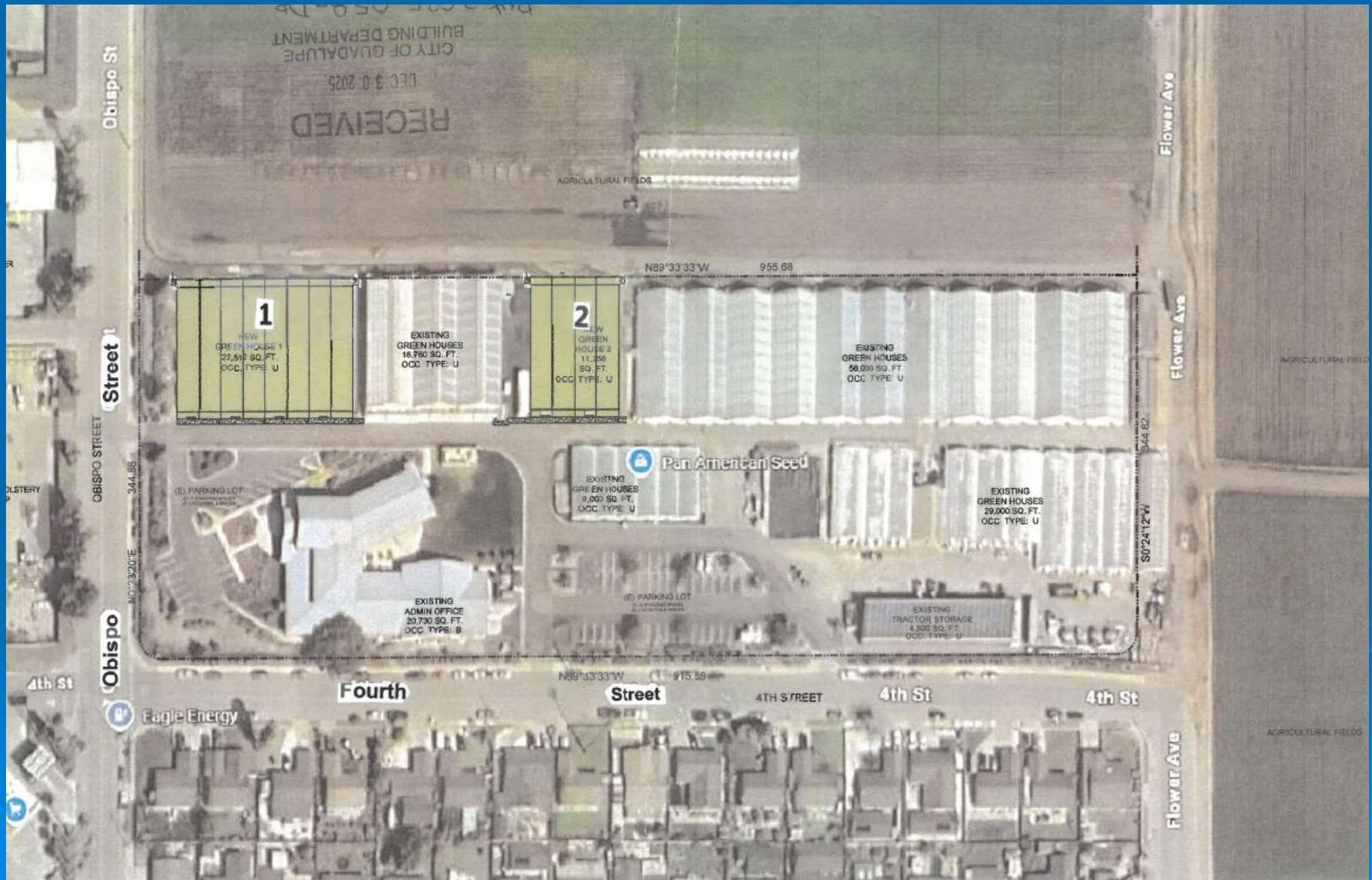
Guadalupe City Planning Department,

February 24, 2026

# Project Description (1)

- The Applicant, Mr. Josh Gardner, Project Architect, representing Pan American Seed Company, is requesting City Council approval of a Design Review Permit (2025-058-DR).
- Project would allow construction of two new greenhouses totaling 33,768 square feet.
- The property is the 8-acre industrial/agricultural campus in the G-1 (General Industrial) zoning district at 400 Obispo Street.

