

**CHAIRMAN:** ARISTON JULIAN  
**AGENCY MEMBER:** VIRGINIA PONCE  
**AGENCY MEMBER:** LUPE ALVAREZ  
**VICE CHAIRMAN:** JOHN LIZALDE  
**AGENCY MEMBER:** JOHN SABEDRA

**EXECUTIVE DIRECTOR:** REGAN M. CANDELARIO  
**AGENCY COUNSEL:** DAVID FLEISHMAN  
**RECORDING SEC.:** ROSA NAREZ  
**CITY TREASURER:** PETRONA AMIDO

## AGENDA

### GUADALUPE COMMUNITY REDEVELOPMENT AGENCY

**Regular Meeting**  
**Tuesday, July 12, 2011**

**(Immediately Following Regular City Council Meeting)**

**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 and hand the form to the Recording Secretary. **Note:** Staff Reports, 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, 8:30 a.m. to 12:00 pm. and 1:00 p.m. to 5:00 p.m., Monday through Friday; telephone (805) 356-3891.*

1. **CALL TO ORDER.** Chairman Ariston Julian.
2. **ROLL CALL.** Agency Members Lupe Alvarez, Virginia Ponce, John Lizalde, John Sabedra and Chairman Ariston Julian.
3. **PLEDGE OF ALLEGIANCE.**
4. **CONSENT CALENDAR.** The following routine items are presented for Agency approval without discussion as a single agenda item in order to expedite the meeting. Should an Agency 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. Minutes for the Regular Agency Meeting of June 28, 2011 to be ordered filed.
  - b. BEC Associates, Inc. Invoice No. I928-A – URM.

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 RDA may direct Staff to investigate and / or schedule certain matters for consideration at a future RDA Agenda

6. **HABITAT FOR HUMANITY UPDATE.** That the Agency Board receives an update from staff regarding activities associated with Habitat for Humanity.

- a. Written Staff Report (Regan M. Candelario)
- b. Agency discussion and consideration.
- c. It is recommended that the Agency Board receives an update from staff regarding activities associated with Habitat for Humanity.

7. **FUTURE AGENDA ITEMS.**

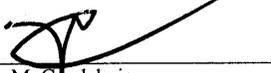
- a. Royal Theater.
- b. Katayama Clock Estimates.

8. **ANNOUNCEMENTS.**

9. **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 8<sup>th</sup> day of July 2011.*

By:

  
\_\_\_\_\_  
Regan M. Candelario  
Executive Director

**MINUTES**  
**GUADALUPE COMMUNITY REDEVELOPMENT AGENCY**  
**Regular Meeting - Tuesday, June 28, 2011**  
**(Immediately Following Regular City Council Meeting)**  
**City Hall, Council Chambers - 918 Obispo Street, Guadalupe, California 93434**

- 1. **CALL TO ORDER.** Vice Chairman John Lizalde called the meeting to order at 6:42 p.m.
- 2. **ROLL CALL.** Agency Members Lupe Alvarez, Virginia Ponce, John Sabedra, and Vice Chairman John Lizalde. Ariston Julian was **NOT** present.
- 3. **PLEDGE OF ALLEGIANCE.** Done.
- 4. **CONSENT CALENDAR.** The following routine items are presented for Agency approval without discussion as a single agenda item in order to expedite the meeting. Should an Agency 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. Minutes for the Regular Agency Meeting of June 14, 2011 to be ordered filed.

**ALL AGENCY MEMBERS APPROVE ITEM (a): ALVAREZ/PONCE**  
**AYES: 4**

- 5. **COMMUNITY PARTICIPATION FORUM.** None.
- 6. **DECLARATION IN SUPPORT OF LEGAL CHALLENGE TO SB1X14/SB1X15 REGARDING THE IMPACTS TO THE CITY OF GUADALUPE WITH THE ELIMINATION OF REDEVELOPMENT BY THE STATE.** That the Agency Board approves the submission of a declaration from the Guadalupe Community Redevelopment Agency in support of the League of California Cities' and the California Redevelopment Association's legal challenge to SB1X14/SB1X15 regarding the adverse impacts to the City should redevelopment be eliminated in California.
  - a. Written Staff Report. (Regan M. Candelario)
  - b. Agency discussion and consideration.
  - c. It is recommended that the Agency Board approves the submission of a declaration from the Guadalupe Community Redevelopment Agency in support of the League of California Cities' and the California Redevelopment Association's legal challenge to SB1X14/SB1X15 regarding the adverse impacts to the City should redevelopment be eliminated in California.

