

AGENDA

CITY OF GUADALUPE PLANNING COMMISSION

Tuesday, September 2, 2008

Special Meeting 6:00 p.m.

City Hall, Council Chambers
918 Obispo Street, Guadalupe, CA 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 12:00 pm. and 1:00 p.m. to 5:00 p.m., Monday through Friday; telephone (805) 356-3891.*

MEMBERS OF THE PLANNING COMMISSION: Commissioners Monika Huntley, Alejandro Ahumada, Jesse Ramirez, Vice-Chair Carl Kraemer, and Chair Frances Romero.

1. **CALL TO ORDER.**
2. **PLEDGE OF ALLEGIANCE.**
3. **ROLL CALL.** Commissioners Monika Huntley, Alejandro Ahumada, Jesse Ramirez, Vice-Chair Carl Kraemer and Chair Frances Romero.
4. **CONSENT CALENDAR.** The following routine items are presented for Planning Commission approval without discussion as a single agenda item in order to expedite the meeting. Should a Commissioner wish to discuss or disapprove an item, it must be dropped from the blanket motion of approval and considered as a separate item.

No items

AGENDA – CITY OF GUADALUPE PLANNING COMMISSION

Special Meeting – September 02, 2008

Page 2

5. COMMUNITY PARTICIPATION FORUM.

Each person will be limited to a discussion of 3 minutes. 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. The Planning Commission may direct Staff to investigate and/or schedule certain matters for consideration at a future Planning Commission meeting.

6. PRELIMINARY PLAN FOR THE AMENDMENT TO THE REDEVELOPMENT AGENCY – PUBLIC HEARING. That the Planning Commission conduct a Public Hearing and adopt PC Resolution No. 2008-03.

- a. Written Staff Report (Regan Candelario)
- b. Written Communications.
- c. Public Hearing.
 1. Those in favor to be heard.
 2. Those in opposition to be heard.
 3. Rebuttals to be heard.
 4. After all persons have been heard and all communications filed, the hearing will be ordered closed.
- d. Planning Commission discussion and consideration.
- e. It is recommended that the Planning Commission conduct a Public Hearing and adopt PC Resolution No. 2008-03.

7. ANNOUNCEMENTS.

8. 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, the City Clerk's office, and Rabobank not less than 72 hours prior to the meeting. Dated this 29th day of August 2008.

By:

 For CGC
Carolyn Galloway-Cooper, Deputy City Clerk

REPORT TO THE PLANNING COMMISSION
September 2, 2008

151

Prepared by:
Tierra West Advisors, Inc.

151

Approved by:
Carolyn Galloway-Cooper

SUBJECT: Consideration of the Preliminary Plan for the Amendment to the Redevelopment Plan of the Guadalupe Redevelopment Project Area

RECOMMENDATION:

- 1) Receive a presentation from Staff
- 2) Make a motion and vote to approve the Preliminary Plan

**BACKGROUND/
DISCUSSION:**

The City Council of the City of Guadalupe (“City Council”) initiated the redevelopment study process by instructing staff to consider a redevelopment plan amendment (“Amendment”) to increase the annual tax increment limit for the Guadalupe Redevelopment Project Area (“Project Area”). Currently, the Redevelopment Plan limits the annual property tax revenue the Agency can collect to \$1 million. This limit has been reached and prevents the Agency from receiving a share of the property tax revenue generated above the \$1 million limit.

The Preliminary Plan is a brief document that serves as the basic framework for the amendment language to be included in the Amendment to the Project Area’s Redevelopment Plan. The Amendment proposes to modify the annual tax increment limitation and modify other time and financial limitations in the Redevelopment Plan.

The preparation of the Preliminary Plan is one of the first steps in the Amendment process. If adopted by the Planning Commission, the Preliminary Plan will be forwarded to the Agency Board for its consideration and action.

Staff is recommending approval of this Preliminary Plan.

Recommendations:

- 1) Receive a presentation from Staff
- 2) Motion and vote to approve PC Resolution 2008-03 recommending approval of the Preliminary Plan and authorizing the submittal of the Preliminary Plan to the Redevelopment Agency of the City of Guadalupe.

