

MINUTES

CITY COUNCIL OF THE CITY OF LA HABRA

ADJOURNED REGULAR MEETING 5:30 P.M.

REGULAR MEETING 6:30 P.M.

Monday, March 17, 2025

ADJOURNED REGULAR MEETING 5:30 P.M.:

CALL TO ORDER: Mayor Espinoza called the Adjourned Regular Meeting of the City Council of the City of La Habra to order at 5:30 p.m. in the Closed Session Room 112c, located at 100 East La Habra Boulevard, La Habra, California.

COUNCILMEMBERS PRESENT: Mayor Espinoza
Mayor Pro Tem Medrano
Councilmember Gomez
Councilmember Lampkin
Councilmember Nigsarian

COUNCILMEMBERS ABSENT: NONE

OTHER OFFICIALS PRESENT: City Manager Sadro
City Attorney Jones
City Clerk Barone

ORAL COMMUNICATIONS FROM THE PUBLIC FOR CLOSED SESSION MATTERS: None.

CLOSED SESSION:

1. Conference with Labor Negotiator per Government Code Section 54957.6 -- Agency Representative: Jim Sadro, City Manager; Employee Organizations: La Habra Police Association Sworn and Civilian employee(s).

Deputy Director of Human Resources Lucy Coelho-LaFreniere, Human Resources Manager Melinda Rodriguez, and Deputy Director of Finance Jack Ponvanit were also present for this item.

ADJOURNMENT: The City Council reconvened at 6:09 p.m. There were no Closed Session announcements. Mayor Espinoza adjourned the Adjourned Regular Meeting at 6:09 p.m.

REGULAR MEETING 6:30 P.M.:

CALL TO ORDER: Mayor Espinoza called the Regular Meeting of the City Council of the City of La Habra to order at 6:30 p.m. in the City Council Chamber, located at 100 East La Habra Boulevard, La Habra, California.

INVOCATION: City Attorney Jones

PLEDGE OF ALLEGIANCE: Councilmember Nigsarian

COUNCILMEMBERS PRESENT: Mayor Espinoza
Mayor Pro Tem Medrano
Councilmember Gomez
Councilmember Lampkin
Councilmember Nigsarian

COUNCILMEMBERS ABSENT: NONE

OTHER OFFICIALS PRESENT: City Manager Sadro
City Attorney Jones
Management Analyst II Hurt
City Clerk Barone
Assistant City Clerk Lopez

CLOSED SESSION ANNOUNCEMENT: None.

City Attorney Jones spoke regarding Consent Calendar Item No. 6 and announced his retirement and recommendation that City Council take action to approve the designation of Keith F. Collins as the City Attorney.

PROCLAMATIONS/PRESENTATIONS: None at this time.

PUBLIC COMMENTS: None.

CONSENT CALENDAR:

Councilmember Gomez requested that Consent Calendar Item No. 6 be pulled for separate discussion.

Michelle Bernier, La Habra resident, requested that Consent Calendar Item No. 7 be pulled for separate discussion.

Moved by Mayor Pro Tem Medrano, seconded by Councilmember Nigsarian, and CARRIED UNANIMOUSLY (5-0) TO APPROVE CITY COUNCIL CONSENT CALENDAR ITEMS 1 THROUGH 5, 8, AND 9.

Said motion CARRIED by the following vote:

AYES: Mayor Espinoza, Mayor Pro Tem Medrano,
Councilmember Gomez, Councilmember Lampkin, Councilmember Nigsarian
NOES: NONE
ABSTAIN: NONE
ABSENT: NONE

1. PROCEDURAL WAIVER: Waive reading in full of resolutions and ordinances and approval and adoption of same by reading title only.

2. APPROVE CITY COUNCIL OF THE CITY OF LA HABRA MEETING MINUTES

That the City Council approve the City Council of the City of La Habra Special and Regular Meeting Minutes of March 3, 2025

3. APPROVE COMMUNITY SERVICES COMMISSION MEETING MINUTES

That the City Council receive and file the Community Services Commission of the City of La Habra meeting minutes for:

- September 11, 2024
- October 9, 2024
- November 13, 2024
- December 11, 2024
- January 8, 2025

4. APPROVE DENIAL OF LIABILITY CLAIM OF MR. STUART MCFEELY

That the City Council deny the claim of Mr. Stuart McFeely in order to set a definite six-month Statute of Limitations date.