**Agency Board Member John Sabedra** said to send the letter.  
**Agency Board Member Lupe Alvarez** asked if it was too late to send a letter. **City Administrator Regan Candelario** said it may be too late, but it never hurts to try and maybe a letter may not change things, but could at least delay the implementation of these bills.

**MOTION TO APPROVE THE SUBMISSION OF A DECLARATION: SABEDRA/PONCE**  
**AYES: 4**

- 7. **URM PROGRAM - GRANT AGREEMENT AMENDMENT FOR PROJECT AT 887-891 GUADALUPE STREET.** That the Agency Board approves the amendment to the grant agreement and the release of the final retention funds for the project at 887-891 Guadalupe Street.
  - a. Written Staff Report. (Regan M. Candelario)
  - b. Agency discussion and consideration.
  - c. It is recommended that the Agency Board approves the amendment to the grant agreement

and the release of the final retention funds for the project at 887-891 Guadalupe Street.

**Agency Board Member Lupe Alvarez stepped away from this item at 6:50 p.m. due to a conflict of interest. He returned for #8, future agenda items.**

City Administrator Regan Candelario said this is not something that is done normally, but in this case it is appropriate since all the work has been done.

**MOTION TO APPROVE THE AMENDMENT TO THE GRANT AGREEMENT:**

**PONCE/SABEDRA**

**AYES: 3 (THREE)**

**NAYS: 0 (ZERO)**

**ABSTAIN: 1 (ALVAREZ)**

**8. FUTURE AGENDA ITEMS.**

- a. Royal Theater.
- b. Katayama Clock Estimates.

**City Administrator Regan Candelario** is adding intern Larissa's economic redevelopment plan to the July 26 agenda.

**Agency Board Member John Sabedra** also mentioned he wanted to know more about the potential money from FEMA to help pay for repair costs to damages caused by the March rains. **Fire Chief Owen** expressed that the City has received a letter from FEMA and President Obama has declined the funds for the City to deal with the repair costs.

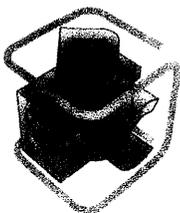
**9. ANNOUNCEMENTS.**

**City Administrator Regan Candelario** is planning on making some renovations to the Council Chamber.

**11. ADJOURNMENT.** Meeting called to a close at 7:02 p.m.

**MOTION TO ADJOURN: PONCE/SABEDRA**

**AYES: 4**



®

# BEC Associates, Inc.

Architectural, Engineering, Construction and Earthquake Specialist  
General Building Contractors' License Number 878326

## Invoice

Number: I928-A RDA 805) 343-0184  
Invoice Date: July 1, 2011  
Reference: ABP 928-1P

Building Owner ABP Development Group  
928-B Guadalupe Street  
Guadalupe, CA 93434  
Job Address 928 Guadalupe Street

### Amount Due

One Task of Document ABP 928-1P

Retention Amount Due..... \$22,041.40

**TOTAL DUE..... \$22,041.40**

Please make Check Payable to BEC Associates, Inc.

Contact:  
Siavash Basseri  
BEC Associates, Inc.  
(805)343-0184

### URM INVOICE

Date Recvd. 7/05/2011

Bldg. Dept. *[Signature]*  
Admin *[Signature]* 7/6/11

Finance  
Acct# 91-4542-3131

URM WORK COMPLETE OK TO PAY 7/5/11 *[Signature]*

**REPORT TO THE GUADALUPE COMMUNITY REDEVELOPMENT AGENCY**  
**Agency Agenda of July 12, 2011**



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**Prepared by:**  
**Regan M. Candelario**

**SUBJECT:** HABITAT FOR HUMANITY UPDATE

**RECOMMENDATION:** That the Agency Board receives an update from staff regarding activities associated with Habitat for Humanity.

