



**LA HABRA  
CITY COUNCIL**

**ADJOURNED REGULAR MEETING 5:30 P.M  
&  
REGULAR MEETING 6:30 P.M.  
MONDAY, OCTOBER 19, 2020**

COUNCIL CHAMBER  
100 EAST LA HABRA BOULEVARD  
LA HABRA, CALIFORNIA 90631

---

The Regular Meeting of the City Council for October 19, 2020, will be conducted in the City Council Chamber, but with the following parameters for attendance and electronic participation by the public to ensure the the health and safety of all participants by limiting contact that could spread the COVID-19 virus:

1. Participate by submitting your written comments in support or opposition to the project via email to [cc@lahabraca.gov](mailto:cc@lahabraca.gov), by regular mail or by dropping off written comments in person to La Habra City Hall, 110 East La Habra Boulevard, La Habra, CA 90631, Attn: City Clerk, no later than 5:00 p.m. on Monday, October 19, 2020. Written participation is the preferred method of public participation. All written communications received prior to the close of the public hearing will be provided to the City Council and made a part of the record of the hearing.

2. To comply with County Health Officer directives, the City Council Chamber will be closed to the public except for providing in person testimony during the public hearing. Seating will be available for the public in the City Hall Atrium, located at 110 East La Habra Boulevard, La Habra, California (limited to 40 people) and video screens will be set-up in the City Hall parking lot for overflow seating and viewing should the Atrium be filled. Those wishing to address the City Council must fill out a speaker card that will be provided by staff on the evening of the hearing. Following a staff presentation, and a presentation by the applicant, those wishing to speak in favor will be heard first, followed by those in opposition. Staff will be available to escort speakers once called upon.

If you wish to watch the meeting it will be broadcast live on Cable Channel 3 and on the city website at <http://www.lahabraca.gov/356/Archived-Council-Videos>.

Your patience with these changes is appreciated as the City adjusts to new ways of conducting business during the COVID-19 pandemic.

**ADJOURNED REGULAR MEETING 5:30 P.M.:** Canceled

**REGULAR MEETING 6:30 P.M.:**

**CALL TO ORDER:** Council Chamber

**INVOCATION:** City Attorney Jones

**PLEDGE OF ALLEGIANCE:** Mayor Pro Tem Espinoza

**ROLL CALL:** Mayor Beamish  
Mayor Pro Tem Espinoza  
Councilmember Gomez  
Councilmember Medrano  
Councilmember Shaw

**CLOSED SESSION ANNOUNCEMENT:**

**PROCLAMATIONS/PRESENTATIONS:** None at this time.

**PUBLIC COMMENTS:** When addressing the City Council, please complete a Speaker's Card before leaving the Council Chamber.

General Public Comments shall be received at the beginning of the governing body meeting and limited to three (3) minutes per individual, with a total time limit of 30 minutes for all public comments, unless otherwise modified by the Mayor or Chair. Speaking time may not be granted and/or loaned to another individual for purposes of extending available speaking time, and comments must be kept brief, non-repetitive, and professional in nature.

The general Public Comment portion of the meeting allows the public to address any item of City business not appearing on the scheduled agenda. Per Government Code Section 54954.3(a), such comments shall not be responded to by the governing body during the meeting.

**CONSENT CALENDAR:**

All matters on Consent Calendar are considered to be routine and will be enacted by one motion unless a Councilmember, City staff member, or member of the audience requests separate action or removal of an item. Removed items will be considered following the Consent Calendar portion of this agenda. Public comment shall be limited to three (3) minutes per individual, with a total time limit of 30 minutes per item that has been removed for separate discussion, unless otherwise modified by the Mayor. Speaking time may not be granted and/or loaned to another individual for purposes of extending available speaking time, and comments must be kept brief, non-repetitive, and professional in nature.

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 MINUTES**  
That the City Council approve City Council Minutes of:  
A. September 21, 2020; and  
B. October 5, 2020.

3. APPROVE THE EARLY HEAD START HEALTH CONSULTANT AGREEMENT FOR THE 2020-2021 SCHOOL YEAR  
That the City Council approve and authorize the City Manager to execute an agreement with Vanessa Martinez, RN BSN, for consulting and health services as required for the Early Head Start program, at a rate of \$75 per hour, with 20 percent as in-kind donation to the program, for an adjusted rate of \$60 per hour, not to exceed 30 hours per month for the 2020-2021 school year.
  