5. APPROVE THE CITY'S EXCESS WORKERS' COMPENSATION INSURANCE POLICY FOR A ONE- YEAR TERM

That the City Council authorize the City Manager to renew the City's excess Workers' Compensation reinsurance policy with Midwest Employers Casualty Company and a Self-Insured Retention (SIR), or deductible, of \$1 million per claim for all employees at an annual premium cost of \$180,011 for the period of March 20, 2025, through March 20, 2026.

6. CONSIDER AMENDMENT NO. 4 TO THE AGREEMENT FOR CITY ATTORNEY SERVICES WITH JONES MAYER – REMOVED FOR SEPARATE DISCUSSION – See below.

7. RECEIVE AND FILE THE ANNUAL REPORT ON THE IMPLEMENTATION OF THE CITY OF LA HABRA GENERAL PLAN FOR CALENDAR YEAR 2024 – REMOVED FOR SEPARATE DISCUSSION – See below.

8. APPROVE AWARD OF CONTRACT TO GENESIS BUILDERS, INC. FOR THE VISTA GRANDE PARK RESTROOM PROJECT, CITY PROJECT NO. 1-P-25

That the City Council:

- A. Approve the Plans and Specifications for the Vista Grande Park Restroom Project, City Project No. 1-P- 25;
 - B. Award a construction contract for the Vista Grande Park Restroom Project, City Project No. 1-P-25 to Genesis Builders, Inc., of Fullerton, California, in the amount of \$1,020,000 and reject all other bids;
 - C. Authorize the City Manager to execute an agreement with Genesis Builders, Inc., and issue a purchase order in the amount of \$1,122,000; which includes a 10 percent contingency; and,
 - D. Approve an appropriation of \$877,000 from available, unencumbered Park Acquisition Funds to fully fund construction, construction management, labor compliance, inspection, and design support services associated with the Vista Grande Park Restroom Project, City Project No. 1-P-25.
9. WARRANTS: APPROVE NOS. 3022 THROUGH 3210 TOTALING \$2,543,128.05; AND APPROVE WIRE TRANSFERS DATED 3/10/25, TOTALING \$102,834.38

That the City Council approve Nos. 3022 through 3210 totaling \$2,543,128.05; and approve Wire Transfer dated 3/10/25, totaling \$102,834.38.

CONSENT CALENDAR ITEMS REMOVED FOR SEPARATE DISCUSSION:

6. CONSIDER AMENDMENT NO. 4 TO THE AGREEMENT FOR CITY ATTORNEY SERVICES WITH JONES MAYER

City Manager Sadro presented the staff report.

City Council thanked City Attorney Jones for his service to the La Habra community and congratulated him on his retirement.

Mayor Espinoza invited the public to testify at 6:42 p.m. There was no public testimony.

Moved by Councilmember Gomez, seconded by Mayor Pro Tem Medrano, and CARRIED UNANIMOUSLY (5-0) THAT THE CITY COUNCIL APPROVE AMENDMENT NO. 4 TO THE AGREEMENT FOR CITY ATTORNEY SERVICES WITH JONES MAYER DESIGNATING KEITH COLLINS AS THE CITY ATTORNEY AND BRITTANY ROBERTO AS THE ASSISTANT CITY ATTORNEY.

Said motion CARRIED by the following vote:

AYES: Mayor Espinoza, Mayor Pro Tem Medrano,
Councilmember Gomez, Councilmember Lampkin, Councilmember Nigsarian
NOES: NONE
ABSTAIN: NONE
ABSENT: NONE

7. RECEIVE AND FILE THE ANNUAL REPORT ON THE IMPLEMENTATION OF THE CITY OF LA HABRA GENERAL PLAN FOR CALENDAR YEAR 2024

Community and Economic Development Director Kim presented the staff report.