Attachments:

Preliminary Plan for the Amendment to the Redevelopment Plan to the Guadalupe
Redevelopment Project Area

RESOLUTION NO. 2008-03

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF GUADALUPE APPROVING THE PRELIMINARY PLAN FORMULATED FOR THE AMENDMENT TO THE REDEVELOPMENT PLAN FOR THE GUADALUPE REDEVELOPMENT PROJECT AREA AND AUTHORIZING SUBMITTAL OF THE PRELIMINARY PLAN TO THE REDEVELOPMENT AGENCY OF THE CITY OF GUADALUPE.

WHEREAS, Agency staff has worked with a consulting firm to analyze the feasibility of increasing the annual tax increment limit and to modify other time and financial limits in the Redevelopment Plan in order to alleviate blighting conditions in the Guadalupe Redevelopment Project Area (“Project Area”); and

WHEREAS, the California Community Redevelopment Law, Health and Safety Code Section 33000 et seq. (the “CRL”) provides for the City of Guadalupe Planning Commission (“Planning Commission”) to work in cooperation with the Agency to prepare a Preliminary Plan, which will serve as a basis for the Amendment; and

WHEREAS, the Preliminary Plan has been prepared in accordance with Section 33324 of the CRL.

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission of the City of Guadalupe does hereby:

1. The Planning Commission hereby accepts the proposed amendment actions identified in the Preliminary Plan and authorizes staff to continue analysis of the amendment actions and document all findings pursuant to the CRL.
2. The Planning Commission hereby authorizes staff to transmit the Preliminary Plan for the Amendment, together with a copy of this Resolution, to the Agency.

PASSED, APPROVED AND ADOPTED by the Planning Commission of the City of Guadalupe this 2nd day of September 2008.

Frances Romero, Chairman

ATTEST:

I, **Robert A. Mullane**, Planning Commission Secretary of the City of Guadalupe, **DO HEREBY CERTIFY** that the foregoing PC **Resolution No. 2008-03** has been duly signed by the Planning Commission Chair and attested by the Planning Commission Secretary, all at a meeting of the Planning Commission, held on **September 2, 2008**, and the same was approved and adopted.

Motion:

AYES:

NOES:

ABSTAIN:

ABSENT:

Rob Mullane
Planning Commission Secretary

Guadalupe Redevelopment Project Area

Preliminary Plan for the Amendment to the Redevelopment Plan



**Guadalupe Community Redevelopment
Agency**

918 Obispo Street

Guadalupe CA 93434



A 2616 East 3rd Street
Los Angeles, CA 90033
T 323/265 4400
F 323/261 8676
W tierrawestadvisors.com

REAL ESTATE & REDEVELOPMENT
CONSULTANTS

Preliminary Plan

Guadalupe Redevelopment Project Area – Guadalupe Community Redevelopment Agency

TABLE OF CONTENTS

<i>I. INTRODUCTION</i>	1
<i>II. PROJECT AREA LOCATION AND DESCRIPTION</i>	1
<i>III. GENERAL STATEMENT OF PROPOSED PLANNING ELEMENTS</i>	2
<i>A. Land Uses</i>	2
<i>B. General Statement of Proposed Layout of Principal Streets</i>	3
<i>C. General Statement of Proposed Population Densities</i>	3
<i>D. General Statement of Proposed Building Intensities</i>	3
<i>E. General Statement of Proposed Building Standards</i>	3
<i>IV. ATTAINMENT OF THE PURPOSES OF THE LAW</i>	3
<i>V. CONFORMANCE TO THE GENERAL PLAN OF THE CITY</i>	4
<i>VI. GENERAL IMPACT OF THE PROPOSED PROJECT UPON THE RESIDENTS OF THE PROJECT AREA AND SURROUNDING NEIGHBORHOODS</i>	4
<i>Exhibit A: Project Area Map</i>	6

Preliminary Plan

Guadalupe Redevelopment Project Area – Guadalupe Community Redevelopment Agency

I. INTRODUCTION

This document is the Preliminary Plan ("Plan") for the amendment to increase the time limit for the effectiveness of the Plan and increase the tax increment limit to the Redevelopment Plan for the Guadalupe Redevelopment Project Area ("Project Area"). This Plan has been prepared for the Guadalupe Community Redevelopment Agency ("Agency"), on behalf of the Guadalupe Planning Commission ("Planning Commission"), pursuant to the California Community Redevelopment Law ("CRL") and all applicable laws and local ordinances. The Plan's purpose is to amend the Redevelopment Plan for the Project Areas through implementing the following changes:

- Increase the annual tax increment limit to the Redevelopment Plan.
- Modifying other time and financial limitations in the Redevelopment Plan for the Project Area as authorized by the Law.