**BACKGROUND:**

The Agency provided funding (\$550,000) for the purchase of property and the development of affordable housing for Habitat for Humanity in March of 2006. Since that time, two parcels were purchased, however, no affordable units have been developed. The agreement provided a two-year time frame for development of the affordable units. Additionally, Habitat purchased a vacant parcel at 855 Pioneer Street that is zoned commercial and is now interested in returning that parcel to the City or Agency. Staff was informed that by Habitat that they are unable to maintain the lot and are not able to develop the lot as an affordable housing project.

Staff is researching options to address this issue.



Northern Santa Barbara County, Inc

**Habitat**  
for Humanity®

*Building  
houses,  
building  
hope*

**RECEIVED**

MAR 07 2011

**CITY OF GUADALUPE**  
City Clerk or Deputy City Clerk

March 4, 2011

Regan Candelario  
City administrator  
City of Guadalupe  
918 Obispo Street  
Guadalupe, CA 93434

Dear Regan:

I am writing to you today about the property located at 855 Pioneer Street. This property was purchased by Habitat for Humanity, NSBC with a loan from the GRDA. At the time of purchase we thought the land was zoned R3, we now know the land is zoned commercial. Most important the property is in a flood zone and there are properties flooding all along that block. When you combine the zoning and flood issues the property is not suitable for low income housing. We are actively investing in the maintenance of the property, building and repairing fencing as well as very frequent weed mowing and trash disposal. We will comply with the most recent request to mow the lot, but this is the last time.

It is now our intention to return( quick deed) the property back to the GRDA or the city as you see fit as long as the note is cancelled. It is your call on how you want to do this as long as we get this done in the next 30 days. Thanks for your prompt assistance.

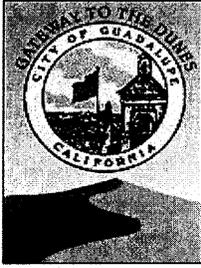
*catch him feed?*

Sincerely,

Richard N. Brown  
Executive Director  
Habitat for Humanity-NSBC

CC: Law Office of Mario Juarez

PO Box 5873  
Santa Maria, CA 93456-5873  
(805) 928-5399  
Fax (805) 928-8108  
www.nsb.habitat.com



**ADMINISTRATION  
DEPARTMENT**

**City of Guadalupe  
918 Obispo Street  
Guadalupe, CA 93434  
Tel (805) 356-3891  
Fax (805) 343-5512**

March 14, 2011

Richard N. Brown  
Executive Director  
Habitat for Humanity-NSBC  
P.O. Box 5873  
Santa Maria, CA 93456-5873

Dear Mr. Brown:

I am in receipt of your letter dated March 4 regarding your desire to quit claim deed the property located at 855 Pioneer Street to either the City of Guadalupe or the Guadalupe Community Redevelopment Agency. Although I understand your concerns and expenses...there are some significant issues that must be taken into consideration by the City and/or Agency. It would likely be best if we were to discuss those issues over the phone or at a meeting.

I'm sure that you have reviewed the loan agreement that funded the acquisition of 855 Pioneer Street by Habitat for Humanity. It is clear that your organization was responsible for site selection. Also...I would like to receive a report from Habitat regarding the status of the \$550,000 loan from the Agency. Since I am fairly new to the City, it would be a great help for me to hear from Habitat regarding your progress to date.

To schedule a call or meeting, please contact me directly at 805/356-3892 or via email at [rc@ci.guadalupe.ca.us](mailto:rc@ci.guadalupe.ca.us). I look forward to our discussion and the ultimate development of affordable housing for the City of Guadalupe.

Thank you,

Regan M. Candelario  
City Administrator  
City of Guadalupe

Cc Dave Fleishman, City Attorney