

## MINUTES

### CITY COUNCIL OF THE CITY OF LA HABRA

#### SPECIAL MEETING

Monday, March 31, 2025

#### **SPECIAL MEETING 3:00 P.M.:**

**CALL TO ORDER:** Mayor Espinoza called the Special Meeting of the City Council of the City of La Habra to order at 3:00 p.m. in the City Hall Atrium Conference Room, located at 110 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 Attorney Collins  
City Clerk Barone

Director of Community and Economic Development Susan Kim, Planning Manager Sonya Lui, Director of Public Works Elias Saykali, Assistant City Clerk Kenia Lopez, and Lisa Brownfield with MIG Consulting were also present.

#### **PUBLIC COMMENTS:**

City Clerk Barone stated that an email public comment was received from Alyssa Tye, with copies provided to each City Councilmember.

#### **LA HABRA BOULEVARD SPECIFIC PLAN STUDY SESSION**

##### 1. LA HABRA BOULEVARD SPECIFIC PLAN UPDATE

Director of Community and Economic Development Kim stated that Planning Manager Lui would lead discussion, with Lisa Brownfield with MIG Consulting presenting.

Lisa Brownfield with MIG Consulting provided an overview of the process and presented a PowerPoint.

Lisa Brownfield with MIG Consulting spoke regarding the proposed Specific Plans and indicated additional feedback would be requested of City Council. She reviewed previous efforts that include the 1999 Specific Plan Amendment with "multiple use", updated design standards, and multiple layers of review.

Lisa Brownfield with MIG Consulting reviewed the 2008 Compass Blueprint Plan and the findings that included consolidation of property, parking reduction requirements, and allowance of mixed-use and stand-alone multi-unit residential in commercial areas.

Lisa Brownfield with MIG Consulting reviewed Current Efforts that include the Market Study conducted by The Natelson Dale Group, the Transportation/Mobility Analysis conducted by KOA, and the Urban Design and Land Use Analyses conducted by MIG.

Lisa Brownfield with MIG Consulting reviewed "Big Moves" that included a vibrant cultural core, activated village square, and corridor gateway. She indicated the intent includes improved pedestrian and bicycle access, and vehicle facilities. She spoke regarding the focus areas that include Village Square, Cultural Core, and Harbor Gateway.

Lisa Brownfield with MIG Consulting spoke regarding ideas and concepts that would be taken to the community. She reviewed survey questions to be asked of the community, indicated public outreach would be done at the April 19, 2025, Spring Family Eggstravaganza, and informed how that public outreach would be done.

Lisa Brownfield with MIG Consulting reviewed the proposed process for connecting Brio and El Centro Parks, and what elements are desirable to the community. She spoke regarding the concept of an Allée which is a formal pathway lined with trees on both sides.

Lisa Brownfield with MIG Consulting spoke regarding roadway improvements that include Monte Vista Street near Washington Middle School.

Mayor Pro Tem Medrano spoke in support of Mission Style designs with angled parking.

Mayor Espinoza spoke in support of angled parking, single-lane roads, and an Allée.

Councilmember Gomez concurred with Mayor Pro Tem Medrano and Mayor Espinoza, and expressed the need for additional special event parking.

Director of Community and Economic Development Kim spoke regarding parking structures.

Councilmember Lampkin spoke in support of wider roadways near potential parking structures.

Lisa Brownfield with MIG Consulting spoke regarding potential improvements to the Community Center parking lot.

Mayor Pro Tem Medrano spoke regarding possible relocation of the Community Center.

Councilmember Nigsarian spoke in support of Mission Style developments, project costs, and pros and cons of single-lane roads.

Councilmember Gomez asked about project funding.

Director of Community and Economic Development Kim indicated that MIG has been tasked with providing the City with funding opportunities.

Councilmember Lampkin spoke in support of eclectic and special attraction areas, and a bistro and nightlife areas. He suggested the walkway areas be part of the park, and consideration be given for long-term stay in the City.

Councilmember Gomez spoke regarding public murals.

Director of Community and Economic Development Kim spoke regarding state restrictions on public murals.

Lisa Brownfield with MIG Consulting provided an overview of Village Square and key elements that include improved localized pedestrian activity and gathering spaces.

Councilmember Lampkin suggested roof-top dining.

Lisa Brownfield with MIG Consulting spoke regarding Harbor Gateway and key elements that include rethinking vacant and underutilized parcels, and subregional destination to create a sense of place.

Mayor Pro Tem Medrano spoke in support of a shopping mall concept with restaurants and multi-level parking.

Councilmember Lampkin spoke regarding views of the hills attracting visitors to the City.

Lisa Brownfield with MIG Consulting spoke regarding The Lab in Costa Mesa.

Councilmember Nigsarian spoke in support of archways at the east and west ends of the City.

Mayor Pro Tem Medrano spoke regarding the potential of an archway near the intersection of Beach Boulevard and La Habra Boulevard.

Councilmember Gomez spoke in support of the Encinitas archway example.

Councilmember Lampkin spoke regarding parking concerns.

Lisa Brownfield with MIG Consulting spoke regarding optional parking structures.

Councilmember Nigsarian asked if La Habra Boulevard mixed-use overlay is part of the Regional Housing Needs Assessment (RHNA).

Director of Community and Economic Development Kim responded no, and informed which areas of the community are impacted by RHNA.

Councilmember Nigsarian spoke regarding resident concerns with redevelopment and public parking.

Councilmember Gomez spoke in support of community input.

Mayor Pro Tem Medrano stressed the importance that up-front costs be clearly revealed to the community.

Councilmember Nigsarian spoke regarding the positive effects of residents being vested partners in the development, and the ability to address issues such as housing, traffic, and an outdated downtown.

Councilmember Lampkin suggested nightlife developments be away from the highway area.

Lisa Brownfield with MIG Consulting spoke regarding the need for a sense of place and consideration given for uses that feather out. She suggested that mixed-use developments be near each other in order to create synergy, and that design standards need to be considered.

Councilmember Lampkin asked about roadway lane widths.

Director of Public Works Saykali responded that roadways could be developed as a combination with both angle and parallel vehicle parking.

Councilmember Gomez asked Lisa Brownfield her opinions on the pros and cons of La Habra Boulevard.

Lisa Brownfield with MIG Consulting spoke regarding positive developments on La Habra Boulevard and mentioned inconsistencies with street sign designs.

Mayor Espinoza asked about additional public outreach.

Planning Manager Lui informed of additional public outreach planned at upcoming special events.

Lisa Brownfield with MIG Consulting indicated community outreach would be provided in English and Spanish.

Councilmember Nigsarian requested City Council be provided with an Instagram post that could be shared with their followers.

Lisa Brownfield with MIG Consulting informed of the next steps following community input.

**ADJOURNMENT:** Mayor Espinoza adjourned the Special Meeting at 4:30 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 \_\_\_\_\_.