This Plan has been prepared in accordance with Section 33324 of the CRL which states that the Plan should:

- (a) Describe the boundaries of the Project Area;
- (b) Contain a general statement of land uses and of the layout of principal streets, population densities, building intensities and standards proposed as the basis for the redevelopment of the project area;
- (c) Show how the purpose of the Law would be attained by redevelopment;
- (d) Show how the redevelopment pursuant to the Preliminary Plan is consistent with the community's General Plan; and
- (e) Describe, generally, the impact of the Plan upon residents of the project area and surrounding neighborhoods.

II. PROJECT AREA LOCATION AND DESCRIPTION

The Project Area encompasses about 72% of the City of Guadalupe and a portion of its sphere of influence as adopted by the Santa Barbara County Local Area Formation Commission, an area of approximately 581 acres. There are

Preliminary Plan

Guadalupe Redevelopment Project Area – Guadalupe Community Redevelopment Agency

three areas within the City Limits that are **not** included in the project area boundary; an undeveloped 209 acre property referred to as the DJ Farms site and the Point Sal Dunes and Riverview residential development projects.

Guadalupe is located in northern Santa Barbara County about 10 miles west of the City of Santa Maria. The City is situated in the heart of the fertile Santa Maria Valley which is an agricultural region of Statewide and even national importance. To the west is the Guadalupe Dunes, one of the last remaining coastal dunes complexes in California. To the south is the City of Lompoc and Vandenberg Air Force Base. To the north is the Nipomo Mesa and the communities of Arroyo Grande and Nipomo in San Luis Obispo County.

Physical and economic blighting conditions that will be addressed through redevelopment include structural deterioration, substandard design, lack of parking, incompatible adjacent uses, depreciated/stagnant property values, impaired investments and lack of investment, high concentrations of poverty and unemployment, and inadequate public improvements.

III. GENERAL STATEMENT OF PROPOSED PLANNING ELEMENTS

As a basis for the redevelopment of the Project Area, the permitted uses will be in conformance with the City of Guadalupe General Plan (“General Plan”), as it exists now, and as it may be amended hereafter. The redevelopment plan for those properties included in the Project Area will also conform to any applicable state, county, and local codes and guidelines.

A. Land Uses

Within the Project Area, land uses shall be those permitted by the General Plan. Among the permitted uses are:

- Neighborhood Residential
- Medium Density Residential
- High Density Residential
- Light Industrial
- General Industrial
- Public Facility (City Offices/Library/Governmental)
- Open Space
- Central Business District
- General Commercial

Preliminary Plan

Guadalupe Redevelopment Project Area – Guadalupe Community Redevelopment Agency

B. General Statement of Proposed Layout of Principal Streets

The principal streets within or adjacent to the Project Area are shown on Exhibit A. Primary access to the project area is provided by State Highway 1 (Guadalupe Street) and State Route 166.

See the attached Preliminary Plan Map, Exhibit A, for the specific boundaries and street layout. The layout of principal streets and those that may be developed in the future shall conform to the Circulation Element of the General Plan as currently adopted or hereafter amended.

Existing streets within the Project Area may be widened or otherwise modified and additional streets may be created as necessary for proper pedestrian and/or vehicular circulation.

C. General Statement of Proposed Population Densities

Permitted densities shall conform to the General Plan and Zoning Ordinance, and as currently adopted or as hereafter amended, and other applicable codes and ordinances. Per the 2000 US census, Guadalupe has a population of 5,659. This Plan does not propose any changes to population densities, development densities or land use designations.

D. General Statement of Proposed Building Intensities

The General Plan sets forth the maximum permitted development intensities for the different land use categories. The limits on building intensity shall be established in accordance with the provisions of the General Plan as they now exist or are hereafter amended. This plan does not propose any changes to population densities, land use designations, or building intensities.

E. General Statement of Proposed Building Standards

Building standards shall conform to the requirements of applicable building codes and ordinances.