City Manager Sadro, Community and Economic Development Director Kim, and Assistant City Attorney Roberto answered questions accordingly.

City Council discussion included: state-mandated zoning requirements and impacts on local control, future developments, and parking needs; Regional Housing Needs Assessment (RHNA) update; RHNA requirements and impacts.

Mayor Espinoza invited the public to testify at 6:55 p.m.

Michelle Bernier, La Habra resident, spoke.

Moved by Mayor Pro Tem Medrano, seconded by Councilmember Nigsarian, and CARRIED UNANIMOUSLY (5-0) THAT THE CITY COUNCIL RECEIVE AND FILE THE ANNUAL REPORT ON THE IMPLEMENTATION OF THE CITY OF LA HABRA GENERAL PLAN FOR CALENDAR YEAR 2024, AND AUTHORIZE THE DIRECTOR OF COMMUNITY AND ECONOMIC DEVELOPMENT TO FORWARD THE DOCUMENT TO THE GOVERNOR'S OFFICE OF PLANNING AND RESEARCH (OPR) AND THE DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT (HCD) PER GOVERNMENT CODE SECTION 65400.

Said motion CARRIED by the following vote:

AYES: Mayor Espinoza, Mayor Pro Tem Medrano,
Councilmember Gomez, Councilmember Lampkin, Councilmember Nigsarian
NOES: NONE
ABSTAIN: NONE
ABSENT: NONE

PUBLIC HEARINGS:

1. A DULY NOTICED PUBLIC HEARING TO CONSIDER A PLANNED UNIT DEVELOPMENT PERMIT (PUD2M24-0002) TO CONSTRUCT 22 DWELLING UNITS (TOWNHOMES) AT 300 SOUTH WALNUT STREET (ASSESSOR'S PARCEL NUMBER 298-066-16)

Mayor Espinoza asked if public correspondence was received prior to the meeting. No public correspondence was received.

Senior Planner Syed presented the staff report.

City Manager Sadro, Director of Public Works Saykali, Director of Community and Economic Development Kim, Senior Planner Syed, and Housing & Economic Development Manger Cole-Corona answered questions accordingly.

The applicant, Chris Segesman of Bonanni Development Company, spoke.

City Council discussion included: clarification on parking allocations; block wall implementation and anti-graffiti feature; history of city-owned properties near the project site; entry/exit ways the project proposes; density bonus law requirements and usage; building stories; zoning change to the property; selling price for the regular and affordable units; additional privacy shrubs; number of affordable housing units proposed; attached garages versus carports; enforcement of homeowners association (HOA) bylaws; potential overcrowding issues in communities; inclusionary housing ordinance; and Regional Housing Needs Assessment (RHNA) allocation.

Mayor Espinoza opened the public hearing for those who wish to speak in favor of the proposed project at 7:17 p.m. There was no public testimony.

Mayor Espinoza opened the public hearing for those who wish to speak in opposition of the proposed project at 7:18 p.m.

Michelle Bernier, La Habra resident, spoke.

Mayor Espinoza closed the public hearing at 7:27 p.m.

Moved by Councilmember Nigsarian, seconded by Mayor Espinoza, and CARRIED (4-1) THAT THE CITY COUNCIL INTRODUCE THE FIRST READING OF **ORDINANCE NO. CC 2025-01** ENTITLED: AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF LA HABRA, CALIFORNIA, MAKING THE REQUIRED FINDINGS AND APPROVING A PLANNED UNIT DEVELOPMENT PERMIT (PUD2M24- 0002) TO CONSTRUCT A 22-UNIT RESIDENTIAL COMPLEX (TOWNHOMES) (INCLUDING FOUR UNITS FOR SALE TO MODERATE-INCOME HOUSEHOLDS) AT 300 SOUTH WALNUT STREET (ASSESSOR'S PARCEL NUMBER 298-066-16), AS PER THE APPROVED PLANS AND SUBJECT TO CONDITIONS, AND MAKING THE DETERMINATION THAT THE PLANNED UNIT DEVELOPMENT (PUD2M24-0002) IS EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) PURSUANT TO SECTION 15332, CLASS 32: "INFILL DEVELOPMENT PROJECTS" OF THE CEQA GUIDELINES.

