

MINUTES

CITY COUNCIL OF THE CITY OF LA HABRA

ADJOURNED REGULAR MEETING 5:30 P.M.
&
REGULAR MEETING 6:30 P.M.

Monday, November 3, 2025

ADJOURNED REGULAR MEETING 5:30 P.M.: Cancelled

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
Councilmember Gomez
Councilmember Nigsarian
Councilmember Lampkin

COUNCILMEMBERS ABSENT: Mayor Pro Tem Medrano (excused absence)

OTHER OFFICIALS PRESENT: City Manager Sadro
City Attorney Collins
Assistant City Manager Yap
Management Analyst II Hurt
City Clerk Barone
Part-Time Clerk Martinez

CLOSED SESSION ANNOUNCEMENT: None.

PROCLAMATIONS/PRESENTATIONS:

1. PROCLAIM NOVEMBER 10-14, 2025, AS "LAW ENFORCEMENT RECORDS AND SUPPORT PERSONNEL WEEK" IN THE CITY OF LA HABRA

On behalf of Mayor Espinoza, Councilmember Gomez led the proclamation presentation to Police Chief Foster, Administrative Bureau Manager Duong, and staff.

PUBLIC COMMENTS:

James Lees, La Habra resident, spoke.

Maribelle Lopez, La Habra resident, spoke.

Christine Cook, La Habra resident, spoke.

Bill Sanders, La Habra resident, spoke.

Linda Hudak, La Habra resident, spoke.

Mary Anne Mendel, La Habra resident, spoke.

Zhenyne Li, Hacienda Heights Boy Scout Troop 710, spoke.

CONSENT CALENDAR:

Audience member Michelle Bernier requested that Consent Calendar Items 3, 5, 8, and 11 be pulled for separate discussion.

Moved by Councilmember Gomez, seconded by Councilmember Lampkin, and CARRIED (4-0) TO APPROVE CONSENT CALENDAR ITEMS 1 THROUGH 19; WITH THE EXCEPTION OF ITEMS 3, 5, 8, AND 11 WHICH WERE PULLED FOR SEPARATE DISCUSSION.

Said motion CARRIED by the following vote:

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

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 October 20, 2025.

3. **REMOVED FOR SEPARATE DISCUSSION:** APPROVE THE SECOND READING AND ADOPTION OF **ORDINANCE NO. CC 2025-12** ENTITLED: AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF LA HABRA, CALIFORNIA, ADOPTING AMENDMENTS TO TITLE 15 "BUILDINGS AND CONSTRUCTION" OF THE LA HABRA MUNICIPAL CODE CHAPTERS 15.04, 15.05, 15.06, 15.07, 15.08, 15.12, 15.16, 15.32, 15.46 AND 15.68, BY ADOPTING THE 2025 EDITIONS OF THE CALIFORNIA BUILDING, RESIDENTIAL, ELECTRICAL, PLUMBING, MECHANICAL, EXISTING BUILDING, GREEN BUILDING STANDARDS AND ENERGY CODES; AND, THE 2025 COUNTY OF LOS ANGELES FIRE CODE AND 2024 INTERNATIONAL PROPERTY MAINTENANCE CODE

4. APPROVE THE SECOND READING AND ADOPTION OF **ORDINANCE NO. CC 2025-13** ENTITLED: AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF LA HABRA, CALIFORNIA, AMENDING CHAPTER 9.32 (NOISE CONTROL) OF TITLE 12 (PUBLIC PEACE AND WELFARE) OF THE LA HABRA MUNICIPAL CODE, RELATING TO REGULATIONS ON NOISE

That the City Council approve the second reading and adoption of Ordinance No. CC 2025-13.

5. **REMOVED FOR SEPARATE DISCUSSION:** APPROVE THE SECOND READING AND ADOPTION OF **ORDINANCE NO. CC 2025-14** ENTITLED: AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF LA HABRA, CALIFORNIA, APPROVING ZONE CHANGE 25-0003 TO ADD CHAPTER 18.65 (SPECIAL EVENT PERMITS) TO TITLE 18 (ZONING) AND AMEND SECTION 18.04.030 (TERMS DEFINED) OF CHAPTER 18.04 (DEFINITIONS), SECTION 18.06.040 (LAND USES) OF CHAPTER 18.06 (ZONES ESTABLISHED -- ZONING MAP BOUNDARIES AND LAND USES), AND SECTION 18.23.090 (SIGN REGULATIONS -- TEMPORARY SIGNS) OF CHAPTER 18.23 (SIGN STANDARDS) OF TITLE 18 (ZONING) OF THE LA HABRA MUNICIPAL CODE FOR CONSISTENCY WITH CHAPTER 18.65 (SPECIAL EVENT PERMITS) AND MAKING A DETERMINATION THAT THE ORDINANCE IS EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) PURSUANT TO SECTIONS 15378(b)(5) AND 15061(b)(3) OF THE CEQA GUIDELINES