IV. ATTAINMENT OF THE PURPOSES OF THE LAW

Redevelopment of the Project Area would attain the purposes of the CRL by alleviating blighting conditions that the private sector and/or other agencies

Preliminary Plan

Guadalupe Redevelopment Project Area – Guadalupe Community Redevelopment Agency

acting alone, cannot remedy. Among the blighting conditions existing in the Project Area are the following:

- Defective design;
- Substandard design;
- Declining or stagnant property values;
- Incompatible adjacent uses;
- Low lease rates;
- Lack of private investment; and
- Impaired investments.

The purposes of the CRL would be attained through, among other things: (1) the elimination of blighting influences such as incompatible land uses, deteriorated exterior building materials creating unsafe building conditions, and inadequate public improvements; (2) the assemblage of land into parcels suitable for modern integrated development with improved pedestrian and vehicular circulation; (3) the replanning, redesign and development of underdeveloped areas, which are stagnant or improperly utilized; and (4) the participation of owners and tenants in the revitalization of their properties.

Redevelopment of the Project Area would also attain the purposes of the CRL by increasing the increasing the tax increment limit and modifying other time limits for the Redevelopment Plan. The plan amendment actions will stimulate construction activity, increase employment opportunities and assist the Agency in undertaking revitalization activities in the Project Area.

V. CONFORMANCE TO THE GENERAL PLAN OF THE CITY

This Plan conforms to the General Plan. It proposes land uses compatible with permitted uses under the General Plan, and will encourage more retail services and commercial uses. All roadways and public facilities would conform to the General Plan.

VI. GENERAL IMPACT OF THE PROPOSED PROJECT UPON THE RESIDENTS OF THE PROJECT AREA AND SURROUNDING NEIGHBORHOODS

The impact of the Proposed Plan upon existing residential uses which are currently a part of the Project Area will generally be in the areas of improved living environment and economic activity and employment opportunities. It is the desire of the City to focus on improvement of the downtown, encourage private investment, and improve commercial properties and creation of a greater sense