Said motion CARRIED by the following vote:

AYES: Mayor Espinoza, Mayor Pro Tem Medrano,
Councilmember Lampkin, Councilmember Nigsarian,
NOES: Councilmember Gomez
ABSTAIN: NONE
ABSENT: NONE

2. A DULY NOTICED PUBLIC HEARING TO CONSIDER A PLANNED UNIT DEVELOPMENT PERMIT (PUD2M24-0001) TO CONSTRUCT 21 DWELLING UNITS (APARTMENT HOMES) AT THE PROPERTY CURRENTLY ADDRESSED AS 920 WEST LA HABRA BOULEVARD (ASSESSOR'S PARCEL NUMBER 298-011-021) AND AN INCLUSIONARY HOUSING AGREEMENT WITH THE ROMAN CATHOLIC BISHOP OF ORANGE FOR RESTRICTION OF TWO UNITS TO BE LEASED TO MODERATE-INCOME HOUSEHOLDS

Mayor Espinoza asked if public correspondence was received prior to the meeting.

City Clerk Barone indicated two public email comments were received from Lisa Baker, with copies provided to each City Councilmember.

Contract Planner Taylor presented the staff report.

City Attorney Jones and Contract Planner Taylor answered questions accordingly.

The applicant, Douglas Woodward of TDAC Development and Consulting, representing the property owner, the Roman Catholic Diocese of Orange, spoke.

City Council discussion included: concerns regarding proposed apartment complex including entrance/exit; fire service access; trash pick-up; traffic congestion; traffic safety and impacts to nearby neighborhood; regular and moderate-income unit costs; history of development property ownership and its donation; alternative properties for the development; and potential liability should project be denied.

Mayor Espinoza opened the public hearing for those who wish to speak in favor of the proposed project at 8:00 p.m.

Father William Goldin, Administrator of Our Lady of Guadalupe Church, spoke.

Scott Miller, La Habra resident and Interim Business Manager and Director of Outreach for Our Lady of Guadalupe Church, spoke.

Mayor Espinoza opened the public hearing for those who wish to speak in opposition of the proposed project at 8:03 p.m.

The following La Habra residents spoke in opposition:

Guillermo Palacio
Stella Hernandez
Crystal Wattress
Elizabeth Moreno
Jose Flores
Jesse Perez
Michelle Bernier
Ruby Perez

Mayor Espinoza allowed the applicant an opportunity to provide a rebuttal at 8:26 p.m.

The applicant, Douglas Woodward of TDAC Development and Consulting, representing the property owner, the Roman Catholic Diocese of Orange, responded to questions raised during public testimony.

Mayor Espinoza closed the public hearing at 8:29 p.m.

With regard to City Council questions raised with regard to project denial and potential litigation, City Attorney Jones stated City Council can recess into Closed Session due to potential exposure to litigation, which would require a motion and second with at least three affirmative votes. He further stated that, with regard to City Council action, there are three choices. He stated City Council has the ability to adopt this ordinance as presented; or continue the matter and ask for more information and further information so that a more informed decision can be made; or deny the project. He clarified that should City Council deny this project and ordinance, City Council must articulate the findings and conclusions that are consistent, legal criteria which by their standards would be an appropriate denial of the project.

City Attorney Jones advised that further discussion of potential denial of the project be discussed in Closed Session.

Moved by Councilmember Gomez, seconded by Mayor Pro Tem Medrano, and CARRIED UNANIMOUSLY (5-0) THAT THE CITY COUNCIL RECESS INTO CLOSED SESSION.

Said motion CARRIED by the following vote:

AYES: Mayor Espinoza, Mayor Pro Tem Medrano,
Councilmember Gomez, Councilmember Lampkin, Councilmember Nigsarian
NOES: NONE
ABSTAIN: NONE
ABSENT: NONE

City Council recessed into Closed Session at 8:44 p.m.