6. APPROVE THE SECOND READING AND ADOPTION OF **ORDINANCE NO. CC 2025-15** ENTITLED: AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF LA HABRA, CALIFORNIA, ADDING PARAGRAPH (C) "MULCH" TO SECTION 8.04.340 OF THE LA HABRA MUNICIPAL CODE RELATING TO PROCUREMENT REQUIREMENTS FOR THE USE OF MULCH PER SENATE BILL 1383, ASSEMBLY BILL 2902, AND ASSEMBLY BILL 2346

That the City Council approve the second reading and adoption of Ordinance No. CC 2025-15.

7. APPROVE THE CALIFORNIA DOMESTIC WATER COMPANY (CDWC) BOARD OF DIRECTORS PROXY NOMINATION

That the City Council approve and authorize the Mayor and City Clerk to execute the proxy for the election of Donald J. Hannah, Jr. to continue as Director to the California Domestic Water Company (CDWC) Board of Directors at its Annual Meeting of Shareholders on November 21, 2025.

8. **REMOVED FOR SEPARATE DISCUSSION:** APPROVE PROJECT PROCESSING AND REIMBURSEMENT AGREEMENT WITH LENNAR HOMES OF CALIFORNIA, LLC FOR THE EXPEDITED PROCESSING OF THE PROPOSED WESTRIDGE HILLS PROJECT AT 1400 SOUTH LA HABRA HILLS DRIVE

9. APPROVE AN AFFORDABLE HOUSING AGREEMENT WITH CITRUS ROW TOWNHOMES, LLC, FOR THE RESTRICTION OF FOUR AFFORDABLE HOUSING UNITS TO BE MADE AVAILABLE FOR SALE TO MODERATE-INCOME HOUSEHOLDS THROUGH THE CITY OF LA HABRA'S INCLUSIONARY HOUSING ORDINANCE FOR THE PROPERTY LOCATED AT 300 SOUTH WALNUT STREET

That the City Council approve an Affordable Housing Agreement with Citrus Row Townhomes, LLC for the restriction of four affordable housing units to be made available for sale to moderate-income households through the City of La Habra's Inclusionary Housing Ordinance for the property located at 300 South Walnut Street.

10. AWARD CONTRACT TO SCANSYS, INC. FOR SURVEILLANCE CAMERAS AND FIBER INSTALLATION FOR 205 SOUTH EUCLID STREET TENANT IMPROVEMENT, CITY PROJECT NO. 6-B-23

That the City Council:

- A. Waive formal bid procedures per La Habra Municipal Code Section 4.20.130 (B) and utilize the Informal Bidding Procedures;
 - B. Award a construction contract to Scansys, Inc., of Carson, California, for the installation of fiber optic cables and surveillance cameras as part of the Remodel/Tenant Improvements at the City owned buildings at 205 South Euclid Street and 106 East First Avenue, City Project No. 6-B-23, in the amount of \$43,994.05 and reject all other bids;
 - C. Authorize the City Manager to execute an agreement with Scansys, Inc. and authorize staff to issue a purchase order to Scansys, Inc. in the amount of \$48,394, which includes a ten percent (10%) contingency, for the installation of fiber optic cables and surveillance cameras at 205 South Euclid Street; and
 - D. Authorize the amendment to the Project budget and appropriate \$48,394 from available General Capital Improvement Funds to fully fund the Project, which includes up to a ten percent (10%) project contingency.
11. **REMOVED FOR SEPARATE DISCUSSION:** APPROVE AWARD OF CONTRACT TO LESLIE GUNNER CAMPBELL CONSTRUCTION FOR CONSTRUCTION OF THE ANNUAL SIDEWALK IMPROVEMENTS PROJECT FY 24-25, CITY PROJECT NO. 1-R-25
 12. APPROVE TRACT MAP NO. 19344 AT 300 SOUTH WALNUT STREET, AS SUBMITTED, AND ACCEPT THE DEDICATIONS FOR EMERGENCY VEHICLE ACCESS EASEMENT, AND PUBLIC UTILITY EASEMENT, AS SHOWN ON SAID MAP

That the City Council approve Tract Map No. 19344 at 300 South Walnut Street, as submitted, and accept the dedication for emergency vehicle access easement, and public utility easement, as shown on said map.

