



## City of La Habra

### Ad Hoc Fiscal Review Committee

#### MINUTES

Thursday, October 3, 2019

6:30 p.m. – 8:00 p.m.

La Habra City Hall – 110 East La Habra Boulevard  
Atrium Conference Room (1<sup>st</sup> Floor)

#### I. Call to Order

Chair Simonian called the meeting to order at 6:30 p.m.

All Committee members attended the meeting, except for Committee member Martin, who had an excused absence.

#### II. Approval of Minutes

The Committee approved the minutes of the September 19<sup>th</sup> Committee Meeting

#### III. Overview of City of La Habra Economic Development Program

Economic and Community Development Director Andrew Ho presented an overview of the City of La Habra's Economic Development Program. The program is driven by a philosophy that emphasizes Matchmaking (i.e. attracting new business that is a "good fit" for the community), Advocacy (helping existing business to grow and thrive), and Vibrancy (crafting a "sense of place" and an environment conducive to long-term economic prosperity). A copy of the presentation was provided to the Committee and posted to the Committee's webpage on the City website at <https://www.lahabracity.com/1283/Fiscal-Review-Ad-Hoc-Committee>.

Director Ho noted that the Economic Development Program is shaped by the City of La Habra General Plan, which seeks to achieve goals and objectives relating to business environment, workforce engagement, real estate investment, lifestyle enrichment, and fiscal sustainability.

Director Ho next reviewed background on the General Plan, which was adopted by the City Council in 2014 after a multi-year public outreach effort. Several elements included in the General Plan by the community include the introduction of mixed-use, an emphasis on public space and improved public infrastructure, and the modification of under-utilized commercial space to allow for residential uses.

Director Ho then provided a brief overview of selected development projects that have been completed in La Habra in recent years, or which are currently under construction or in plan review, describing how each helps to achieve the General Plan's vision. Those projects include:

### Residential

- *Cervetto*: 32 single-family homes (completed 2017)
- *Valentia*: 335-unit apartment community (completed 2017)
- *Luna* (City Ventures): 71-unit housing project (under construction, completion by spring 2020)
- *Portola Walk* (Olson Company): 50-unit townhouse project (under construction, completion by spring 2020)
- *Skylark* (Shea Homes): 32-unit townhouse project (under construction, completion by spring 2020)
- *Monte Vista*: 30-unit apartment project (construction to begin late 2019)
- *Harbor Boulevard*: 7 single-family homes (construction anticipated to begin 2020)

### Retail/Commercial

- *Black Bear Diner* (completed 2016)
- *Northgate Market* (completed 2017)
- *Harbor Freight* (completed 2017)
- *Aldi Market* (completed 2018)
- *Farmer Boys* (completed 2018)
- *Raising Cane's* (completed 2018)
- *Hobby Lobby* (completed 2018)
- *In-N-Out* (completion of new location on Whittier and remodel of existing location on Lambert, completed 2018/2019)
- *Trader Joe's* (completed 2019)
- *Burlington* (under construction, completion late 2019)
- *The Row on Harbor* (under construction, completion early 2020)
- *CVS* (under construction, completion 2020)

- *La Habra Marketplace* (under construction, completion 2020)
- *Tommy's Burgers* (under construction, completion 2020)

#### Hospitality/Industrial/Institutional

- *Kaiser Medical Office Building* (completed 2017)
- *Infinity Metals* (construction to begin spring 2020)
- *La Quinta Inn and Suites* (construction to begin spring 2020)

In summary, Director Ho stated that since the adoption of the General Plan in 2014, the City has processed:

- 557 residential units
- 91-room hotel
- 89,923 SF of new commercial space
- 9,900 SF of new industrial space
- 28,294 SF of new office space
- 2 shopping center rehabilitations (100,000+ SF)
- 5 commercial building rehabilitations (120,000+ SF)

During the presentation Committee members asked several questions regarding the development and implementation of the General Plan and the impacts of new development, including the following:

- The impact of the loss of redevelopment as an economic development tool
- The role of housing production as a spur to economic development
- Housing trends and the relation of housing v commercial development and its impact on traffic patterns and volume
- A brief discussion of RHNA (Regional Housing Needs Assessment) and recent legislative and regulatory actions by the State in regard to housing

#### IV. Public Comment

None

#### V. Comments from Committee Members

None

The meeting was adjourned at 7:45 p.m.