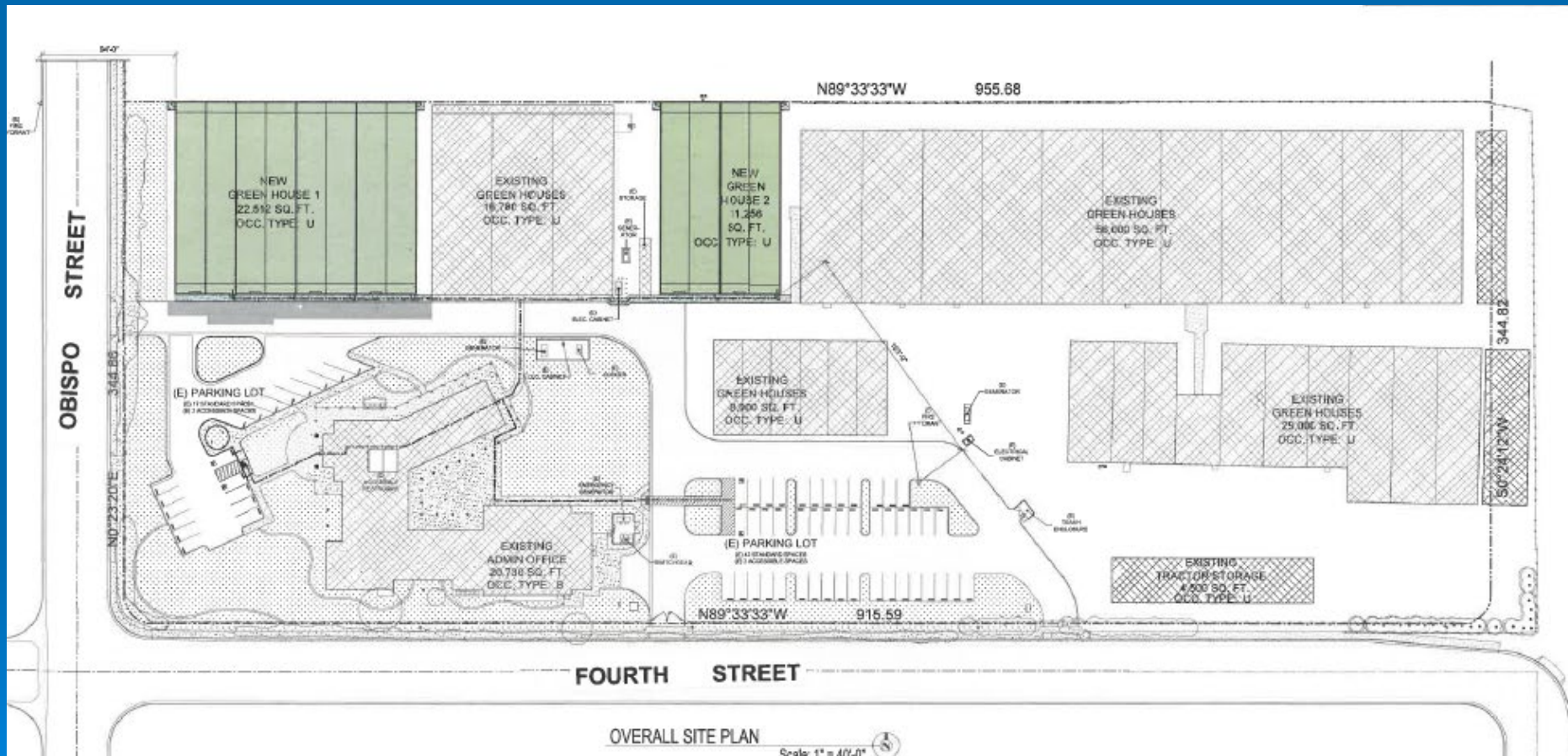
# Aerial Site Plan



# Project Description (2)

- ❖ Greenhouse #1 would be 22,512 square feet in size.
- ❖ Greenhouse #2 would be 11,258 square feet in size.
- ❖ Would fill-in vacant spaces between or beside existing greenhouses.
- ❖ Provides additional growing area for Pan American Seed Company.
- ❖ Also, a new stormwater basin and Landscaping.