13. APPROVE FISCAL YEAR 2025-2026 OFFICE OF TRAFFIC SAFETY "SELECTIVE TRAFFIC ENFORCEMENT PROGRAM" (STEP) GRANT FUNDING IN THE AMOUNT OF \$160,000

That the City Council approve and authorize the Chief of Police to accept and execute an agreement with the State of California's Office of Traffic Safety (OTS) to accept the "Selective Traffic Enforcement Program" (STEP) grant funding in the amount of \$160,000 to fund overtime costs related to extra enforcement operations, collaborative Driving while Under the Influence (DUI) and Traffic Enforcement, travel, and training.

14. APPROVE AGREEMENT WITH CROSSROADS SOFTWARE INC. FOR COLLISION REPORTING SOFTWARE AND ANALYTICS PROGRAM

That the City Council approve and authorize the City Manager to enter into an agreement with Crossroads Software Inc. of Meridian, Idaho, for the implementation of upgraded traffic reporting software, and approve an appropriation of \$74,600 from the Fiscal Year 2025-2026 Asset Seizure Fund.

15. APPROVE AGREEMENT AND ISSUANCE OF A PURCHASE ORDER WITH FULLERTON PAINT AND FLOORING FOR FLOOR REPLACEMENT AT THE LA HABRA COMMUNITY CENTER

That the City Council approve and authorize the City Manager to execute an agreement with Fullerton Paint and Flooring and authorize staff to issue a purchase order to Fullerton Paint and Flooring in the amount of \$108,510, which includes a 10 percent (10%) contingency.

16. APPROVE AN AGREEMENT AND ISSUANCE OF A PURCHASE ORDER WITH ECO HOME BUILDERS FOR CEILING TILE REPLACEMENT AS A PART OF THE COMMUNITY CENTER RENOVATION PLAN

That the City Council approve and authorize the City Manager to execute an agreement with ECO Home Builders and authorize staff to issue a purchase order to ECO Home Builders in the amount of \$45,573, which includes a 10 percent (10%) contingency.

17. APPROVE A PROFESSIONAL SERVICES AGREEMENT WITH CMA INC DBA CONTRAST MEDIA FOR DESIGN AND PROJECT MANAGEMENT SERVICES FOR THE RENOVATION OF THE LA HABRA COMMUNITY CENTER GRAND BALLROOM AND LOBBY AT 101 WEST LA HABRA BOULEVARD

That the City Council:

- A. Waive the competitive bidding process per La Habra Municipal Code Section 4.20.080 (C) "Exceptions to bidding requirements" for certain architectural, consulting, engineering and other services and approve and authorize the City Manager to execute an agreement with CMA Inc DBA Contrast Media of Fullerton, California, for design and project management services for the renovation of the La Habra Community Center Grand Ballroom and Lobby at 101 West La Habra Boulevard; and,

- B. Authorize staff to issue a purchase order in the amount of \$58,800, which includes a 20 percent (20%) contingency.
18. RECEIVE AND FILE THE TREASURER'S INVESTMENT REPORT FOR THE QUARTER ENDING SEPTEMBER 30, 2025

That the City Council receive and file the Treasurer's Investment Report for the quarter ending September 30, 2025.

19. WARRANTS: APPROVE NOS. 6415 THROUGH 6509 TOTALING 2,230,866.86; AND APPROVE WIRE TRANSFERS DATED 10/28/2025, TOTALING 1,608,134.19

That the City Council approve Nos. 6415 through 6509 totaling \$2,230,866.86; and approve Wire Transfers dated 10/28/2025, totaling \$1,608,134.19.

CALENDAR ITEMS REMOVED FOR SEPARATE DISCUSSION:

3. APPROVE THE SECOND READING AND ADOPTION OF **ORDINANCE NO. CC 2025-12** ENTITLED: AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF LA HABRA, CALIFORNIA, ADOPTING AMENDMENTS TO TITLE 15 "BUILDINGS AND CONSTRUCTION" OF THE LA HABRA MUNICIPAL CODE CHAPTERS 15.04, 15.05, 15.06, 15.07, 15.08, 15.12, 15.16, 15.32, 15.46 AND 15.68, BY ADOPTING THE 2025 EDITIONS OF THE CALIFORNIA BUILDING, RESIDENTIAL, ELECTRICAL, PLUMBING, MECHANICAL, EXISTING BUILDING, GREEN BUILDING STANDARDS AND ENERGY CODES; AND, THE 2025 COUNTY OF LOS ANGELES FIRE CODE AND 2024 INTERNATIONAL PROPERTY MAINTENANCE CODE

Director of Community and Economic Development Kim presented the staff report.

