

**MINUTES OF THE REGULAR MEETING  
OF THE CITY COUNCIL OF THE CITY OF  
SANTA ANA, CALIFORNIA**

**JANUARY 19, 2010**

**CLOSED SESSION MEETING**

**CALLED TO ORDER**

POLICE CHIEF'S CONFERENCE ROOM  
60 CIVIC CENTER PLAZA, 4<sup>TH</sup> FLOOR  
5:47 P.M.

**ATTENDANCE**

COUNCILMEMBERS Present:  
MIGUEL PULIDO, Mayor  
CLAUDIA ALVAREZ, Mayor Pro Tem  
CARLOS BUSTAMANTE  
MICHELE MARTINEZ  
VINCENT F. SARMIENTO  
SAL TINAJERO

ABSENT:  
P. DAVID BENAVIDES

STAFF Present:  
DAVID N. REAM, City Manager  
JOSEPH FLETCHER, City Attorney  
MARIA D. HUIZAR, Clerk of the Council

**PUBLIC COMMENTS** - None

**CLOSED SESSION ITEMS**

**City Council Items**

- 1A CONFERENCE WITH LEGAL COUNSEL--EXISTING LITIGATION  
pursuant to Government Code Section 54956.9(a)
- Tommy Arzate, WCAB Case No. VNO 0542379.
- Jessie Ramirez, WCAB Case No. ADJ6683321
- Tod Henry, WCAB No. ANA 0377584
- 1B CONFERENCE WITH LEGAL COUNSEL--ANTICIPATED LITIGATION  
pursuant to Government Code Section 54956.9(c)

1C LIABILITY CLAIMS pursuant to Government Code Section 54956.95

Claimants:

- Claim of Van and Thach Nguyen Claim No. 2009-152
- Claim of Claim of Mercury Insurance (Subrogation for monies paid on behalf of Insured Leilani Casino) Claim No. 2009-166.

Community Redevelopment Agency Item

2A CONFERENCE WITH REAL PROPERTY NEGOTIATOR pursuant to Government Code Section 54956.8.

Property: Agency-owned/Agency-leased land at 2051 E. Edinger Avenue/ northwest corner of Edinger and Auto Mall Drive

Agency negotiator: Cindy Nelson, Executive Director

Party with whom negotiating: DWWRBB, Inc./Wilson Automotive Group

Under negotiation: Terms of Sale of land and/or Assignment of Groundlease and Development of Property

ADJOURNED - 5:59 P.M.

## REGULAR CITY COUNCIL MEETING

### CALLED TO ORDER

POLICE COMMUNITY ROOM  
60 CIVIC CENTER PLAZA  
6:22 P.M.

### ATTENDANCE

COUNCILMEMBERS Present:  
MIGUEL PULIDO, Mayor  
CLAUDIA ALVAREZ, Mayor Pro Tem  
CARLOS BUSTAMANTE  
MICHELE MARTINEZ  
VINCENT F. SARMIENTO  
SAL TINAJERO

ABSENT:  
P. DAVID BENAVIDES

STAFF Present:  
DAVID N. REAM, City Manager  
JOSEPH FLETCHER, City Attorney  
MARIA D. HUIZAR, Clerk of the Council

### PLEDGE OF ALLEGIANCE

Mayor Pulido

### CLOSED SESSION REPORT

The City Attorney reported on the following Closed Session Items: Tommy Arzate, WCAB Case No. VNO 0542379; Jessie Ramirez, WCAB Case No. ADJ6683321; Tod Henry, WCAB No. ANA 0377584; Claim of Van Nguyen and Thach Nguyen; Claim of Mercury Insurance. See Item 19A for details.

### PUBLIC COMMENTS

- Claudio Gallegos and Mike Tardiff spoke in opposition to the recommended action on Item 13A;
- Thomas Gordon spoke in opposition to Item 13A and commented on concerns related to graffiti throughout the City;
- Ezequiel Gutierrez commented on the Station District Plan.