Preliminary Plan

Guadalupe Redevelopment Project Area – Guadalupe Community Redevelopment Agency

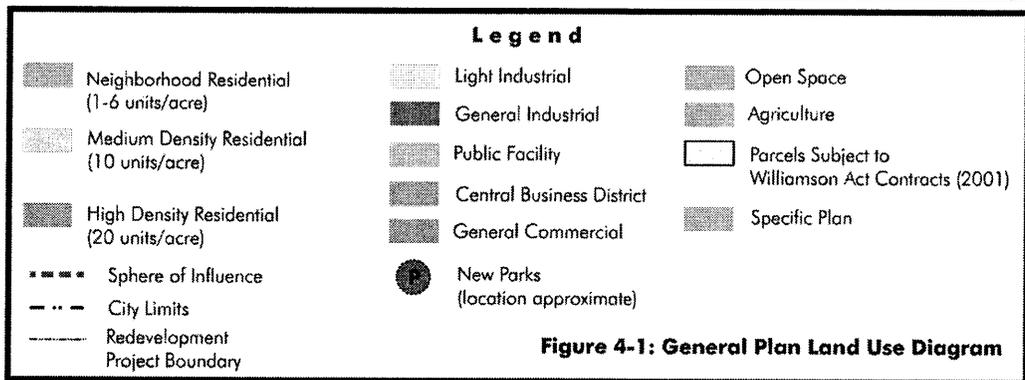
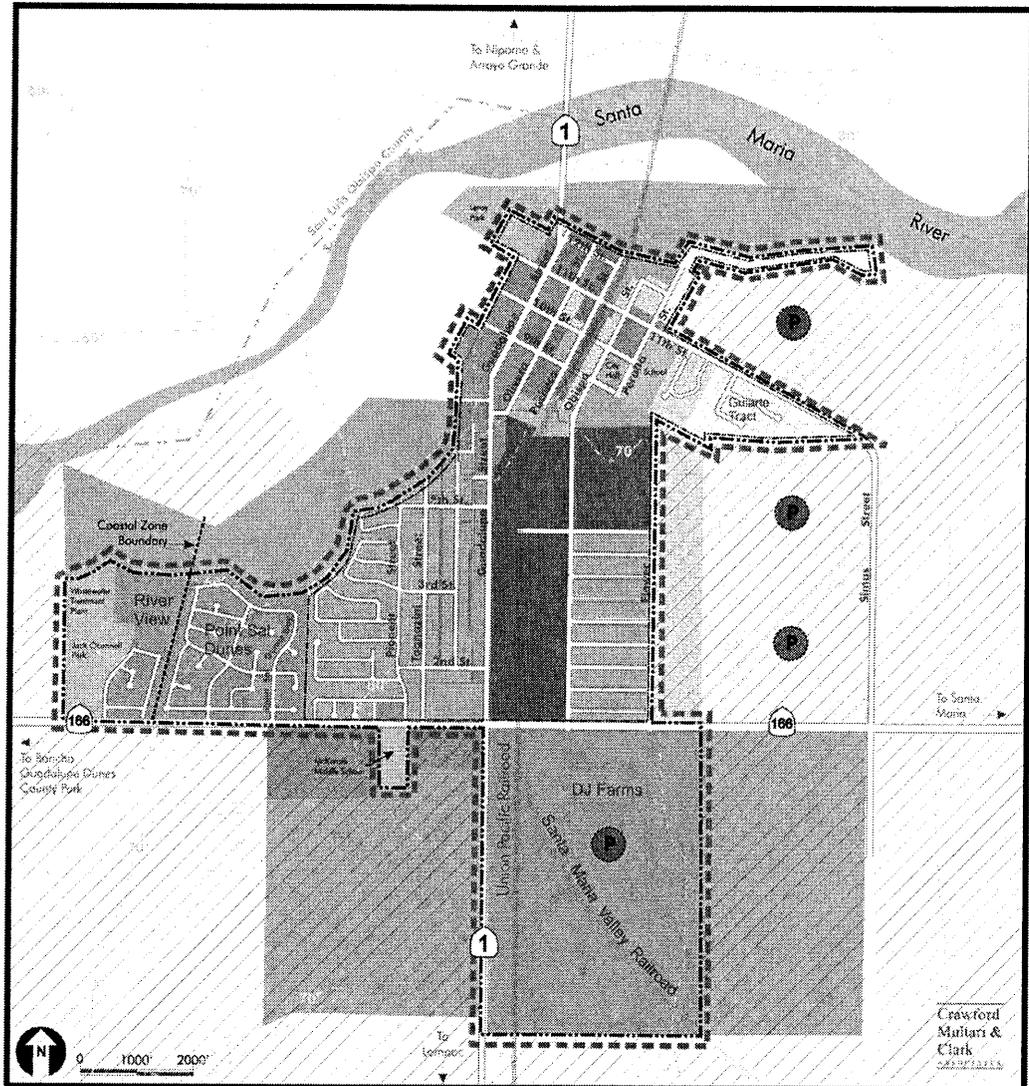
of community pride. If, during the course of Agency activities, a displacement were to occur, pursuant to the CRL, the Agency will be responsible for relocation and all other forms of compensation and assistance required by the CRL.

It is anticipated that the redevelopment activities that will be accomplished will be positive. This Plan is intended to address and rectify adverse conditions within the Project Area. Further, the environmental review process will identify any adverse environmental impacts with mitigation measures identified to address specific impacts. Based on the status of the Project Area and the type and intensity of the proposed projects, the Agency is preparing a mitigated negative declaration for this amendment to the Redevelopment Plan.

Preliminary Plan

Guadalupe Redevelopment Project Area – Guadalupe Community Redevelopment Agency

Exhibit A: Guadalupe Redevelopment Project Area



**CITY OF GUADALUPE
PLANNING COMMISSION**

NOTICE OF PUBLIC MEETING

NOTICE IS HEREBY GIVEN that the Planning Commission of the City of Guadalupe will hold a Public Meeting at:

6:00 p.m., Tuesday, September 2, 2008

in the City Council Chambers, 918 Obispo Street, Guadalupe, California, to consider the following matter:

Project Title: Review of Preliminary Plan for Proposed Amendment to Redevelopment Plan
Project Location: Redevelopment Project Area
Lead Agency: Guadalupe Community Redevelopment Agency
County: Santa Barbara

The Preliminary Plan serves as the framework for an amendment to the Redevelopment Plan. The Amendment proposes to modify the annual tax increment limitation and modify other time and financial limitations in the Redevelopment Plan. The proposed amendment would increase the annual tax increment limit for the Guadalupe Redevelopment Project Area.

The purpose of the public meeting will be to give citizens an opportunity to make comments on the proposed plan amendment.