

ORDINANCE NO. 2026-530

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GUADALUPE, CALIFORNIA, AMENDING GUADALUPE MUNICIPAL CODE CHAPTER 18.32 [R-3 (HIGH DENSITY RESIDENTIAL) ZONING DISTRICT]; CHAPTER 18.52 (DESIGN AND DEVELOPMENT STANDARDS); CHAPTER 18.60 (OFF-STREET PARKING); AND CHAPTER 18.64 (LANDSCAPE STANDARDS)

The City Council of the City of Guadalupe, State of California, does ordain as follows:

WHEREAS, the State Planning and Zoning Law authorizes the legislative body of a city or county to regulate, among other things, the General Plan and implementation of the Plan through the administration of the zoning ordinance (Government Code Section 65103 (b)); and

WHEREAS, the City Council recognizes that except for several amendments and additions over the past few years, many sections of the ordinance are outdated, internally inconsistent, and do not reflect some of the mandatory State regulations, City General Plan policies, or zoning implementation practices that have been enacted over the years; and

WHEREAS, to protect and to promote public health, safety, comfort, convenience, prosperity, and general welfare, the zoning ordinance regulates both the larger and more substantive development proposals in addition to the smaller and more commonplace improvement projects of residents, homeowners and small business owners; and

WHEREAS, staff is systematically reviewing and amending the zoning ordinance to ensure the final version reflects the desires of the City Council to ensure each land use and improvement proposal meets the goals and objectives of the adopted 2042 General Plan; and that larger development proposals meet state regulatory and technical specifications while clarity is provided for landowners, residents, and small business owners in their smaller-scale improvement projects; and

WHEREAS, public notice pursuant to Government Code section 65090 was given on July 3, 2026; and

WHEREAS, a public hearing on Ordinance No. 2026-530 was held on July 14, 2026, and members of the public were provided with an opportunity to provide both written and oral comments on the proposed amendments to the zoning ordinance.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF GUADALUPE DOES ORDAIN AS FOLLOWS:

SECTION 1. Section 18.32.030 of Chapter 18.32 of the Guadalupe Municipal Code is hereby amended to read as follows:

§ 18.32.030 Conditional uses.

Uses permitted subject to obtaining a conditional use permit, or an administrative use permit when allowed, in the R-3 district include:

- A.** Mobile home parks or recreational vehicle parks;
- B.** Mortuaries;
- C.** A home occupation;
- D.** Group dwellings with more than six occupants, such as hotels, motels, boardinghouses, family care homes, rest homes, convalescent homes or other similar residential uses, provided that such a group dwelling shall not be located within 300 feet of the boundaries of a parcel containing another group dwelling, unless a conditional use permit is issued on the basis that waiver of such separation requirement would not be materially detrimental or injurious to the property, improvements or uses in the immediate vicinity;
- E.** Accessory buildings or uses normally incidental to one of the uses permitted above, if constructed or installed prior to the main building on the same lot;
- F.** Employee housing as defined by Section 18.08.328 of this title, where accommodations are provided to seven or more employees in a dwelling unit, or on a single parcel if there is also an accessory dwelling unit and/or a junior accessory dwelling unit in addition to the primary dwelling unit on the parcel;
- G.** Unhosted short-term rentals as permitted by Section 18.55.040;
- H.** Electric vehicle charging station, if the Building Official or delegee determines the charging station could have a specific adverse impact upon the public health or safety.
- I.** Public and private parking lots within the boundaries of the Central Business District as shown on General Plan Figure 2-1.

SECTION 2. Section 18.52.020 of Chapter 18.52 of the Guadalupe Municipal Code is hereby amended to read as follows:

§ 18.52.020 Height limits.

In R-1, R-2 and R-3 districts, the height of a building or structure shall not exceed three (3) stories, or a height of 35 feet. In all other districts, a building or structure shall not exceed 50 feet in height. Additional heights may be permitted by granting a conditional use permit.

