

MINUTES

**CITY COUNCIL OF THE CITY OF LA HABRA
SPECIAL JOINT MEETING
WITH THE
LA HABRA PLANNING COMMISSION**

Monday, October 19, 2015

APPROVED: These Minutes were approved on November 16, 2015.

CALL TO ORDER: Mayor Blazey announced that the City Council and Planning Commission would receive a brief presentation on the proposed residential redevelopment of the Westridge Golf Course. He emphasized that this was a study session only. He noted that the study session was requested by the developer. He explained that City Council and the Planning Commission would be listening and may ask a few questions, but neither the City Council nor the Planning Commission would be considering the project for approval this evening.

COUNCILMEMBERS/COMMISSIONERS PRESENT: Mayor Blazey
Mayor Pro Tem Gomez
Councilmember Shaw
Councilmember Espinoza
Councilmember Beamish
Chair Janoian
Vice Chair Powell
Commissioner Handler
Commissioner Callaghan
Commissioner Holthouser

COUNCILMEMBERS/COMMISSIONERS ABSENT: None
OTHER OFFICIALS PRESENT: City Manager Sadro
Legal Counsel Ginetta Giovinco
City Clerk Mason

City Attorney Jones had advised the City Clerk prior to the meeting that he would not be present for the meeting due to a conflict of interest stating that he lives next to the project. Attorney Ginetta Giovinco, with Richards Watson and Gershon, attended the meeting as the City's Legal Counsel.

I. PUBLIC COMMENTS:

Robert Dale, Sierra Vista Drive, expressed concerns regarding the potential for losing park space and inquired as to the use of a campground identified on the Chevron Property subdivision map.

II. STUDY SESSION ITEMS:

1. [A presentation to the City Council and Planning Commission of the City of La Habra by CalAtlantic Homes for the possible redevelopment of the Westridge Golf Course located at 1400 South La Habra Hills Drive.](#)

Community and Economic Development Director Ho introduced Michael Battaglia, Vice President of Project Development for CalAtlantic Homes, and Peter Carlson from VCS Environmental. Michael Battaglia and Peter Carlson presented to the City Council and the Planning Commission a PowerPoint that will be shared with the community of the possible redevelopment of the Westridge Golf Course located at 1400 South La Habra Hills Drive. Their presentation of Rancho La Habra reviewed various attributes of the proposed project that included the following: parkland and open space; water demand; land use; housing units; technical studies; and proposed General Fund net fiscal impact summary.

Council and Planning Commission discussion included: identified proposed 420 families with 3.25 average persons per household; location, style, footage, and pricing of proposed homes; parking spaces; water demands; water quality; drought tolerant landscape; emergency access and public access; potential impacts to intersections; potential impacts to schools; identified linear park trail system and access and parking to the park located on the west side of project; the need for community outreach concerning the proposed project; potential demands on City resources; confirmed elevation study identifies no obstruction for existing home owners; confirmed full street widths to accommodate emergency vehicles; and clarified that the presentation of this potential project was at the request of Westridge Golf Course and CalAtlantic Homes.

Mayor Blazey invited the public to testify at 5:29 p.m.

Jamie McCance, General Manager of Westridge Golf Course, inquired regarding analysis on emissions, soil study, and methane gas smells. He stated that he was in favor of golf and recreation, and spoke in support of maintaining the facility as a golf course.

There was no further testimony.

Michael Battaglia and Peter Carlson addressed Mr. McCance's concerns and noted that the concerns would be fully addressed in the Environmental Impact Report.

Moved by Mayor Pro Tem Gomez, seconded by Councilmember Beamish, and CARRIED UNANIMOUSLY (9-0) TO RECEIVE AND FILE CALATLANTIC HOMES PRESENTATION.

Said motion CARRIED by the following roll call vote:

AYES: Mayor Pro Tem Gomez, Councilmember Beamish,
Councilmember Espinoza, Councilmember Shaw, Mayor Blazey,
Planning Commissioner Holthouser, Planning Commissioner Handler,
Vice Chair Powell, and Chair Janoian.

NOES: NONE

ABSTAIN: Planning Commissioner Callaghan

ABSENT: NONE

III. ADJOURNMENT: Mayor Blazey adjourned the Special Joint Meeting at 5:40 p.m.

Respectfully submitted,

Tamara D. Mason, MMC
City Clerk