City Council returned to the dais and reconvened at 9:08 p.m.

City Attorney Jones reported on Closed Session, and no decision was made. He stated, as part of the public hearing process, a decision must be made in the public forum.

Moved by Councilmember Nigsarian, seconded by Mayor Espinoza, and CARRIED (4-1) THAT THE CITY COUNCIL INTRODUCE FOR FIRST READING **ORDINANCE NO. CC 2025-02** ENTITLED: AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF LA HABRA, CALIFORNIA, MAKING THE REQUIRED FINDINGS AND APPROVING A PLANNED UNIT DEVELOPMENT PERMIT (PUD2M24-0001) TO CONSTRUCT 21 DWELLING UNITS (APARTMENT HOMES), INCLUDING TWO AFFORDABLE UNITS FOR RENT TO MODERATE-INCOME HOUSEHOLDS, ON A 1.59 ACRE LOT AT THE PROPERTY CURRENTLY ADDRESSED AS 920 WEST LA HABRA BOULEVARD (ASSESSOR'S PARCEL NUMBER 298-011-021), AS PER THE APPROVED PLANS AND SUBJECT TO CONDITIONS, AND MAKING THE DETERMINATION THAT THE PLANNED UNIT DEVELOPMENT (PUD2M24-0001) IS EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) PURSUANT TO SECTION 15332, CLASS 32: "INFILL DEVELOPMENT PROJECTS" OF THE CEQA GUIDELINES.

Said motion CARRIED by the following vote:

AYES: Mayor Espinoza, Mayor Pro Tem Medrano,
Councilmember Lampkin, Councilmember Nigsarian
NOES: Councilmember Gomez
ABSTAIN: NONE
ABSENT: NONE

Moved by Councilmember Nigsarian, seconded by Councilmember Lampkin, and CARRIED (4-1) THAT THE CITY COUNCIL APPROVE AN INCLUSIONARY HOUSING AGREEMENT WITH THE ROMAN CATHOLIC BISHOP OF ORANGE FOR TWO MODERATE-INCOME RENTAL UNITS AND AUTHORIZE THE CITY MANAGER TO EXECUTE ALL DOCUMENTS RELATED TO THE INCLUSIONARY HOUSING AGREEMENT.

Said motion CARRIED by the following vote:

AYES: Mayor Espinoza, Mayor Pro Tem Medrano,
Councilmember Lampkin, Councilmember Nigsarian
NOES: Councilmember Gomez
ABSTAIN: NONE
ABSENT: NONE

CONSIDERATION ITEMS:

1. CONSIDER APPOINTMENT OF COMMISSIONERS AND ALTERNATES TO THE PLANNING COMMISSION AND THE COMMUNITY SERVICES COMMISSION

City Clerk Barone presented the staff report.

Councilmember Nigsarian disclosed that one applicant is his sister in-law and that he recused himself from her interview and left the dais during the interview process; and another applicant assisted with his campaign for City Council. He asked for City Attorney advisement on whether or not he must abstain from voting on either or both applicants.

City Attorney Jones responded that he is not legally required to abstain and those reasons do not meet the criteria for a conflict of interest, unless the person is a dependent or he received an economic benefit from the person who assisted with his campaign. He stated that should Councilmember Nigsarian wish to abstain, he would have to leave the dais.

Councilmember Nigsarian left the dais at 9:22 p.m.

Mayor Espinoza invited the public to testify at 9:22 p.m. There was no public testimony.

City Clerk Barone conducted a roll call vote, and the vote was carried (4-1) TO APPOINT GINGER LOGAN-CANNON TO THE PLANNING COMMISSION TO FILL AN UNSCHEDULED VACANCY WITH A TWO-YEAR TERM THAT WILL EXPIRE ON MARCH 31, 2027, as follows:

MAYOR ESPINOZA:	Ginger Logan-Cannon
MAYOR PRO TEM MEDRANO:	Lyndsey Lefebvre
COUNCILMEMBER GOMEZ:	Ginger Logan-Cannon
COUNCILMEMBER LAMPKIN:	Ginger Logan-Cannon
COUNCILMEMBER NIGSARIAN:	Recused himself and left the dais

Moved by Councilmember Gomez, seconded by Mayor Pro Tem Medrano, and CARRIED (4-1) THAT THE CITY COUNCIL APPOINT LYNDSEY LEFEBVRE AS AN ALTERNATE ON THE PLANNING COMMISSION.