Mayor Espinoza invited the public to testify at 6:54 p.m. There was no public testimony.

Moved by Councilmember Gomez, seconded by Councilmember Lampkin, and CARRIED (4-0) THAT THE CITY COUNCIL APPROVE THE SECOND READING AND ADOPTION OF ORDINANCE NO. CC 2025-12.

Said motion CARRIED by the following vote:

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

5. APPROVE THE SECOND READING AND ADOPTION OF **ORDINANCE NO. CC 2025-14** ENTITLED: AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF LA HABRA, CALIFORNIA, APPROVING ZONE CHANGE 25-0003 TO ADD CHAPTER 18.65 (SPECIAL EVENT PERMITS) TO TITLE 18 (ZONING) AND AMEND SECTION 18.04.030 (TERMS DEFINED) OF CHAPTER 18.04 (DEFINITIONS), SECTION 18.06.040 (LAND USES) OF CHAPTER 18.06 (ZONES ESTABLISHED -- ZONING MAP BOUNDARIES AND LAND USES), AND SECTION 18.23.090 (SIGN REGULATIONS -- TEMPORARY SIGNS) OF CHAPTER 18.23 (SIGN STANDARDS) OF TITLE 18 (ZONING) OF THE LA HABRA MUNICIPAL CODE FOR CONSISTENCY WITH CHAPTER 18.65 (SPECIAL EVENT PERMITS) AND MAKING A DETERMINATION THAT THE ORDINANCE IS EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) PURSUANT TO SECTIONS 15378(b)(5) AND 15061(b)(3) OF THE CEQA GUIDELINES

Director of Community and Economic Development Kim presented the staff report.

Mayor Espinoza invited the public to testify at 6:55 p.m. There was no public testimony.

Moved by Councilmember Nigsarian, seconded by Councilmember Lampkin, and CARRIED (4-0) THAT THE CITY COUNCIL APPROVE THE SECOND READING AND ADOPTION OF ORDINANCE NO. CC 2025-14.

Said motion CARRIED by the following vote:

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

11. APPROVE AWARD OF CONTRACT TO LESLIE GUNNER CAMPBELL CONSTRUCTION FOR CONSTRUCTION OF THE ANNUAL SIDEWALK IMPROVEMENTS PROJECT FY 24-25, CITY PROJECT NO. 1-R-25

City Manager Sadro presented the staff report.

Mayor Espinoza invited the public to testify at 6:56 p.m. There was no public testimony.

Moved by Councilmember Lampkin, seconded by Councilmember Nigsarian, and CARRIED (4-0) THAT THE CITY COUNCIL:

- A. APPROVE THE PROJECT PLANS AND SPECIFICATIONS FOR THE ANNUAL SIDEWALK IMPROVEMENTS PROJECT FY 24-25, CITY PROJECT NO. 1-R-25;
- B. AWARD A CONSTRUCTION CONTRACT TO LESLIE GUNNER CAMPBELL CONSTRUCTION OF CANYON LAKE, CALIFORNIA, FOR CONSTRUCTION OF THE ANNUAL SIDEWALK IMPROVEMENTS PROJECT FY 24-25, CITY PROJECT NO. 1-R-25, IN THE AMOUNT OF \$135,550 AND REJECT ALL OTHER BIDS; AND,

- C. AUTHORIZE THE CITY MANAGER TO EXECUTE AN AGREEMENT WITH LESLIE GUNNER CAMPBELL CONSTRUCTION, AND AUTHORIZE STAFF TO ISSUE A PURCHASE ORDER TO LESLIE GUNNER CAMPBELL CONSTRUCTION, IN THE AMOUNT OF \$198,660, WHICH INCLUDES \$30,000 FOR ADDITIONAL WORK AND A TWENTY PERCENT (20%) CONTINGENCY.

Said motion CARRIED by the following vote:

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

8. APPROVE PROJECT PROCESSING AND REIMBURSEMENT AGREEMENT WITH LENNAR HOMES OF CALIFORNIA, LLC FOR THE EXPEDITED PROCESSING OF THE PROPOSED WESTRIDGE HILLS PROJECT AT 1400 SOUTH LA HABRA HILLS DRIVE

Councilmember Gomez recused himself from this item and left the dais at 6:57 p.m.

