

MEETING MINUTES

CITY OF LA HABRA GENERAL PLAN ADVISORY COMMITTEE (GPAC)

March 23, 2021

MEMBERS PRESENT:

Carrie Surich, Community Services Commission Representative
Randy McMillan, At-Large Community Representative
Rose Espinoza, City Council Representative
Jose Medrano, City Council Representative
Michelle Bernier, Planning Commission Representative
Marie Laveaga, Chamber of Commerce Representative
Ray Fernandez, At-Large Community Representative
Teresa Kempker, At-Large Community Representative
Jim Leonard, At-Large Community Representative
Sylvia Badillo, At-Large Community Representative

MEMBERS ABSENT:

Daisy Ibarra, Youth Services Commission Representative

OTHERS PRESENT:

Andrew Ho, Community and Economic Development Director
Roy Ramsland, Planning Manager
Veronica Lopez, Community Development Secretary
Mark Hoffman, PlaceWorks
Woodie Tescher, PlaceWorks

1. Call to Order- Chair Carrie Surich

Chair Surich called the GPAC meeting to order at 6:32 p.m. The GPAC meeting was held telephonically through Zoom.

2. Roll Call

Roll call was taken with Members Present or Absent as noted above.

3. Committee Minutes

Chair Surich asked if there were any public comments on the minutes. There were no public comments. Seeing no comments, the chair asked for a motion

Moved by Member Randy McMillan and seconded by Member Jose Medrano to approve the GPAC Meeting Minutes of February 4, 2021. The motion passed.

4. Public Comments

The Chair asked if anyone from the public wished to address the Committee or if we had received any public comments to be read into the record. Planning Manager Roy Ramsland said there were no public comments to be read into the record for this portion of the agenda. Member Teresa Kempker asked about the email received from Barry Ross of Providence St. Jude Medical Center which was included in the agenda packet. Mr. Ramsland clarified that Mr. Barry Ross' email had been received after the February meeting and therefore the email was included in the packet for Members to review and it was posted on the City's website as part of the public record. Community Development Director Andrew Ho informed the Committee

that we had also received correspondence before tonight's meeting from Mr. Peter Cruz which had been sent to the Committee members via email for their review.

At this point someone from the general public interjected to ask how she could ask questions of the Committee. Mr. Ramsland went over the procedures giving instructions on how to participate.

The Chair then asked if there was anyone else wishing to address the Committee.

Mr. Peter Cruz, 805 Las Lomas Dr, La Habra, addressed the Committee. He emphasized the importance of affordable housing and the need to address veteran's homelessness. Member Espinoza mentioned that she had read Mr. Cruz' correspondence. She asked him if he would explain in layman's terms some of the points he made in his email or if he wanted to talk about his points at the next meeting. Mr. Cruz said he would be happy to elaborate more during the next meeting if he is allowed more time. He said the main points of his letter were in regards to overlay zones, making it easier for developers to come in and build units and reducing parking minimums.

Jennifer Vallejo of Orange County Housing and Urban Development- Veterans Affairs Supportive Housing, addressed the Committee. Ms. Vallejo gave a brief explanation of the services they provide to Veterans. She expressed the need for affordable housing with special focus on Veterans.

Nohemi Valenzuela addressed the Committee. She expressed her concern for the lack of affordable housing in La Habra.

5. Consideration Items-

a. Housing Sites

Mr. Woodie Tescher made a PowerPoint presentation to the Committee.

The Chair asked if any Committee Members had questions.

Member Espinoza referred to the list of proposed housing sites that had been provide in the agenda package along with a map. She asked if the Our Lady of Guadalupe Church was a proposed site. Mr. Ramsland clarified that the church was not a proposed site for housing, the map was referring to the site on Monte Vista where an apartment building had already been approved. She then asked if it was necessary to do any upzoning, since the City already approved mixed-use and single-use throughout the City as part of the General Plan update. Mr. Tescher noted that was correct and added that the City had also increased densities in the multi-family areas. Member Espinoza commented that she remembered the townhall meetings that the City held for resident's when that rezoning occurred. She also asked about ADUs (Accessory Dwelling Units). Mr. Tescher explained the difference between free standing ADUs and Jr ADUs.¹

Member Kempker asked how do we maximize the dollars coming into the City with the proposed housing sites. Mr. Tescher spoke about the Economic Development section of the General Plan and how the strategies from a policy standpoint are still relevant today.

Member Fernandez asked if the City Council had approved inclusionary zoning. Mr. Ramsland said that they approved the first reading of the ordinance and the second reading was scheduled for April 5. Mr. Fernandez said that inclusionary zoning is not the answer, it looks good on paper but in actually it only drives up costs and reduces the number of units.

Member Laveaga asked for clarification in regards to the number of units needing approval in order to meet the RHNA numbers. Mr. Tescher said there was a surplus in capacity to meet the required number of units. Mr. Ramsland referred to the table in the PowerPoint that listed the potential sites that had been identified to meet the RHNA numbers. He explained which projects have been approved, which projects were in the entitlement process and sites that were likely to be develop in the near future based on inquiries from developers. He also noted that other potential sites were available throughout, that were not on the list, but these locations required multiple lots to be combined and this was less likely to happen because of

the cost to the developers. Mr. Mark Hoffman explained why the current list identified sites to maintain an excess of the RHNA requirements. Mr. Ho clarified that of the 366 RHNA units needed for above moderate income, the City has approved 103 units and therefore needs to approve 263 more units over the next eight years.

The Chair then asked if there were any members of the public who had questions for the Committee.

Nohemi Valenzuela thanked the Committee for their work.

Elizabeth Hansburg from People for Housing Orange County, wondered if the City was only looking at ADUs for affordable units. Mark Hoffman said that ADUs was just one of the strategies that the City was looking at. He mentioned that the State of California has yet to release final guidance on how to further fair housing, but once that is release the City will look at how the Housing Element can find other opportunities to further fair housing.

b. Future Meeting Schedule

Planning Manager Roy Ramsland asked the Committee that if they think of any other sites for potential development to email those locations to staff. He stated that the next meeting would be at the end of April and that the topic of discussion would be goals, the policies and programs to provide affordable housing. He asked the Committee Members to start thinking of different strategies. He then asked the Committee if they would prefer in-person meetings or continue via Zoom. The Committee discussed the options and most were in agreeance to continue via Zoom at least until May.

Member Espinoza asked if a list of current policies for affordable housing could be sent to the Members before the next meeting. Mr. Ramsland said he would send something out to all Members.

6. Adjournment-

Chair Surich adjourned the meeting at 8:00 p.m.