# Site Plan

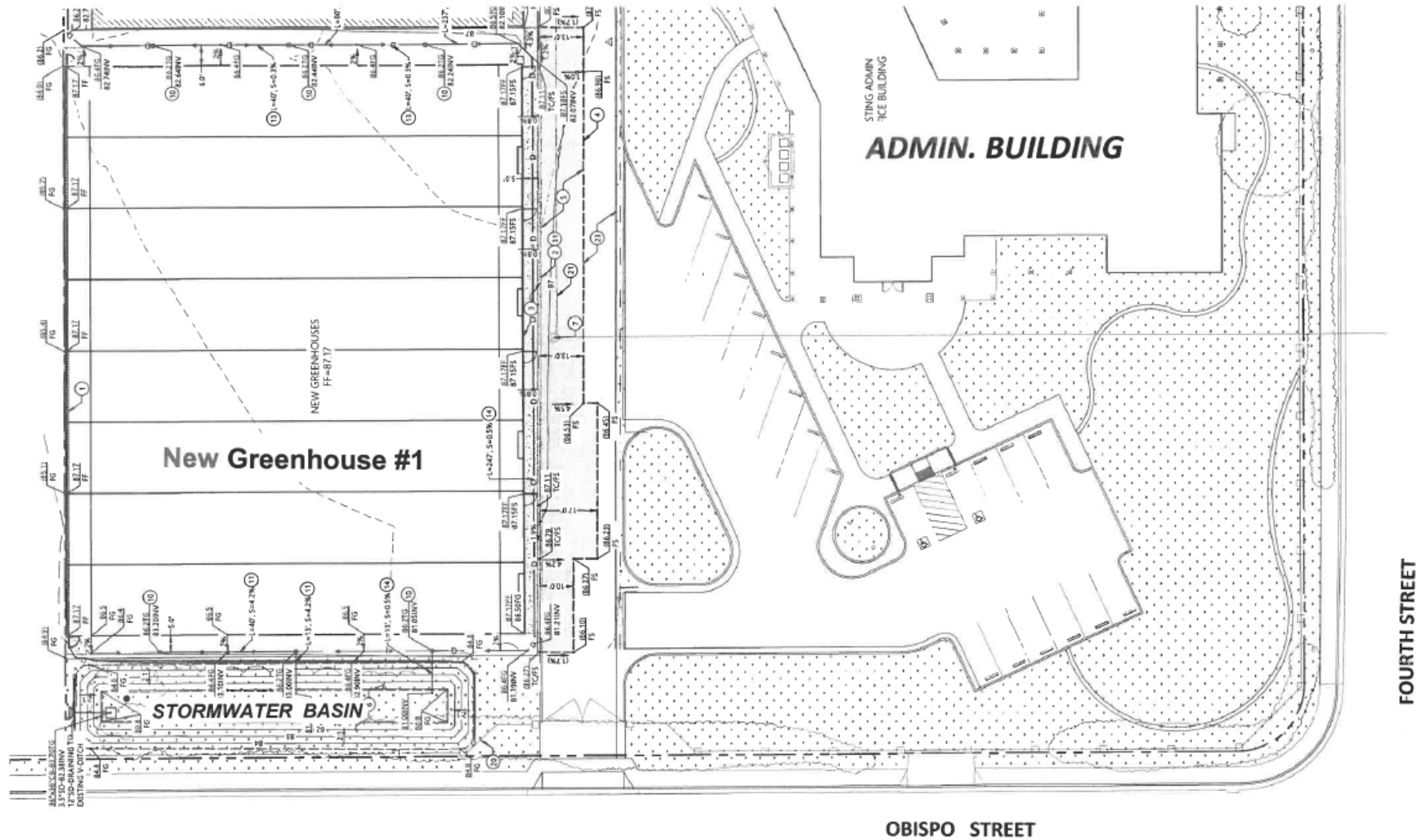


# Other Project Components

New Basin would remove 1 or 2 trees.

- ❖ No Landscape Plan provided - Project Conditioned #5 to provide Landscape Plan before building permit review.
- Ten (10) new trees – priority planting along street frontages.
- Tree species = larger trees, best suited for Guadalupe, taken from draft Urban Forest Management Plan.

# Stormwater Basin



FOURTH STREET

OBISPO STREET

# Basin and Greenhouse 1 Site



# Possible New Tree Locations



# CEQA Initial Study Prepared

Based on Project size (approx. 34,000 sf.).  
Initial Study prepared. It concluded:

- ❖ Infill Site - No change in facility operations.
- ❖ No increase in traffic or daily vehicle trips.
- ❖ No increase in use of fertilizers or pesticides.
- ❖ No new or significant air quality impacts.
- ❖ No new noise impacts.
- ❖ No impact on the neighborhood.

Found by Planning - Exempt from CEQA.

# Summary

- Meets all applicable zoning code standards pertaining to height, setbacks, landscape coverage, etc.
- No substantial intensification of use or operations on the property.
- Compatible with the neighborhood.
- Will provide additional tree planting.
- Fulfills the objectives of the Pan American Seed Company.

# Recommendation

Adopt Resolution No. 2026-10 approving Design Review Permit 2025-058-DR; and the CEQA Exemption for Pan American Seed Company's greenhouse expansion project.

# Questions?