

## MINUTES

### CITY COUNCIL OF THE CITY OF LA HABRA

#### SPECIAL MEETING

Monday, July 28, 2025

#### SPECIAL MEETING 3:30 P.M.:

**CALL TO ORDER:** Mayor Espinoza called the Special Meeting of the City Council of the City of La Habra to order at 3:30 p.m. in the City Hall Atrium Conference Room, located at 110 East La Habra Boulevard, La Habra, California.

**COUNCILMEMBERS PRESENT:** Mayor Espinoza  
Councilmember Gomez  
Councilmember Lampkin  
Councilmember Nigsarian

**COUNCILMEMBERS ABSENT:** Mayor Pro Tem Medrano (excused absence)

**OTHER OFFICIALS PRESENT:** City Manager Sadro  
Assistant City Manager Yap  
City Clerk Barone

Director of Community and Economic Development Susan Kim, Planning Manager Sonya Lui, Deputy Director of Community and Economic Development Miranda Cole-Corona, Senior Planner Ash Syed, Assistant City Clerk Kenia Lopez, Los Angeles County Fire Department Assistant Fire Chief Khoi Dao, Lisa Brownfield with MIG Consulting, and Roger Dale with The Natelson Dale Group, Inc. were also present.

**PUBLIC COMMENTS:** None.

#### LA HABRA BOULEVARD SPECIFIC PLAN STUDY SESSION

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

Director of Community and Economic Development Kim introduced Lisa Brownfield with MIG Consulting.

Lisa Brownfield with MIG Consulting presented a PowerPoint entitled "La Habra Blvd Specific Plan Preferred Alternative" and provided an overview of public outreach. She spoke regarding public outreach and responses to the online surveys.

Councilmember Gomez asked if the survey was limited to only La Habra residents.

Lisa Brownfield with MIG Consulting responded no.

City Manager Sadro spoke regarding how the new Northgate Market development was planned. He asked about down-zoning and state regulations.

Director of Community and Economic Development Kim spoke regarding difficulties of new businesses coming into the City due to limited parking. She spoke regarding challenges of outdoor seating due to vehicle traffic noise.

City Manager Sadro spoke regarding potential challenges of diverting vehicle traffic away from La Habra Boulevard.

Director of Community and Economic Development Kim discussed the potential use of temporary grant funding.

City Manager Sadro spoke regarding potential parcel and parking incentives, and the creation of economic incentives for developers.

Roger Dale with The Natelson Dale Group, Inc. provided an overview of "Potential Implementation Strategies"; and spoke regarding the City of Tustin's in-lieu fees.

City Manager Sadro spoke regarding the City of Placentia's Enhanced Infrastructure Financing District (EIFD).

Director of Community and Economic Development Kim spoke regarding in-lieu fees.

Lisa Brownfield with MIG Consulting indicated there would be a Planning Commission workshop immediately following this one; and reiterated questions and comments raised by the City Councilmembers.

City Council discussion included: preservation of low-density developments based upon state regulations; traffic slowing efforts; mixed-use residential developments that could include open parking settings; sufficient parking for local businesses; open space development; use of land on private properties; residential concerns related to Idaho Street widening; past discussion about development of roundabouts as a traffic calming measure; impacts of angled parking spaces; potential utility discounts for new businesses; impacts of long-term investments of the City; support of the project; and potential challenges.

Councilmember Gomez suggested public outreach for all property owners, tenants, and residents on La Habra Boulevard.

Councilmember Lampkin thanked the public for attending this meeting.

**ADJOURNMENT:** Mayor Espinoza adjourned the Special Meeting at 4:57 p.m. to Monday, August 4, 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 \_\_\_\_\_.