



MAYOR: JOHN LIZALDE
MAYOR PRO TEM: ARISTON JULIAN
COUNCIL MEMBER: GINA RUBALCABA
COUNCIL MEMBER: JERRY BEATTY
COUNCIL MEMBER: VIRGINIA PONCE

INTERIM CITY ADMINISTRATOR: J. EDWARD TEWES
CITY ATTORNEY: DAVID FLEISHMAN
CITY CLERK: JOICE E. RAGUZ
CITY TREASURER: PETRONA AMIDO

AMENDED AGENDA

GUADALUPE CITY COUNCIL

Regular Meeting
Tuesday, September 13, 2016

6:00 P.M.

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

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in a City meeting or other services offered by this City, please contact the City Clerk's office, (805) 356-3891. Notification of at least 72 hours prior to the meeting or time when services are needed will assist the City staff in assuring that reasonable arrangements can be made to provide accessibility to the meeting or service.

*If you wish to speak concerning any item on the agenda, please complete the Request to Speak form that is provided at the rear of the Council Chambers prior to the completion of the staff report and hand the form to the City Clerk. **Note:** Staff Reports for this agenda, as well as any materials related to items on this agenda submitted after distribution of the agenda packet, are available for inspection at the office of the City Administrator, City Hall, 918 Obispo Street, Guadalupe, California during regular business hours, 8:00 a.m. to 4:30 p.m., Monday through Friday; telephone (805) 356-3891.*

1. **MOMENT OF SILENCE.**
2. **PLEDGE OF ALLEGIANCE.**
3. **ROLL CALL.** Council Members Jerry Beatty, Virginia Ponce, Gina Rubalcaba, Ariston Julian and Mayor John Lizalde.
4. **COMMUNITY PARTICIPATION FORUM.**

Each person will be limited to a discussion of 3 minutes or as directed by the Mayor. This time is reserved to accept comments from the public on Consent Agenda items, Closed Session items, or matters not otherwise scheduled on this agenda. Pursuant to 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.

5. **CONSENT CALENDAR.** The following items are presented for 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. Payment of Warrants for the period ending September 8, 2016 to be approved for payment by the City Council. Subject to having been certified as being in conformity with the budget by the Finance Director.
 - b. Minutes of the City Council Regular Meeting of August 23, 2016 to be ordered filed.
 - c. Tax Deferred Employee Paid Member Contributions – Resolution No. 2016-57.
 - d. 2016 Pavement Maintenance Project – Notice of Completion and Final Payment.
 - e. Lease Agreement for One Police Patrol Vehicle and Modification to Previous Lease Authorization – Resolution No. 2016-59.
 - f. Approval to Accept Grant Funding from the Santa Barbara Air Pollution Control District to Install an Electric Vehicle Charging Station – Resolution No. 2016-60.

6. **PRESENTATION FROM THE GUADALUPE UNION SCHOOL DISTRICT.**

7. **PUBLIC HEARING TO CONSIDER NEW ORDINANCES OF THE CITY COUNCIL OF THE CITY OF GUADALUPE, CALIFORNIA AMENDING THE CITY OF GUADALUPE MUNICIPAL CODE AS REQUIRED BY THE 2015 HOUSING ELEMENT UPDATE – HOUSING ACTION PLAN.** That the City Council:

- 1) Receive presentation from staff;
- 2) Conduct a public hearing on the proposed Subdivision Ordinance Amendment and Zoning Ordinance Amendments, and
- 3) Introduce by title only:

Ordinance 2016-453, entitled AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GUADALUPE AMENDING THE MUNICIPAL CODE, TITLE 17 (SUBDIVISIONS), CHAPTER 17.32 (DESIGN AND IMPROVEMENT STANDARDS) TO ADD PROVISIONS FOR THE PROTECTION OF SOLAR ACCESS ON LOTS IN NEW RESIDENTIAL SUBDIVISIONS IN ACCORDANCE WITH THE STATE OF CALIFORNIA SUBDIVISION MAP ACT SECTIONS 66473.1 AND 66475.3, THE CALIFORNIA SOLAR RIGHTS ACT OF 1978, AND THE CITY'S 2015 HOUSING ELEMENT UPDATE