SECTION 3. Section 18.52.060 of Chapter 18.52 of the Guadalupe Municipal Code is hereby amended to read as follows:

§ 18.52.060 Projections into Yards.

In R-1, R-2 and R-3 districts, eaves, fireplaces or other architectural features shall not project more than two feet into the required front, side and rear-yard setbacks; except for the following:

- A. Open covered porches having a width of no more than eight (8) feet may project outward no more than four (4) feet into a front yard setback; or no more than three (3) feet into a corner street side yard setback.
- B. An open patio cover, or a sunroom as defined by the Uniform Building Code, may be constructed in the rear yard setback. The patio cover must be a minimum of 5 feet from the rear of the property line as required by the Uniform Building Code.
- C. A minimum of 60% of the rear yard area shall be retained for landscaping. Storage of RVs, boats, trailers and other vehicles shall be stored on a paved surface for which zoning clearance is required.

SECTION 4. Chapter 18.60 of the Guadalupe Municipal Code is hereby amended to read as follows:

§ 18.60.040 Residential zones—Parking in front yards and side yards.

- A. "Vehicles," as used in this chapter, include automobiles, trucks, vans, recreational vehicles; boats, whether on or off trailers; trailers; and any other similar vehicles whether operable or inoperable. Farm and construction equipment is prohibited.
- B. "Yard Area." "Front yard area" as used in this section shall mean any area between the front elevation of the residential building and the front property line of the lot that extends for the entire width of the lot. A "side yard" as used in this section shall be on either side of the house, between the front yard and the back yard and shall be from side property line to the side face of the primary residential building as determined by the Planning Director or designee.
- C. "Parking," as used in this section shall mean the act of stopping or standing an operable vehicle in a space or area designated for, or recognized by the city as appropriate for vehicle parking. Parking does not include keeping or storing an inoperable vehicle.
- D. Parking a vehicle or vehicles on any unpaved portion of a front yard or side yard is prohibited. Such parking is also prohibited on any unpaved portion of a street side yard on corner lots. A paved driveway may be expanded for additional vehicle parking or for other purposes upon approval of a zoning clearance.

E. After the effective date of the ordinance adopting this section, any additional paving of the front yard or either side yard shall require the approval of a zoning clearance by the Planning Director or designee. Suitable paved surfaces include solid asphalt, concrete, brick pavers, or a concrete lattice supported surface such as grasscrete.

F. In considering an application for a zoning clearance, the Planning Director or designee shall consider the aesthetic impact of the paving expansion and the aesthetic impact of the vehicle placement on the property as well as the potential for interference with access for emergency vehicles and personnel from vehicles or other obstructions to be placed on such paving. Only one side of the front yard should be occupied by vehicle parking. That side should be the same side as the existing driveway. A minimum 5-foot-wide side yard access to the rear yard shall be maintained in perpetuity. In no case shall additional paving reduce the total area of landscaping within the front yard (or street side yard of corner lots) to less than 33% of the pertinent yard area.

G. Notwithstanding the foregoing prohibition, a vehicle may be parked on an unpaved portion of a front or any side yard for a period not exceeding one hour while actively being washed. Storage of inoperable vehicles exceeding 30 days shall only occur in a City approved storage space screened from view.

SECTION 5. Chapter 18.64 of the Guadalupe Municipal Code is hereby amended to read as follows:

Chapter 18.64 LANDSCAPING

§ 18.64.010 Title for citation.

The ordinance codified in this chapter shall be known as the "Landscaping Requirements of the Guadalupe Zoning Ordinance."

§ 18.64.020 Purpose of landscaping.

Landscaping shall be used to establish a City-wide tree canopy and to provide screening of walls, fences and parking areas, usable open space, privacy screening, ~~noise barriers~~ and visual accents to the development.

§ 18.64.030 Landscaping required when.

