

MINUTES

CITY COUNCIL OF THE CITY OF LA HABRA

ADJOURNED REGULAR MEETING 5:30 P.M.

REGULAR MEETING 6:30 P.M.

Monday, May 5, 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 Collins
Assistant City Manager Yap
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 6:03 p.m. There were no Closed Session announcements. Mayor Espinoza adjourned the Adjourned Regular Meeting at 6:03 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 Collins

PLEDGE OF ALLEGIANCE: Councilmember Gomez

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 Collins
Assistant City Manager Yap
Management Analyst II Hurt
City Clerk Barone
Assistant City Clerk Lopez

CLOSED SESSION ANNOUNCEMENT: None.

PROCLAMATIONS/PRESENTATIONS:

1. RECOGNITION OF THE PARRA FAMILY AS THE 2025 RESIDENTIAL BEAUTIFICATION AWARD RECIPIENT

Mayor Espinoza, City Council, and Community Services Commissioners Annette Limon, Denise Schmidt, and Carrie Surich recognized the Parra Family.

2. PROCLAIM MAY 4-10, 2025, AS PROFESSIONAL MUNICIPAL CLERKS WEEK IN THE CITY OF LA HABRA

Mayor Espinoza and the City Council presented a Proclamation to City Clerk Rhonda Barone, Assistant City Clerk Kenia Lopez, and Part-Time Clerk Candice Martinez.

3. PROCLAIM MAY 2025 AS BUILDING SAFETY MONTH IN THE CITY OF LA HABRA

Mayor Espinoza and the City Council presented a Proclamation to Director of Community and Economic Development Susan Kim, who introduced newly reclassified Deputy Director of Community and Economic Development Miranda Cole-Corona.

PUBLIC COMMENTS:

Annette Limon, La Habra resident, spoke.

Buffy M. Swodeck, La Habra resident, spoke.

Norma Perez, La Habra resident, spoke.

Carrie Surich, La Habra resident, spoke.

Esther Maraga, La Habra resident, spoke.

Susan Pritchard, La Habra resident, spoke.

Luz Spanks, La Habra resident, spoke.

Norma Perez, La Habra resident, spoke.

CONSENT CALENDAR:

Councilmember Gomez requested that Consent Calendar Item 4 be pulled for separate discussion.

Councilmember Lampkin spoke regarding Consent Calendar Item 7.

Moved by Mayor Pro Tem Medrano, seconded by Councilmember Lampkin, and CARRIED UNANIMOUSLY (5-0) TO APPROVE CITY COUNCIL CONSENT CALENDAR ITEMS 1 THROUGH 3, AND 5 THROUGH 7; WITH THE EXCEPTION OF ITEM 4 WHICH WAS PULLED FOR SEPARATE DISCUSSION.

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 Minutes of:

- Regular Meeting March 17, 2025
- Special Meeting March 31, 2025
- Regular Meeting April 7, 2025
- Regular Meeting April 21, 2025

3. APPROVE NOTICE OF COMPLETION FOR LAS REINAS WOMAN'S CLUB PARK, CITY PROJECT NO. 1-P-22

That the City Council approve the Notice of Completion for Las Reinas Woman's Club Park, City Project No. 1-P-22, and authorize staff to submit the Notice of Completion for recordation.

4. **REMOVED FOR SEPARATE DISCUSSION:** APPROVE NOTICE OF COMPLETION FOR MONTE VISTA STREET REHABILITATION PROJECT, FY 2022-2023, CITY PROJECT NO. 2-R-22

5. APPROVE THE SECOND AMENDMENT TO THE PERMANENT LOCAL HOUSING ALLOCATION AGREEMENT BETWEEN THE CITY OF LA HABRA AND THE COUNTY OF ORANGE

That the City Council approve the Second Amendment to the Permanent Local Housing Allocation Agreement between the City of La Habra and the County of Orange and authorize the City Manager to execute the Agreement.

6. TREASURER'S INVESTMENT REPORT FOR THE QUARTER ENDING MARCH 31, 2025

That the City Council receive and file the Treasurer's Investment Report for the quarter ending March 31, 2025.

7. WARRANTS: APPROVE NOS. 00145326 THROUGH 00145327 TOTALING \$10,873.18 AND NOS. 3710 THROUGH 3904 TOTALING \$2,910,117.34; AND APPROVE WIRE TRANSFERS DATED 04/24/25 TOTALING \$610,269.45

That the City Council approve Nos. 00145326 through 00145327 totaling \$10,873.18 and Nos. 3710 through 3904 totaling \$2,910,117.34; and approve Wire Transfers dated 04/24/25, totaling \$610,269.45.

