

MINUTES
CITY COUNCIL OF THE CITY OF LA HABRA
ADJOURNED REGULAR MEETING
&
REGULAR MEETING
&
REGULAR JOINT MEETING WITH THE
LA HABRA HOUSING AUTHORITY

Monday, August 01, 2016

APPROVED: These Minutes were approved on August 15, 2016.

ADJOURNED REGULAR MEETING:

CALL TO ORDER: Mayor Gomez called the Adjourned Regular Meeting of the City Council to order at 5:30 p.m. in the Administrative Conference Room 106, located at 201 East La Habra Boulevard in La Habra, California.

COUNCILMEMBERS PRESENT: Mayor Gomez
Councilmember Espinoza
Councilmember Chair Beamish
Councilmember Blazey
COUNCILMEMBERS ABSENT: Mayor Pro Tem Shaw (excused)
OTHER OFFICIALS PRESENT: City Manager Sadro
City Attorney Jones
City Clerk Mason

- I. ORAL COMMUNICATIONS FROM THE PUBLIC FOR CLOSED SESSION MATTERS:**
None
- II. CLOSED SESSION:**
 - a. Public employee evaluation per Government Code Section 54957-Title: City Manager.
- III. ADJOURNMENT:** Council reconvened from Closed Session at 6:11 p.m. There were no announcements. Mayor Gomez adjourned the Adjourned Regular Meeting at 6:11 p.m.

REGULAR MEETING AND REGULAR JOINT MEETING:

CALL TO ORDER: Mayor/Director Gomez called the Regular Meeting of the City Council of the City of La Habra and the Regular Joint Meeting with the La Habra Housing Authority to order at 6:30 p.m. in the City Council Chambers, located at 201 East La Habra Boulevard in La Habra, California.

INVOCATION: City Attorney/Legal Counsel Jones

PLEDGE OF ALLEGIANCE: Councilmember/Chair Espinoza

COUNCILMEMBERS/DIRECTORS PRESENT: Mayor/Director Gomez
Councilmember/Chair Espinoza
Councilmember/Vice Chair Beamish
Councilmember/Director Blazey

COUNCILMEMBERS/DIRECTORS ABSENT: Mayor Pro Tem/Director Shaw (excused)

OTHER OFFICIALS PRESENT: City Manager/Executive Director Sadro
City Attorney/Legal Counsel Jones
City Clerk/Secretary Mason
Deputy City Clerk Swindell

CLOSED SESSION ANNOUNCEMENT: None

I. PROCLAMATIONS/PRESENTATIONS: None at this time.

II. PUBLIC COMMENTS:

Michael Redden, 111 North Euclid Street, expressed that he wished to speak on a public hearing item. Mayor/Director Gomez explained that he would have an opportunity to speak on that item later in the meeting.

Emily France, Public Affairs Manager with Southern California Gas, introduced herself as the new representative for the City and gave a brief update on energy reliability and the Aliso Canyon facility.

Tony Carillo, 1731 El Dorado Avenue, expressed his concern regarding West Nile Virus, the mosquito population near his home, and his meeting with a representative from the Vector Control District. Mayor Gomez directed Tony Carillo to Community Services Director Failla.

III. CONSENT CALENDAR:

Moved by Councilmember/Vice Chair Beamish, seconded by Councilmember/Director Blazey, and CARRIED (4-0) TO APPROVE CONSENT CALENDAR ITEMS III.A.1 THROUGH III.A.7, III.B.1, AND III.C.1.

Said motion CARRIED by the following roll call vote:

AYES: Mayor/Director Gomez, Councilmember/Chair Espinoza,
Councilmember/Vice Chair Beamish, Councilmember/Director Blazey

NOES: NONE

ABSTAIN: NONE

ABSENT: Mayor Pro Tem/Director Shaw

A. PROPOSED ITEMS - CITY COUNCIL:

1. **PROCEDURAL WAIVER:** Waive reading in full of resolutions and ordinances and approval and adoption of same by reading title only.