In all zones, except single-family residential uses, with all construction of new buildings, moving in of buildings, and expansion in floor area of existing buildings, and expansion in floor area of existing buildings by more than 10%, landscaping shall be installed in accordance with the provisions of this chapter.

§ 18.64.040 Specifications and minimum standards.

A. Landscape plans shall reflect the technical landscape standards of State's Model Water Efficient Landscape Ordinance Sections 490-495, Chapter 2.7, Division 2, Title 23 in the California Code of Regulations, except as otherwise provided in this Chapter. In the event of any perceived

or actual conflict between the provisions of this Chapter and the provisions of the State's Model Water Efficient Landscape Ordinance, the provisions of this Chapter shall prevail.

B. Not less than 15% of a parcel shall be covered with dense landscaping that consists of trees, plants and shrubs and may include fencing, fence panels, masonry and other structural decorative items. No more than 75% of the required landscaping shall consist of lawns and/or ground cover, including no or only sparse planting of plants, shrubs or trees; except that a portion of the area designated for ground cover may include turf or hardscape to provide usable outdoor common area for seating, picnic or play areas. The size, placement and type of surface for such usable outdoor space shall be specified by a zoning clearance, design review permit or other discretionary permit. Screening shall be at least 5 feet in height, except that no landscaping shall exceed 3 feet in height within the corner vision cutback as shown in Figure 3 of Attachment 2 in the Appendix of Title 18.

C. All shrubs and plants shall be of a minimum size of one gallon, or larger, at the time of installation, and all trees shall be of a minimum size of 15 gallons or 24-inch box specimens at the time of installation. Specific tree sizes will be established during the discretionary permit review process. Tree types shall be selected from the list contained in Appendix I of the City of Guadalupe Urban Forest Management Plan (Resolution 2026-7) unless otherwise specified by a discretionary permit. A sprinkler or other irrigation system shall be installed and maintained as part of the landscaping.

D. Mowed turf may be used only when it serves as a functional active recreation area, a retardation basin, a pedestrian accessway, front yard or otherwise as permitted through approval of a zoning clearance or a discretionary permit.

E. New development and redevelopment proposals, adjoining incompatible land uses as defined in the Land Use Element of the General Plan shall be separated by a minimum six-foot vertical masonry wall and a horizontal landscaped setback. The required landscape setback between existing or planned residential and commercial or industrial uses shall be a minimum 15 feet or as otherwise specified by the City Council through a conditional use permit or a design review permit. A minimum of one 24-inch box specimen tree per every 20 linear feet of wall shall be provided on the development side of the perimeter wall.

§18.64.050 Landscape plan—Procedures generally.

Whenever any plan is filed with the City for a zoning or building permit after the effective date of the ordinance codified in this chapter, for where landscaping is required, the procedures set out in Sections 18.64.070 through 18.64.120 shall apply.

§ 18.64.060 Landscape plan—Preparation and certification.

A landscaping and irrigation plan shall be filed with the other plans for a building permit. It shall be prepared by a person licensed by the State to prepare landscape plans and shall be certified

by the preparer as being appropriate for the climate and soils of the parcel and shall include a list of the number and sizes of plant material included.

§ 18.64.070 Landscape plan—Contents.

A. The landscaping plan shall be drawn accurately to scale, and contain the following information:

1. The boundary of the applicant's property.
2. The location of all existing and proposed buildings or structures.
3. The location of all paved areas, existing and proposed.
4. The location and nature of all areas presently landscaped which are to remain.
5. The location and specific designation of all proposed landscaping, drawn at a scale and in sufficient detail to clearly indicate the specific plant materials and landscape structures or facilities.

B. The Planning Director or designee, shall reject any plans that are inadequate for the purpose of enforcing this chapter.

§ 18.64.080 Landscape plan—Submittal—Number of copies.

The plan shall be submitted in 3 copies, together with a processing fee as set by resolution. However, should the plan be referred to by the City Council, the applicant shall provide 5 more copies.