## CONSENT CALENDAR

**MOTION:** Approve staff recommendations on Consent Calendar Items 10A through 19B with the following modifications:

- Councilmember Martinez - Continue Item 13A for two weeks to allow time for commissioner to resign in lieu of removal from position; and

- Mayor Pro Tem Alvarez - Excuse Councilmember Benavides from said meeting.

**MOTION:** Alvarez

**SECOND:** Martinez

**VOTE:**

**AYES:**

Alvarez, Bustamante, Martinez, Sarmiento, Tinajero, Pulido (6)

**NOES:**

None (0)

**ABSTAIN:**

None (0)

**ABSENT:**

Benavides (1)

Items removed for separate action or modified are highlighted. Separate actions show the actual vote. Items without votes are adopted as part of the consent Motion.

## **ADMINISTRATIVE MATTERS**

### **MINUTES**

10A MINUTES OF THE REGULAR MEETING OF JANUARY 19, 2010 - Clerk of the Council Office

**MOTION:** Approve Minutes.

### **BOARDS / COMMISSIONS**

13A REMOVAL OF WARD 2 COMMISSION MEMBER FROM THE HISTORIC RESOURCES COMMISSION - Clerk of the Council Office

Pursuant to Santa Ana Charter Section 901, a board or commission member may be removed by the City Council by the affirmative votes of a majority of the Council.

**MOTION:** Continue item until February 1, 2010.

**MOTION:** Tinajero

**SECOND:** Alvarez

**VOTE:**

**AYES:**

Alvarez, Bustamante, Martinez, Sarmiento, Tinajero, Pulido (6)

**NOES:**

None (0)

**ABSTAIN:**

None (0)

**ABSENT:**

Benavides (1)

## MISCELLANEOUS ADMINISTRATION

### 19A CLOSED SESSION REPORT

**MOTION: Approve settlements as follows:**

- Tommy Arzate, WCAB Case No. VNO 0542379 – Compromise and Release for \$41,050.50;
- Jessie Ramirez, WCAB Case No. ADJ6683321 – Compromise and Release for \$46,000;
- Tod Henry, WCAB No. ANA 0377584 – Compromise and Release for \$20,000;
- Claim of Van Nguyen and Thach Nguyen - \$7,250;
- Claim of Mercury Insurance - \$6,281.89.

### 19B EXCUSED ABSENCES

**MOTION: Excuse the absence of Councilmember Benavides from the January 19, 2010 City Council meeting.**

**\*\*END OF CONSENT CALENDAR\*\***

## **BUSINESS CALENDAR**

## RESOLUTIONS

55A RESOLUTION - APPROPRIATION ADJUSTMENT ACCEPTING OFFICE OF EMERGENCY SERVICES PROGRAM GRANT AWARD FUNDS - Police Department

**MOTION:**

**1. Adopt a resolution.**

RESOLUTION NO. 2010-001 – A resolution of the City Council of the City of Santa Ana authorizing execution of a sub-grant award agreement and accepting additional grant award funds and authorizing the City Manager or the Chief of Police to approve an appropriation adjustment for the Anti-Gang Initiative

**2. Approve an appropriation adjustment. (Requires five affirmative votes)**

APPROPRIATION ADJUSTMENT NO. 10-072 - Recognizing State of California Office of Emergency Services 2007 Anti-Gang Initiative Supplemental Grant funds of \$25,000 revenue account and appropriate the same to expenditure account.

**MOTION:** Alvarez                      **SECOND:** Martinez

**VOTE:**            **AYES:** Alvarez, Bustamante, Martinez, Sarmiento, Tinajero, Pulido (6)

**NOES:** None (0)

**ABSTAIN:** None (0)

**ABSENT:** Benavides (1)

55B                      RESOLUTION – APPROPRIATION ADJUSTMENT ACCEPTING THE OFFICE OF TRAFFIC SAFETY GRANT - Police Department

**MOTION:**

**1. Adopt a resolution.**

RESOLUTION NO. 2010-002 – A resolution of the City Council of the City of Santa Ana authorizing execution of a grant award agreement and accepting additional grant award funds and authorizing the City Manager or the Chief of Police to approve an appropriation adjustment for the DUI Enforcement and Awareness Program Grant