Said motion CARRIED by the following vote:

AYES: Mayor Espinoza, Mayor Pro Tem Medrano,
Councilmember Gomez, Councilmember Lampkin
NOES: NONE
ABSTAIN: Councilmember Nigsarian
ABSENT: NONE

Councilmember Nigsarian returned to the dais at 9:25 p.m.

Moved by Councilmember Nigsarian, seconded by Mayor Pro Tem Medrano, and CARRIED UNANIMOUSLY (5-0) THAT THE CITY COUNCIL APPOINT CARRIE SURICH TO THE COMMUNITY SERVICES COMMISSION TO FILL ONE 3-YEAR TERM THAT WILL EXPIRE ON MARCH 31, 2028.

Said motion CARRIED by the following vote:

AYES: Mayor Espinoza, Mayor Pro Tem Medrano,
Councilmember Gomez, Councilmember Lampkin, Councilmember Nigsarian
NOES: NONE
ABSTAIN: NONE
ABSENT: NONE

Councilmember Nigsarian left the dais at 9:26 p.m.

Moved by Councilmember Lampkin, seconded by Mayor Pro Tem Medrano, and CARRIED (4-1) THAT THE CITY COUNCIL APPOINT DENISE SCHMIDT TO THE COMMUNITY SERVICES COMMISSION TO FILL ONE 3-YEAR TERM THAT WILL EXPIRE ON MARCH 31, 2028.

Said motion CARRIED by the following vote:

AYES: Mayor Espinoza, Mayor Pro Tem Medrano,
Councilmember Gomez, Councilmember Lampkin
NOES: NONE
ABSTAIN: Councilmember Nigsarian
ABSENT: NONE

Councilmember Nigsarian returned to the dais at 9:27 p.m.

Moved by Councilmember Lampkin, seconded by Mayor Pro Tem Medrano, and CARRIED UNANIMOUSLY (5-0) THAT THE CITY COUNCIL APPOINT MANUEL MIRANDA AS AN ALTERNATE ON THE COMMUNITY SERVICES COMMISSION.

Said motion CARRIED by the following vote:

AYES: Mayor Espinoza, Mayor Pro Tem Medrano,
Councilmember Gomez, Councilmember Lampkin, Councilmember Nigsarian
NOES: NONE
ABSTAIN: NONE
ABSENT: NONE

MAYOR'S COMMUNITY CALENDAR:

Mayor Espinoza announced upcoming community events and activities.

COMMENTS FROM STAFF:

City Manager Sadro thanked City Attorney Jones for his service to the La Habra Community and congratulated him on his retirement.

COMMENTS FROM COUNCILMEMBERS:

Each City Councilmember reported on their attendance to past community events and activities.

All City Councilmembers thanked City Attorney Jones for his service to the La Habra community and wished him well in retirement.

Councilmember Nigsarian made a motion that a City tile be purchased for former City Attorney Jones. Second by Mayor Pro Tem Medrano.

Councilmember Gomez requested the meeting be adjourned in memory of La Habra youth Cory Norona. He congratulated Mayor Espinoza on her upcoming Woman of the Year Award recognition hosted by 64th District Assemblymember Blanca Pacheco.

Mayor Espinoza requested the meeting be adjourned in memory of former Chino Hills State Park developer Dave Myers.

ADJOURNMENT: Mayor Espinoza adjourned the meeting in memory of Cory Norona and Dave Myers at 9:52 p.m. to Monday, April 7, 2025, at 5:30 p.m. in the City Council Closed Session Room 112c, 100 East La Habra Boulevard, followed by the Regular Meeting at 6:30 p.m. in the City Council Chamber.

Respectfully submitted,

Rhonda J. Barone, CMC
City Clerk

These Minutes were approved on _____.