Ordinance 2016-454, entitled AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GUADALUPE AMENDING THE MUNICIPAL CODE, TITLE 18 (ZONING), CHAPTER 18.08 (DEFINITIONS) AND ADDING CHAPTER 18.53 (SECONDARY HOUSING UNITS) TO COMPLY WITH AB 1866, and CALIFORNIA GOVERNMENT CODE SECTION 65852.2

Ordinance 2016-455, entitled AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GUADALUPE AMENDING THE MUNICIPAL CODE, TITLE 18 (ZONING), ADDING CHAPTER 18.54 (DENSITY BONUS) TO COMPLY WITH CALIFORNIA GOVERNMENT CODE SECTIONS 65915 – 65918

Ordinance 2016-456, entitled AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GUADALUPE AMENDING THE MUNICIPAL CODE, TITLE 18 (ZONING), ADDING CHAPTER 18.50 (REASONABLE ACCOMMODATIONS) TO COMPLY WITH THE FEDERAL FAIR HOUSING ACT AND THE CALIFORNIA FAIR EMPLOYMENT AND HOUSING ACT (THE ACTS)

Ordinance 2016-457, entitled AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GUADALUPE AMENDING THE MUNICIPAL CODE, TITLE 18 (ZONING), CHAPTER 18.08 (DEFINITIONS) TO DEFINE TRANSITIONAL AND SUPPORTIVE HOUSING AS RESIDENTIAL USES SUBJECT ONLY TO THOSE RESTRICTIONS THAT APPLY TO OTHER RESIDENTIAL DWELLINGS OF THE SAME TYPE IN THE SAME ZONE, IN ACCORDANCE WITH STATE LAW (CHAPTER 633, STATUTES OF 2007 [SB 2]) AND THE CITY'S 2015 HOUSING ELEMENT UPDATE

- a. Written Staff Report (Jerry Hittleman, City Planner)
- b. Written Communications.
- c. Public Hearing.
- d. City Council discussion and consideration.
- e. It is recommended that the City Council conclude the public hearing, waive the readings, and introduce Ordinances No. 2016-453, 2016-454, 2016-455, 2016-456 and 2016-457.

8. AUTHORIZING THE SIGNING OF WARRANTS. That the City Council review and consider adoption of Resolution No. 2016-58, a Resolution of the City Council of the City of Guadalupe, California Designating a Council Member or City Employee to Sign Warrants.

- a. Written Staff Report (Annette Munoz, Finance Director)
- b. City Council discussion and consideration.
- c. It is recommended that the City Council designate a City Official and adopt Resolution No. 2016-58.

9. PROPOSED EMPLOYMENT AGREEMENT WITH CRUZ W. RAMOS AS CITY ADMINISTRATOR.

- a. Written Staff Report (Dave Fleishman, City Attorney)
- b. City Council discussion and consideration.
- c. It is recommended that the City Council authorize Mayor Lizalde to execute agreement for City Administrator services with Cruz W. Ramos.

10. CITY MANAGER REPORT/ FUTURE AGENDA ITEMS.

11. ANNOUNCEMENTS / COUNCIL ACTIVITY REPORTS.

- a. Mayor Pro Tem Julian:
O'Connell Park – Past, Current and Future.
- b. Other Council Members.

12. CLOSED SESSION.

- a. CONFERENCE WITH REAL PROPERTY NEGOTIATOR
Government Code Section 54956.8
Property APN: 115-010-16
City Negotiator: J. Edward Tewes
Negotiating Parties: Lupe Alvarez
Under Negotiation: Price and/or Terms of Payment
- b. CONFERENCE WITH LEGAL COUNSEL – ANTICIPATED LITIGATION
Initiation of litigation pursuant to paragraph (4) of subdivision (d) of Section 54956.9: (one potential case)
- c. PUBLIC EMPLOYEE PERFORMANCE EVALUATION:
Government Code Section 54957
Title: Director of Public Safety

PUBLIC COMMENT ON CLOSED SESSION AGENDA ITEMS.

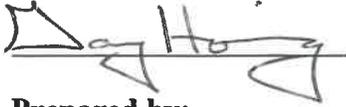
CLOSED SESSION ANNOUNCEMENT.

13. ADJOURNMENT.

I hereby certify under penalty of perjury under the laws of the State of California that the foregoing Agenda was posted at the City Hall display case, the Water Department and the City Clerk's office not less than 24 hours prior to the meeting. Dated this 12th day of September 2016.