**2. Approve an appropriation adjustment. (Requires five affirmative votes)**

APPROPRIATION ADJUSTMENT NO. 10-071 – Accepting the California Office of Traffic Safety, DUI Enforcement and Awareness Program Grant in the amount of \$40,000 into the revenue account and appropriate same into the California Office of Traffic Safety, DUI Enforcement and Awareness Program expenditure accounts

**MOTION:** Alvarez                      **SECOND:** Sarmiento

**VOTE:**            **AYES:** Alvarez, Bustamante, Martinez, Sarmiento, Tinajero, Pulido (6)

**NOES:** None (0)

**ABSTAIN:** None (0)

**ABSENT:** Benavides (1)

## WORK STUDY SESSION

WSA

GO LOCAL PROGRAM/TRANSIT VISION, RENAISSANCE PLAN ZONING & EIR, STATION DISTRICT, AND MASTER PLAN FOR THE SANTA ANA REGIONAL TRANSPORTATION CENTER (SARTC) - Public Works Agency, Community Development Agency, and Planning & Building Agency

### **THE STATION DISTRICT presented by Cindy Nelson, Executive Director of the Community Development Agency**

#### Goals and Objectives for Agency Owned Parcels

- Create Neighborhood Identity
- Incorporate High Quality Architecture
- Providing a Variety of Housing Types:
  - o For-Rent & For-Sale Homes with a Range of Affordability
- Provide Open Space for Neighborhood Uses
- Development that can be Implemented Near Term

#### Community Outreach Process

Community Outreach meetings have been conducted with:

- Lacy Neighborhood Group
- Logan Neighborhood Group
- French Park Neighborhood Group
- Santiago Lofts Homeowners
- St. Joseph's Church
- SACReD
- Station District Business Owners

In addition, community members from all of these groups participated in a bus tour to see examples of other projects completed by the developer team. Approximately 200 community members have participated in the process to date.

#### Community Input Major Themes

- Open Space and recreation areas for children
- Street and sidewalk improvements to improve pedestrian safety, walkability and transit use
- Retail Amenities, especially restaurants and cafes
- Neighborhood character should be preserved, new buildings should fit in with the neighborhood
- Housing should be accessible to low income residents and give priority to Santa Ana residents.

#### Review of the Overall Conceptual Site Plan, Phase One Development

**SANTA ANA TRANSIT MASTER PLAN presented by Raul Godinez,  
Executive Director of the Public Works Agency**

Components of Transit Master Plan

- Fixed Guideway
- SARTC Master Plan
- Santa Ana Boulevard Grade Separations
- Multi-modal use of Pacific Electric ROW

Gateway Connection map explained

Fixed Guideway  
*Modern Streetcar*

Metrolink SARTC	Downtown Civic Center	Garden Grove PE Right-of-Way/SR22 SARTC
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- Extends Metrolink into Central Orange County
- Creates New 5-Mile Transportation Corridor
- Connects Directly to Santa Ana Civic Center
- Built Entirely Within Public Right-of-Way
- Links Garden Grove to Metrolink
- Connects with Bristol & Harbor Bus Rapid Transit
- Promotes Economic Development

Fixed Guideway Technology Options

Medium Bus (Los Angeles, CA)	Trolley Bus (San Francisco, CA)	Streetcar (San Diego, CA)	Light Rail (Seattle, WA)
Seats 20	Seats 30	Seats 50	Seats 80
Operates in mixed flow traffic	Operates in mixed flow traffic	Operates in mixed flow traffic	Requires separate right of way
Produces local emissions and noise	Environmentally friendly	Environmentally friendly	Environmentally friendly
Flexible routing	Encourages private investment along route	Encourages private investment along route	Encourages private investment along route
Low capital and O&M costs	Higher capital, lower O&M costs than buses	High capital costs, moderate O&M costs	Higher capital and O&M costs than other options