Director of Community and Economic Development Kim presented the staff report.

City Council discussion included: past practice compliance; potential negative impacts of non-approval; criteria for consultant selection; and the creation and implementation of the project timeline.

Mayor Espinoza invited the public to testify at 7:12 p.m.

The following members of the public spoke in opposition to the item:

James "Jim" Lees
Christine Cook
Michelle Bernier
Maribelle Lopez
Bill Sanders
Robert Ronan

Mayor Espinoza closed public testimony at 7:19 p.m.

Moved by Mayor Espinoza, seconded by Councilmember Lampkin, and FAILED (1-2) THAT THE CITY COUNCIL AUTHORIZE THE CITY MANAGER TO EXECUTE A PROJECT PROCESSING AND REIMBURSEMENT AGREEMENT WITH LENNAR HOMES OF CALIFORNIA, LLC FOR THE EXPEDITED PROCESSING OF THE PROPOSED WESTRIDGE HILLS PROJECT AT 1400 SOUTH LA HABRA HILLS DRIVE.

Said motion FAILED by the following vote:

AYES: Councilmember Lampkin
NOES: Mayor Espinoza, Councilmember Nigsarian
ABSTAIN: Councilmember Gomez
ABSENT: Mayor Pro Tem Medrano

Councilmembers Nigsarian and Lampkin thanked the public for their comments, and thanked those who provided email public comments on this item.

Councilmember Gomez returned to the dais at 7:22 p.m.

PUBLIC HEARINGS: None at this time.

CONSIDERATION ITEMS:

1. STATUS UPDATE FOR THE PROPOSED IMMERSION THEATER EXPANSION PROJECT AT THE CHILDREN'S MUSEUM

Director of Community Services Fujio presented the staff report.

Kent Roberts, Friends of Children's Museum Board Member, made a presentation on this item and spoke regarding the building location, proposed costs, and potential financial support from donors.

City Council discussion included: design and architectural fees; logistics and permitting for future exhibit displays; alternative funding sources; relocation of railroad cars; and funding commitment by the City.

Mayor Espinoza left the dais at 7:32 p.m.

Mayor Espinoza returned to the dais at 7:35 p.m.

Mayor Espinoza invited the public to testify at 8:11 p.m.

Yareli, La Habra resident, spoke in favor of the item.

Mayor Espinoza closed public testimony at 8:13 p.m.

Moved by Councilmember Nigsarian, seconded by Councilmember Gomez, and CARRIED (4-0) THAT THE CITY COUNCIL APPROVE THE FINAL SITE LOCATION FOR THE PROPOSED IMMERSION THEATER BUILDING AND; APPROVE FUNDING APPROPRIATION IN AN AMOUNT EQUAL TO HALF THE COST, NOT TO EXCEED \$50,000 (WHICHEVER IS LOWER), FROM AVAILABLE CITY FACILITY IMPROVEMENT RESERVES, FOR SITE PLANS, ARCHITECTURAL DESIGNS AND BUILDING PLANS FOR THE PROPOSED NEW BUILDING.

Said motion CARRIED by the following vote:

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

Moved by Councilmember Gomez, seconded by Councilmember Lampkin, and CARRIED (4-0) THAT THE CITY COUNCIL APPROVE A CITY FUNDING COMMITMENT FOR THIS PROJECT, IN AN AMOUNT NOT TO EXCEED \$400,000, THAT WILL BE USED TO HELP CONSTRUCT THE NEW PROPOSED BUILDING, SUBJECT TO CITY COUNCIL REVIEW OF THE FINAL BUILDING PLAN AND DESIGN AT A FUTURE DATE, AND SUBJECT TO FULL PRIVATE PROJECT FUNDING FOR THE PROJECT BEING SECURED PRIOR TO THE CITY'S CONTRIBUTION BEING UTILIZED.

Said motion CARRIED by the following vote:

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

MAYOR'S COMMUNITY CALENDAR:

On behalf of Mayor Espinoza, Councilmember Nigsarian announced the upcoming community events and activities.

COMMENTS FROM STAFF: None.

COMMENTS FROM COUNCILMEMBERS:

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

Councilmember Lampkin expressed his condolences for the tragic killing of San Bernardino County Sheriff's Deputy Andrew Nunez.

Councilmember Gomez left the dais at 8:34 p.m.

ADJOURNMENT: Mayor Espinoza adjourned the meeting in memory of San Bernardino County Sheriff's Deputy Andrew Nunez at 8:36 p.m. to Monday, November 17, 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 _____.

DRAFT