By: 
J. Edward Tewes, Interim City Administrator

REPORT TO THE CITY COUNCIL OF THE CITY OF GUADALUPE
Agenda of September 13, 2016



Prepared by:
Gary L. Hoving, Director of Public Safety



Reviewed by J. Edward Tewes,
Interim City Administrator

SUBJECT: **Approval To Accept Grant Funding From The Santa Barbara County Air Pollution Control District to Install An Electric Vehicle Charging Station**

RECOMMENDATION:

It is recommended that the City Council provide approval for City staff to accept grant funding for an electric vehicle charging station and award the installation construction bid.

BACKGROUND:

The City of Guadalupe has successfully competed for grant funding through the Santa Barbara County Air Pollution Control District for an electric vehicle charging station. Submission of the grant application was previously approved by City Council on February 23, 2016.

DISCUSSION:

City staff had submitted a grant application to fund an electric vehicle charging station in the city owned parking lot. This charging station has a positive impact upon travelers along the scenic Highway One by decreasing the distances between charging facilities. In an effort to increase alternatives to fossil fuels, the placement of an electric charging station may serve the local economy by providing electric vehicle owners a charging location while they dine or shop in our community. Working with the County Air Pollution Control District we are participating with their goal of better access to electric charging stations within the region.

During the grant development, three bids were obtained for the installation of the charging station and connection to a nearby power source. The individual bids were submitted at a total amount of \$5827, \$3037 and \$ 2685. Ever-Ready Electric from Santa Maria was the lowest bidder at \$2685.

In addition to the installation of the charging unit, we are responsible for the purchase of the equipment, signage, and parking lot markings. All expenditures are reimbursed at the completion of the project.

It is requested that the City Council authorize City Staff to enter into an agreement with the Ever-Ready Electric Company, purchase associated equipment and signage and install appropriate parking lot markers in compliance with the grant requirements. The total available funds for the project are approved up to \$10,000.

FINANCIAL IMPACT:

The City will gain a fully operational dual port electric vehicle charging station as an enhancement for visitors and residents with electric vehicles. We will then be included on the regional charging station maps as a destination for electric vehicles.

The cost of the charging station is estimated at about \$10,000 which will be reimbursed by the County of Santa Barbara Air Pollution Control District. There will be some minimal operational costs associated with the electricity used during recharging and system maintenance, if necessary. There is an expectation that we retain the charging station for a minimum of three years.

RESOLUTION NO. 2016-60

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GUADALUPE, CALIFORNIA
ACCEPTING A GRANT AWARD FOR THE INSTALLATION OF AN ELECTRIC VEHICLE
CHARGING STATION**

WHEREAS, the Santa Barbara County Air Pollution Control District has awarded a grant for the installation of an electric vehicle charging station in the City of Guadalupe; and

WHEREAS, the use of electric vehicles is encouraged by the availability of charging stations for residents and visitors to the City of Guadalupe; and

WHEREAS, the several estimates for the installation of the equipment was sought with Ever-Ready Electric submitting the lowest cost at \$2685, which is under the amount required for a public bid; and

WHEREAS, upon approval the City of Guadalupe will receive up to \$10,000 for the electric vehicle charging station, signage and stripping; and

WHEREAS, the City of Guadalupe designates the City Administrator as the authorized designee for the coordination and signing of documents relating to the project.

NOW THEREFORE, BE IT RESOLVED by the City Council of the City of Guadalupe, California, approves the acceptance of the grant funds offered by the Santa Barbara County Air Pollution Control District, awards the installation of the electrical equipment to Ever-Ready Electric (or other licensed electric contractor should the designee become unavailable) and to authorize the purchase of the ancillary components to complete the electric vehicle charging station in the existing City owned parking lot.

PASSED, APPROVED AND ADOPTED by a regular meeting of the City Council of the City of Guadalupe this 13th Day of September, 2016.

ATTEST:

I, **JOICE EARLEEN RAGUZ**, City Clerk of the City of Guadalupe **DO HEREBY CERTIFY** that the foregoing Resolution, being **City Council Resolution No. 2016-60** which is duly and regularly introduced and adopted by said City Council at a regular meeting held September 13, 2016, by the following vote:

MOTION:

AYES:

NOES:

ABSENT:

ABSTAIN:

Joice Earleen Raguz, City Clerk