### Why Transit-Supportive Zoning?

- All good plans for urban renewal include four elements: (1) mixed use development, (2) open space and parks, (3) a strong pedestrian environment that is supported by alternative access -- i.e., effective transit, and (4) affordable housing
- Areas that achieve the above reduce vehicle travel by nearly 50 percent
- Developers within such areas are more committed to implementing the cities' plans
- Greenhouse gas emission reductions are significantly reduced
- Public health is improved (people walk more, air quality improves)
- Businesses thrive (people live, work, dine and shop in the same area)
- Adopting Transit-Supportive Zoning will help our Fixed Guideway project better compete for funding:
  - By increasing ridership projections
  - Providing a stronger linkage between transportation & land use

### Santa Ana Transit Master Plan Major Activity & Deliverables

Fall 2009	Winter 2009-10	Spring 2010	Summer 2010	Fall 2010	Winter 2010-11	Spring 2011	Summer 2011	Fall 2011	
Fixed	Fixed Guideway study gets	Goal setting Data collection Early consultation and coordination with	Council selects technology and alignment alternatives for Alternatives	Public scoping	Conceptual engineering Environmental analysis Ridership forecasting Cost estimates	Council receives AA Study	Potential funding sources	Public	City Council selects Locally Preferred Alternative OCTA funding
SARTC Master	SARTC Master	Coordination with stakeholders & Station District master	Detailed	Preliminary design concept presented to	Environmental assessment Funding source	SARTC Master Plan adopted	OCTA funding	Final design	
Fall 2009	Winter 2009-10	Spring 2010	Summer 2010	Fall 2010	Winter 2010-11	Spring 2011	Summer 2011	Fall 2011	
Santa Ana Blvd. Grade Separation	Consultant selection and award of contract by	field survey and data collection Utility Survey Obtain requirements from SCRRA, Caltrans, OCTA and PUC Begin identifying	Draft conceptual Alignments submitted for review Geotechnical investigation Hydrology / Hydraulic analysis Traffic Survey Design constraints review Community outreach	Conceptual Alignments finalized Preliminary design concept presented to	Preliminary environmental review started Draft cost estimate Alternatives analysis and y structural type selection for	Completed conceptual design drawing Final cost estimate Finalize environmental review	Draft PSRE submitted for review Distribute PSRE to	PSRE approved by City	

**TRANSIT ZONING CODE presented by Jay Trevino, Executive Director  
of Planning and Building Agency**

**What's Changed?**

- Santa Ana/Garden Grove Transit Vision
- Related Companies proposed project
- Affordable housing
- Industrial Overlay Zone created
- Washington Street remains open
- New open space added as part of Station District project

**Transit Zoning Code Background**

- Initially drafted as a component of the larger Santa Ana Renaissance Specific Plan
- Community process included over 100 outreach meetings and interviews held from April 2006 through February 2008
- Primary goals:
  - Plan for the redevelopment of the properties owned by the Santa Ana Redevelopment Agency
  - Plan for new transit opportunities
  - The plan was changed to respond to community concerns and to integrate new project information

**What will the Transit Zoning Code do?**

- Provide zoning for the integration of new infill development into existing neighborhoods,
- Allow for the reuse of existing structures by allowing more flexibility of use
- Provide a transit-supportive, pedestrian oriented development framework to support the addition of new transit infrastructure.

**Corridor (CDR)**

- Provides pedestrian-friendly streets
- Allows for street level retail, service, and office uses and residential above
- Ensures that new development is compatible with adjacent neighborhoods
- Allow mixed-uses compatible with neighborhoods
- Make a more walkable street

**Downtown (DT)**

- Accommodate a mixture of retail, office, light service, and residential uses
- Expand retail experience
- Reinforce existing form and character
- Improve walkability
- Create a continuous retail experience
- Create a variety of open spaces
- Reinforce historic context

- Improve buildings at street level
- Add residential uses

#### Urban Center (UC)

- Transitional area to Downtown and Transit Village
- Allows a mix of uses including residential and commercial
- Improves walkability
- Creates a transitional area to adjacent neighborhoods