2. APPROVE SECOND READING AND ADOPTION OF **ORDINANCE NO. 1770** ENTITLED: AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF LA HABRA APPROVING AMENDED AND RESTATED DEVELOPMENT AGREEMENT 14-01 BETWEEN THE CITY OF LA HABRA AND FAIRFIELD LA HABRA LLC FOR 951-1055 SOUTH BEACH BOULEVARD ATTACHED HERETO AS ATTACHMENT "A".
 3. Receive and file the Year 2016 Biennial Notice to Amend Conflict of Interest Code for designated employees of the City of La Habra.
 4. Approve and authorize City Manager to amend the agreement with Michael Baker International, Inc. (formerly Pacific Municipal Consultants) in the amount of \$189,269 to provide professional consultant services for the administration of the City's Home Investment Partnership Program (HOME)-funded Owner Occupied Rehabilitation (OOR) Loan Program.
 5. Authorize City Manager to execute the professional service agreement with CableMasters in the amount of \$101,770, plus a ten percent contingency in the amount of \$10,177, for a total project cost of \$111,947, for the installation of fiber optic cables at the new Civic Center.
 6. Approve City Council Minutes of:
 - a. June 20, 2016
 - b. July 5, 2016
 7. WARRANTS: Approve Nos. 000107366 through 000107578 totaling \$4,655,047.68; and WIRE TRANSFER: Approve Wire Dated 7/22/16 totaling \$193,175.67.
- B. PROPOSED ITEMS - CITY COUNCIL AND HOUSING AUTHORITY:**
1. Approve an amendment to the Purchase and Sale Agreement and Joint Escrow Instructions between the City of La Habra and the La Habra Housing Authority for the sale of real property located at 200 West Greenwood Avenue and authorize the Mayor and Housing Authority Chair to execute all related documents; as follows:
 - a. City Council: Approve Amendment to the Purchase and Sale Agreement for the sale of City-owned property, in the amount of \$740,000, located at 200 West Greenwood Avenue to the Housing Authority.
 - b. La Habra Housing Authority: Approve Amendment to the Purchase and Sale Agreement for the purchase of the property, in the amount of \$740,000, located at 200 West Greenwood Avenue from the City of La Habra.
- C. PROPOSED ITEMS - HOUSING AUTHORITY:**
1. Approve Housing Authority Minutes of:
 - a. June 20, 2016
 - b. July 5, 2016
 - c. July 18, 2016

IV. CONSENT CALENDAR ITEMS REMOVED FOR SEPARATE DISCUSSION: None

V. PUBLIC HEARINGS:

1. [Duly noticed public hearing to consider issuance of Tax Exempt Bonds for the Cypress Villa Apartments and resolution approving the issuance of Bonds for Cypress Villa Apartments located on 900 Cypress Street, La Habra, California.](#)

Housing Specialist Daisy Perez presented the staff report.

Council discussion included: clarification that the City bears no liability with respect to the issuance of the Bonds; the City is not a party to any of the financing documents related to the Bond issuance; and the City is not named in any of the disclosure documents describing the Bonds or the proposed financing.

Mayor Gomez opened the public hearing at 6:42 p.m. There was no public testimony; the public hearing was declared closed.

Moved by Mayor Gomez, seconded by Councilmember Beamish, and CARRIED (4-0) TO APPROVE AND ADOPT **RESOLUTION NO. 5761** ENTITLED: A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LA HABRA APPROVING THE ISSUANCE BY THE CALIFORNIA STATEWIDE COMMUNITIES DEVELOPMENT AUTHORITY OF MULTIFAMILY HOUSING REVENUE BONDS FOR THE CYPRESS VILLA APARTMENTS LOCATED AT 900 NORTH CYPRESS STREET.

Said motion CARRIED by the following roll call vote:

AYES: Mayor Gomez, Councilmember Espinoza, Councilmember Beamish,
Councilmember Blazey

NOES: None

ABSTAIN: None

ABSENT: Mayor Pro Tem Shaw

2. [Duly noticed public hearing to consider Specific Plan Amendment 16-01 to the La Habra Boulevard Specific Plan for consistency with General Plan 2035, including modification of park boundaries within the vicinity of the Civic Center, and General Plan Amendment 16-01 for a text amendment to clarify the land use description for the Low Density Residential Designation.](#)

Community and Economic Development Director Ho presented the staff report.

Council discussion included: clarification that the three properties proposed to be designated as parks are currently public property and will not affect any private property; and confirmation that the proposed change in density is to clarify the low density zone that would replace lot size specification to a number of unit specification.

Mayor Gomez opened the public hearing at 6:49 p.m.

Michael and Valentina Redden, 111 North Euclid Street, stated that they were the property owners of the dental office located in the specified area. They expressed their concern

regarding their property which appeared to be designated for rezoning from Commercial Professional Office Priority to Public Facility.

Deputy Director of Community and Economic Development Jaramillo clarified that the proposed changes were intended to affect only those properties owned by the City of La Habra.

Salvador Lomeli, 227 East First Avenue, inquired if his property would be rezoned as part of this item.

Deputy Director of Community and Economic Development Jaramillo reported that there were no changes proposed for his property.

There being no further public testimony, Mayor Gomez closed the public hearing at 6:54 p.m.