4. APPROVE THE EARLY HEAD START MENTAL HEALTH CONSULTANT AGREEMENT FOR THE 2020-2021 SCHOOL YEAR  
That the City Council approve and authorize the City Manager to execute an agreement with Rosa Santoyo for mental health services required for students and families enrolled in the Early Head Start program, at a cost of \$65 per hour, not to exceed 36 hours per month for the 2020-2021 school year.
  
5. APPROVE THE 2020-2021 OFFICE OF TRAFFIC SAFETY (OTS) GRANT - SELECTIVE TRAFFIC ENFORCEMENT PROGRAM  
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 \$113,000 for overtime costs related to extra enforcement operations, collaborative Driving Under the Influence (DUI) operations, and Traffic Enforcement, travel, and training.
  
6. WARRANTS: APPROVE NOS. 00127346 THROUGH 00127517 TOTALING \$667,276.88 AND WIRE TRANSFER: APPROVE WIRE TRANSFER DATE 10/31/2020 TOTALING \$1,563,876.85  
Approve Nos. 00127346 through 00127517 totaling \$667,276.88; and  
Approve Wire Transfer Date 10/31/2020 Totaling \$1,563,876.85.

**CONSENT CALENDAR ITEMS REMOVED FOR SEPARATE DISCUSSION:**

**PUBLIC HEARINGS:**

Public comments shall be unlimited per individual, and there is no limit to the total amount of time available for public comments for each Public Hearing item on the agenda. Comments must be kept brief, non-repetitive, and professional in nature.

1. CONSIDERATION OF THE PROPOSED RANCHO LA HABRA RESIDENTIAL DEVELOPMENT PROJECT AT 1400 SOUTH LA HABRA HILLS DRIVE, TO INCLUDE:
  - DRAFT ENVIRONMENTAL IMPACT REPORT;
  - GENERAL PLAN AMENDMENT 18-01 TO CHANGE THE LAND USE DESIGNATION FROM OPEN SPACE TO RESIDENTIAL MULTI-FAMILY 1 FOR PLANNING AREA 1 (15-245 UNITS/ACRE), LOW DENSITY RESIDENTIAL (0-8 UNITS/ACRE) FOR PLANNING AREAS 2, 3 & 4, AND TO MIXED USE 1 FOR PLANNING AREA 5 OF THE RANCHO LA HABRA SPECIFIC PLAN;
  - THE ADOPTION OF THE RANCHO LA HABRA SPECIFIC PLAN;
  - AMENDMENT #3 TO THE LA HABRA HILLS SPECIFIC PLAN;
  - ZONE CHANGE 18-01 FROM LA HABRA HILLS SPECIFIC PLAN TO RANCHO LA HABRA SPECIFIC PLAN FOR THE AREA OCCUPIED BY THE WESTRIDGE GOLF COURSE;
  - DESIGN REVIEW 18-01 THROUGH 18-05 FOR RANCHO LA HABRA SPECIFIC PLAN AREAS 1, 2, 3, 4, 6, AND 7;
  - DEVELOPMENT AGREEMENT 18-01 FOR THE RANCHO LA HABRA SPECIFIC PLAN; AND,
  - AN APPEAL OF THE DENIAL OF VESTING TENTATIVE TRACT MAP 17845

It is recommended that the City Council review the information provided in, and attached to, this report, along with public testimony provided at the hearing, and the Planning Commission's recommendation, and direct staff to prepare resolution(s) and ordinance(s) as appropriate regarding the approval or denial of:

- Certification of the Draft Environmental Impact Report;
- General Plan Amendment 18-01 to change the Land Use Designation from Open Space to Residential Multi-family 1 (15-24 Units/acre) for Planning Area 1, Low Density Residential (0-8 units/acre) for Planning Areas 2, 3 & 4, and to Mixed Use 1 for Planning Area 5 of the Rancho La Habra Specific Plan;
- Amendment #3 to the La Habra Hills Specific Plan;
- Change in land use designation for Zone 18-01 from La Habra Hills Specific Plan to Rancho La Habra Specific Plan for the area occupied by the Westridge Golf Course;
- Adoption of the Rancho La Habra Specific Plan;
- Design Review 18-01 through 18-05 for Rancho La Habra Specific Plan Areas 1, 2, 3, 4, 6, and 7;
- Development Agreement 18-01 for the Rancho La Habra Specific Plan; and,
- Appeal of the Planning Commission's denial of Vesting Tentative Tract Map 17845 at 1400 South La Habra Hills Drive.

**CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA):**

An Environmental Impact Report for this proposed project was prepared pursuant to CEQA (Pub. Resources Code § 21000, et seq.) and the CEQA Guidelines (14 CCR § 15000, et seq.). A Scoping Meeting was held on December 8, 2015 at the La Habra Community Center to solicit information and comments from interested parties on what information or areas of study should be included in the initial report.

The Draft Environmental Impact Report was circulated for public review and comment pursuant to CEQA Guidelines Section 15072 on February 26, 2018 for a 45-day review period, which was extended by the City Council to end on May 10, 2018. Potential impacts identified and analyzed in the Draft EIR included:

- Land Use and Planning
- Population and Housing
- Aesthetic Resources
- Biological Resources
- Cultural Resources
- Traffic and Circulation
- Air Quality
- Greenhouse Gas Emissions
- Energy Resources
- Noise and Vibration
- Hazards and Hazardous Materials
- Hydrology and Water Quality
- Geology, Soils, and Seismicity
- Public Services
- Recreation
- Utilities
- Service Systems
- Water Supply

Copies of the Draft EIR and supporting technical reports were made available at the Community Development Department's public counter at City Hall, on the City's website, and at the La Habra Branch of the Orange County Library system. The City received 141 comments on the Draft EIR from state and local agencies, tribal authorities, interest groups, and the public. The City subsequently determined that significant new information required revisions to portions of the Draft EIR.

The City circulated a subsequent "Partially Recirculated Draft EIR" for a 57-day review period beginning on November 22, 2019 and ending on January 17, 2020. Upon completion of the review period for the Partially Recirculated Draft EIR, the City of La Habra prepared responses to written comments that were received on the Draft EIR during the initial public review period, as well as written comments received during the recirculation period that related to the revised and recirculated portions of the Partially Recirculated Draft EIR. The Final Draft EIR including revised technical studies, and responses to comments were made available to the public for review on July 20, 2020 (see Attachment - Final EIR Volumes 1, 2, & 3).

**CONSIDERATION ITEMS:** None at this time.

Any member of the audience may request to address the City Council on any Consideration Item, prior to the City Council taking a final vote on the item. Public comment shall be limited to three (3) minutes per individual, with a total time limit of 30 minutes per Consideration Item, unless otherwise modified by the Mayor or Chair. Speaking time may not be granted and/or loaned to another individual for purposes of extending available speaking time, and comments must be kept brief, non-repetitive, and professional in nature.

**MAYOR'S COMMUNITY CALENDAR:**

**COMMENTS FROM STAFF:**

**COMMENTS FROM COUNCILMEMBERS:**

**ADJOURNMENT:** Adjourned to Monday, November 2, 2020, at 5:30 p.m. in the City Council Chamber Closed Session Room 112c, 100 East La Habra Boulevard, followed by the Regular Meeting at 6:30 p.m. in the City Council Chamber.

Except as otherwise provided by law, no action shall be taken on any item not appearing in the foregoing agenda. A copy of the full agenda packet is available for public review at the Office of the City Clerk during regular business hours, and on the City's webpage at <http://www.lahabracaca.gov/>.

Materials related to an item on this Agenda submitted to the City Council/Authority/Agency after distribution of the agenda packet are available for public inspection in the City Clerk's Office at 110 East La Habra Boulevard, La Habra, during normal business hours

In accordance with the Federal Americans with Disabilities Act of 1990, should you require a disability-related modification or accommodation, including auxiliary aids or services to participate in the meeting due to a disability, please contact the City Clerk's Office at least ninety-six (96) hours in advance of the meeting at (562) 383-4030.

**DECLARATION:** This agenda was posted on the bulletin boards outside the south entrance of City Hall and the Council Chamber, where completely accessible to the public, at least 72 hours in advance of the City Council Meeting.

\_\_\_\_\_  
Laurie Swindell, CMC, City Clerk