#### Transit Village (TV)

- Leverage transit through significant transit-oriented development
- Create walkable blocks
- Create variety of open spaces
- Connect with regional bike trails/paths
- Maximize public parking
- Transit-supportive development
- Provide for transit options
- Variety of open spaces

#### Urban Neighborhood 1 (UN-1)

- Strengthen and stabilize the neighborhoods
- Allow for compatible residential in-fill development
- Balance between residential & non-residential uses
- Neighborhood-scaled infill to balance residential and non-residential
- Provide quality private open spaces

#### Urban Neighborhood 2 (UN-2)

Goal: Stabilize the neighborhood

- Neighborhood scaled infill development
- Create varied open spaces
- Improve walkability and connections with downtown
- Preserve historic structures
- Neighborhood- scaled infill
- Mix of uses with neighborhood serving retail/shops
- Allows a range of housing types

#### Industrial Overlay (IO)

- Retains existing Industrial zoning
- Allows properties to transition to mixed-use
- Does not change property owner's ability to operate as an industrial business.
- Allows for new mixed-use development while retaining existing industrial

Summary of Key Changes in Transit Zoning Code Areas

<i>Geographic Area</i>	<i>Existing Uses</i>	<i>Future Permitted Uses</i>	<i>Existing</i>	<i>Future Allowable Building Heights Min/Max</i>	<i>District Objectives</i>
Government Center	Civic uses	Same as existing	One to 20 stories	Same as existing	Provide for linkages between the Civic Center employment base, the SARTC and the Downtown.
Downtown	Commercial, Civic, residential and mixed use	Commercial, Civic, residential and mixed use	One to six stories	Two to 10 stories (10 stories only allowed in limited locations)	Allow for residential uses on upper floors of existing buildings, ensure compatibility of new buildings of new buildings within historic context.
First Street	Residential and commercial	Same as existing with addition of mixed use	One to two stories	One to five stories	Strengthen the presence of commercial buildings and allow for new economic development.
Lacy Neighborhood	Single-and multi-family residential, neighborhood, schools, churches, schools, churches, commercial, and industrial at east end	Same as existing with the addition of mixed-use, including neighborhood-serving retail, an Industrial Overlay Zone, and new open space	One to four stories	One to five stories (five stories only allowed in limited locations along Santa Ana Blvd.)	Combination of restoration and sensitive infill offset by enhanced open space to stabilize and complete neighborhood.
Logan Neighborhood	Single-family houses, neighborhood commercial, and industrial	Same as existing with the addition of mixed-use, including neighborhood serving retail, and an Industrial Overlay Zone	One to two stories	One to five stories (five stories only allowed in limited locations along Santiago Ave.)	Strengthen the residential character of the neighborhood.
Rail Station	Industrial, residential, mixed-use, commercial	Commercial/ retail, office, residential, mixed-use, industrial, entertainment, open space	One to two stories	Three to 25 stories	Create a high intensity mixed-and transit- supportive environment.

**Next Steps**

- The Transit Zoning Code and the Draft Environmental Impact Report will be released on February 2, 2010
- Available for review at:
  - City Website- [www.santa-ana.org](http://www.santa-ana.org)
  - Main Library or the Planning Counter
  - CD – can be purchased at the Planning Counter
  - Comment period from February 2 to March 19, 2010.
  - Public comment meeting scheduled for February 22, 2010 at 5:30 pm.

## COMMENTS

90A CITY MANAGER'S COMMENTS - None

90B CITY COUNCILMEMBER COMMENTS

Councilmember Martinez

- Requested and led A Moment of Silence to reflect on the disaster and the victims of the earthquake in Haiti.

**ADJOURNED**

7:37 P.M. - The next regular meeting of the City Council is scheduled for Monday, February 1, 2010 at 5:00 p.m. for the Closed Session Meeting, immediately followed by the Regular Business Meeting in the Council Chamber, 22 Civic Center Plaza, Santa Ana, California.

  
Maria D. Huizar,  
Clerk of the Council