Moved by Councilmember Beamish, seconded by Mayor Gomez, and CARRIED (4-0) TO APPROVE THE FIRST READING OF **ORDINANCE NO. 1771** ENTITLED: AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF LA HABRA APPROVING SPECIFIC PLAN AMENDMENT 16-01 MODIFYING THE LAND USE DIAGRAM OF THE LA HABRA BOULEVARD SPECIFIC PLAN TO BE CONSISTENT WITH THE LA HABRA GENERAL PLAN 2035 INCLUDING MODIFICATION OF PARK BOUNDARIES FOR EL CENTRO - LIONS PARK, MAHONY PARK AND THE TOWN CENTER PARK AS PER, EXHIBIT A; SPECIFIC TO CITY OF LA HABRA OWNED PROPERTIES.

Said motion CARRIED by the following roll call vote:

AYES: Mayor Gomez, Councilmember Espinoza, Councilmember Beamish,
Councilmember Blazey
NOES: NONE
ABSTAIN: NONE
ABSENT: Mayor Pro Tem Shaw

Moved by Councilmember Beamish, seconded by Mayor Gomez, and CARRIED (4-0) TO APPROVE AND ADOPT **RESOLUTION NO. 5762** ENTITLED: A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LA HABRA APPROVING GENERAL PLAN AMENDMENT 16-01 FOR A TEXT AMENDMENT TO CLARIFY THE LAND USE DESCRIPTION FOR LOW DENSITY RESIDENTIAL AND A LAND USE AMENDMENT FROM PROFESSIONAL/OFFICE PRIORITY TO PUBLIC FACILITY FOR 100, 110 & 120 EAST LA HABRA BOULEVARD AND 107 EAST FIRST STREET, PER EXHIBIT A.

Said motion CARRIED by the following roll call vote:

AYES: Mayor Gomez, Councilmember Espinoza, Councilmember Beamish,
Councilmember Blazey
NOES: NONE
ABSTAIN: NONE
ABSENT: Mayor Pro Tem Shaw

VI. CONSIDERATION ITEMS: None at this time.

VII. MAYOR'S COMMUNITY CALENDAR:

Mayor Gomez made the following announcements:

- City of La Habra, the La Habra Police Department, the Los Angeles County Fire Department, and the La Habra Children's Museum celebrates "National Night Out"- Tuesday, August 2 from 6:00 p.m. – 8:00 p.m. at Portola Park.
- The City will also host a FREE screening of Disney's "Zootopia" – Tuesday, August 2, at Portola Park at dusk.
- The 68th Annual La Habra Corn Festival - Downtown La Habra on Friday, August 5 through Sunday, August 7, with the Corn Festival Parade being held on Saturday, August 6 at 9:30 a.m. on La Habra Boulevard.
- The La Habra General Municipal Election filing period ends Friday, August 12, 2016, at 5:00 p.m.

VIII. COMMENTS FROM STAFF: None

IX. COMMENTS FROM COUNCILMEMBERS:

Councilmember Beamish spoke regarding the success of the Prayer Meeting that was assembled by Mayor Gomez, Pastor Lance Cook from Calvary Chapel, and Father Ed Becker from Our Lady Guadalupe; held Tuesday, July 27, 2016, at 7:00 p.m. outside of the Police Department. He thanked the Mayor and expressed that police officers and firefighters deserve our prayers and support.

Councilmember Blazey concurred with Councilmember Beamish regarding the Prayer Meeting. He stated that the La Habra Girls 18U Softball Team will be playing in the National tournament in Salinas, and noted that his daughter was a member of the team so he would not be able to attend the Corn Festival.

Councilmember Espinoza stated that she was unable to attend the Prayer Meeting due to prior commitments, but would be attending the National Night Out event. She expressed her appreciation for the Happy Cop event that was held at Montwood Park.

Mayor Gomez spoke regarding the success of Happy Cop, a community outreach event that was held at Montwood Park and sponsored by the La Habra Police Department. He thanked Pastor Lance Cook from Calvary Chapel, Father Ed Becker from Our Lady Guadalupe, La Habra Police Chaplain Mike Murphey, and Dr. Pastor Joyce Brooks for their participation in the Prayer Meeting. He stated that the City Council Meeting would be adjourned in memory of Larry Phillips, a long-time resident and milk man who recently passed away; and in memory of Mona Ramona Valencia who passed away and is survived by five daughters.

X. ADJOURNMENT: Mayor Gomez adjourned the Regular Meeting in memory of Larry Philips and Mona Ramona Valencia at 7:02 p.m. to Monday, August 15, 2016, at 5:30 p.m. in the Administrative Conference Room 106, followed by the Regular Meeting at 6:30 p.m. in the City Council Chambers. Director Gomez adjourned the La Habra Housing Authority Meeting at 7:02 p.m.

Respectfully submitted,

Tamara D. Mason, MMC
City Clerk/Secretary