§ 18.64.090 Landscape plan—Review for approval.

The Planning Director or designee shall review the plan and approve it if found in accord with the discretionary permit or zoning clearance and the standards and intent of this chapter. If the plan is disapproved, the Planning Director shall report to the applicant the reasons for this. If the Director finds that exceptional conditions apply which require increasing or decreasing the standards set in this chapter, the plan shall be referred to the City Council.

§ 18.64.100 Landscape plan—Appeal from disapproval.

In the event that the applicant disagrees with disapproval of a plan by the Planning Director, the applicant may appeal the matter to the City Council by filing a written notice of appeal which specifically states what action by the City Council the applicant desires (GMC Chapter 18.80, Appeals).

§ 18.64.110 Landscape plan—Installation prerequisite to building approval and occupancy—Delays.

After plan approval, the installation of the plan shall be completed to the satisfaction of the Planning Director or designee before final approval and occupancy of the building or expansion related to the landscaping, except that a 30-day delay may be granted on application and the filing with the City of a cash bond in the amount of 150% of the work to be completed as mutually agreed, which bond shall be forfeited at the end of the 30-day period and may be used by the City to complete the landscaping work.

§ 18.64.120 Maintenance requirements.

All required landscaping shall be maintained in good condition for the life of the project. Such maintenance shall include, where appropriate, pruning, mowing, weeding, cleaning, fertilizing and watering. Whenever necessary, plant materials shall be replaced, and any structural materials included in the basic landscaping design shall be repaired or replaced.

SECTION 6. This Ordinance has been reviewed for compliance with the California Environmental Quality Act (CEQA), and the CEQA guidelines, and has been found to be categorically exempt pursuant to Title 14, California Code of Regulations, Section 15061(b)(3). The activity is covered by the commonsense exemption that CEQA applies only to projects which have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA.

SECTION 7. The City Council declares that each section, subsection, paragraph, subparagraph, sentence, clause, and phrase of this Ordinance is severable and independent of every other section, subsection, paragraph, subparagraph, sentence, clause, and phrase of this Ordinance. If any section, subsection, paragraph, subparagraph, sentence, clause, or phrase of this Ordinance is held invalid, the City Council declares it would have adopted the remaining provisions of this Ordinance irrespective of the portion held invalid and further declares its express intent that the remaining portions of this Ordinance should remain in effect after the invalid portion has been eliminated.

SECTION 8. The City Clerk is hereby authorized to make minor changes herein to address clerical errors, so long as substantial conformance of the intent of this document is maintained. In doing so, the City Clerk shall consult with the City Administrator and City Attorney concerning any changes deemed necessary.

INTRODUCED at a regular meeting of the City Council on the 14th day of July 2026 by the following roll call vote:

MOTION: WHITNEY FURNESS / CHRISTINA HERNANDEZ

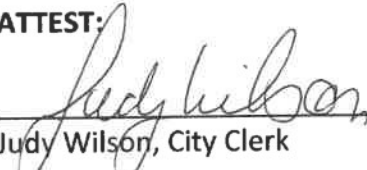
AYES: 5 Councilmembers: Costa Jr., Hernandez, Julian, Furness, Villegas
NOES: 0
ABSENT: 0
ABSTAINED: 0

PASSED AND ADOPTED at a regular meeting of the City Council on the 28th day of July 2026 by the following roll call vote:

MOTION: WHITNEY FURNESS / CHRISTINA HERNANDEZ

AYES: 5 Councilmembers: Costa Jr., Hernandez, Julian, Furness, Villegas
NOES: 0
ABSENT: 0
ABSTAINED: 0

ATTEST:

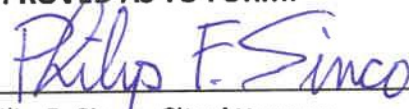


Judy Wilson, City Clerk



Ariston Julian, Mayor

APPROVED AS TO FORM:



Philip F. Sinco, City Attorney