CONSENT CALENDAR ITEMS REMOVED FOR SEPARATE DISCUSSION:

4. APPROVE NOTICE OF COMPLETION FOR MONTE VISTA STREET REHABILITATION PROJECT, FY 2022-2023, CITY PROJECT NO. 2-R-22

No staff report was requested.

City Council discussion included: project's cost savings; and thanking city staff for execution of the project.

Moved by Councilmember Gomez, seconded by Mayor Pro Tem Medrano, and CARRIED UNANIMOUSLY (5-0) THAT THE CITY COUNCIL APPROVE A NOTICE OF COMPLETION FOR THE MONTE VISTA STREET REHABILITATION PROJECT, FISCAL YEAR 2022-2023, CITY PROJECT NO. 2-R-22, AND AUTHORIZE STAFF TO SUBMIT THE NOTICE OF COMPLETION FOR RECORDATION.

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: None at this time.

CONSIDERATION ITEMS:

1. CONSIDER APPROVAL OF A REGULATORY AGREEMENT WITH LA HABRA 4 INV, LLC, A DELAWARE LIMITED LIABILITY CORPORATION, FOR THE RESTRICTION OF TWO AFFORDABLE HOUSING UNITS TO BE MADE AVAILABLE TO MODERATE-INCOME HOUSEHOLDS THROUGH THE STATE OF CALIFORNIA DENSITY BONUS LAW (STATE DENSITY BONUS LAW) FOR THE PROPERTY LOCATED AT 120 EAST WHITTIER BOULEVARD

AND

CONSIDER APPROVAL OF A REGULATORY AGREEMENT WITH LA HABRA 4 INV, LLC, A DELAWARE LIMITED LIABILITY CORPORATION, FOR THE RESTRICTION OF THREE AFFORDABLE HOUSING UNITS TO BE MADE AVAILABLE TO MODERATE-INCOME HOUSEHOLDS THROUGH THE STATE OF CALIFORNIA DENSITY BONUS LAW (STATE DENSITY BONUS LAW) FOR THE PROPERTY LOCATED AT 310-330 EAST WHITTIER BOULEVARD

City Clerk Barone stated an email public comment was received by the City Clerk's Office today from James M. Lloyd, with a copy provided to each City Councilmember.

Deputy Director of Community and Economic Development Cole-Corona presented the staff report.

City Council discussion included: state mandates restricting city requirements on proposed developments; state restrictions on local control; and state density laws.

Mayor Espinoza invited the public to testify at 7:09 p.m. There was no public testimony.

Moved by Councilmember Gomez, seconded by Councilmember Lampkin, and CARRIED UNANIMOUSLY (5-0) THAT THE CITY COUNCIL:

- A. APPROVE A REGULATORY AGREEMENT WITH LA HABRA 4 INV, LLC, A DELAWARE LIMITED LIABILITY CORPORATION, FOR THE RESTRICTION OF TWO AFFORDABLE HOUSING UNITS TO BE MADE AVAILABLE TO MODERATE-INCOME HOUSEHOLDS THROUGH THE STATE OF CALIFORNIA DENSITY BONUS LAW (STATE DENSITY BONUS LAW) FOR THE PROPERTY LOCATED AT 120 EAST WHITTIER BOULEVARD; AND,

- B. APPROVE A REGULATORY AGREEMENT WITH LA HABRA 4 INV, LLC, A DELAWARE LIMITED LIABILITY CORPORATION, FOR THE RESTRICTION OF THREE AFFORDABLE HOUSING UNITS TO BE MADE AVAILABLE TO MODERATE-INCOME HOUSEHOLDS THROUGH THE STATE OF CALIFORNIA DENSITY BONUS LAW (STATE DENSITY BONUS LAW) FOR THE PROPERTY LOCATED AT 310-330 EAST WHITTIER BOULEVARD.

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 spoke regarding the Monte Vista Street Rehabilitation Project and the Las Reinas Woman's Club Park Project.

COMMENTS FROM COUNCILMEMBERS:

Each City Councilmember commented and reported on their attendance to past community events and activities, and thanked City staff for their work and dedication to the La Habra community.

Councilmember Nigsarian stated he would be absent from the next Regular City Council Meeting of May 19, 2025.

Councilmember Gomez wished Mayor Espinoza and everyone in the community a Happy Mother's Day.

Councilmember Lampkin requested the meeting be adjourned in memory of Tesfaye Samuel Ringwood.

ADJOURNMENT: Mayor Espinoza adjourned the meeting in memory of Tesfaye Samuel Ringwood at 7:46 p.m. to Monday, May 19, 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 _____.