

6. Minutes from the Regular Meeting of April 15, 2025

**Department(s):**

**Recommended Action:** Approve minutes.

**DRAFT Minutes of the Regular Meeting  
of the City Council  
City of Santa Ana,  
California**



April 15, 2025

**CLOSED SESSION MEETING – 4:00 P.M.**

**REGULAR OPEN MEETING – 5:30 P.M.**

*(Immediately following the Closed Session Meeting)*

**CITY COUNCIL CHAMBER**

22 Civic Center Plaza Santa Ana, CA 92701

**CLOSED SESSION**

**CALL TO ORDER**

**MINUTES:** Mayor Amezcua called the Closed Session meeting to order at 4:15 P.M.

ATTENDANCE	<b>Council Members</b>	<b>Phil Bacerra</b>
		<b>Johnathan Ryan Hernandez</b>
		<b>Jessie Lopez</b>
		<b>David Penalosa</b>
		<b>Thai Viet Phan</b>
	<b>Mayor Pro Tem</b>	<b>Benjamin Vazquez</b>
	<b>Mayor</b>	<b>Valerie Amezcua</b>
	<b>City Manager</b>	<b>Alvaro Nuñez</b>
	<b>City Attorney</b>	<b>Sonia R. Carvalho</b>
	<b>City Clerk</b>	<b>Jennifer L. Hall</b>

**ROLL CALL**

**MINUTES:** City Clerk Jennifer L. Hall conducted roll call.

*Councilmembers Bacerra, Hernandez, and Phan, Mayor Pro Tem Vazquez, and Mayor Amezcua were present. Councilmembers Lopez and Penalosa arrived during Closed Session.*

## **ADDITIONS\DELETIONS TO CLOSED SESSION**

**MINUTES:** *City Clerk Jennifer L. Hall announced that Closed Session Item No. 3, pertaining to the Executive Management Team, was withdrawn.*

**PUBLIC COMMENTS** – Members of the public may address the City Council on Closed Session items.

**MINUTES:** *None.*

**RECESS** – City Council will recess to Closed Session for the purpose of conducting regular City business.

**MINUTES:** *Mayor Amezcua recessed to consider the Closed Session items at 4:16 P.M.*

**CLOSED SESSION ITEMS** – The Brown Act permits legislative bodies to discuss certain matters without members of the public present. The City Council finds, based on advice from the City Attorney, that discussion in open session of the following matters will prejudice the position of the City in existing and anticipated litigation:

1. **PUBLIC EMPLOYEE - PERFORMANCE EVALUATION** pursuant to Government Code Section 54957(b)(1):  
TITLE: City Clerk
2. **CONFERENCE WITH LABOR NEGOTIATOR** pursuant to Government Code Section 54957.6(a):  
Agency Designated Representative: Lori Schnaider, Executive Director of Human Resources  
Unrepresented Employee: City Clerk

### ***CLOSED SESSION AGENDA ITEM NO. 3 WITHDRAWN***

3. **CONFERENCE WITH LABOR NEGOTIATOR** pursuant to Government Code Section 54957.6(a):  
Agency Negotiator: Peter Brown  
Unrepresented Employee: Executive Management Team (EMT)
4. **CONFERENCE WITH LEGAL COUNSEL – EXISTING LITIGATION** pursuant to Paragraph (1) of subdivision (d) of Section 54956.9 of the Government Code:
  - A. Share Our Selves Corporation v. City of Santa Ana, et al., United States District Court (Central District of California), Case No. 8:23-CV-00504-DOC-DFM
  - B. Telesfora Mendoza de Ascension and Matilde Ascencio De Juarez v. City of Santa Ana, et al., Orange County Superior Court Case No. 30-2024-01371513

**CLOSED SESSION REPORT** – The City Attorney will report on any action(s) from Closed Session.

**RECONVENE** – City Council will reconvene to continue regular City business.

## **CITY COUNCIL REGULAR OPEN SESSION**

### **CALL TO ORDER**

***MINUTES:*** Mayor Amezcua reconvened the City Council Meeting to order at 5:59 P.M.

ATTENDANCE	<b>Councilmembers</b>	<b>Phil Bacerra Johnathan Ryan Hernandez Jessie Lopez David Penaloza Thai Viet Phan Benjamin Vazquez Valerie Amezcua</b>
	<b>Mayor Pro Tem Mayor</b>	
	<b>City Manager City Attorney City Clerk</b>	<b>Alvaro Nuñez Sonia R. Carvalho Jennifer L. Hall</b>

### **ROLL CALL**

***MINUTES:*** City Clerk Jennifer L. Hall conducted roll call.

*Councilmembers Bacerra, Hernandez, Lopez, Penaloza, Phan, Mayor Pro Tem Vazquez, and Mayor Amezcua were present.*

**PLEDGE OF ALLEGIANCE**                      **Deputy City Manager Sylvia Vazquez**

**NATIONAL ANTHEM**                              **Orange County School of the Arts Students**

**WORDS OF INSPIRATION**                      **Pastor Darrell Durley, Brown Temple**

### **ADDITIONS\DELETIONS TO THE AGENDA**

***MINUTES:*** City Clerk Jennifer L. Hall announced that Item No. 6, Orange County Transportation Authority presentation, was rescheduled to another date.

## **CEREMONIAL PRESENTATIONS**

1. **Certificates of Recognition presented by Mayor Amezcua recognizing the 2024 City of Santa Ana Historic Preservation Awards Recipients**

***MINUTES:** Mayor Amezcua presented certificates of recognition to the 2024 City of Santa Ana Historic Preservation Awards Recipients.*

2. **Certificate of Recognition presented by Councilmember Bacerra to the Orange County School of the Arts recognizing their 25<sup>th</sup> Anniversary in Santa Ana**

***MINUTES:** Councilmember Bacerra presented a certificate of recognition to the Orange County School of the Arts recognizing their 25<sup>th</sup> anniversary in Santa Ana.*

3. **Certificate of Recognition presented by Councilmember Hernandez to Dr. Annebelle Nery for Outstanding Contributions to Education**

***MINUTES:** Councilmember Hernandez presented a certificate of recognition to Dr. Annebelle Nery for outstanding contributions to education.*

4. **Certificate of Recognition presented by Councilmember Lopez to the LoverSonicos Cumbia Group for Outstanding Contributions to the Community**

***MINUTES:** Councilmember Lopez presented a certificate of recognition to the LoverSonicos Cumbia Group for outstanding contributions to the community.*

5. **Proclamation presented by Councilmember Phan to Kim Nguyen-Penaloza declaring April 2025 as Sexual Assault Awareness Month**

***MINUTES:** Councilmember Phan presented a proclamation to Kim Nguyen-Penaloza declaring April 2025 as Sexual Assault Awareness Month.*

## **STAFF PRESENTATION**

6. **Orange County Transportation Authority (OCTA) – OC Streetcar Presentation**

***MINUTES:** Item rescheduled to a later date; no action taken.*

**CLOSED SESSION REPORT** – The City Attorney will report on any action(s) from Closed Session.

***MINUTES:** City Attorney Sonia Carvalho announced that City Council approved a settlement in the amount of \$138,000 (VOTE: 7-0) for Closed Session Agenda Item No. 4B.*

**MINUTES:** Mayor Amezcua reported that an ad hoc committee consisting of herself, Mayor Pro Tem Vazquez, and Councilmember Bacerra has been formed to address public safety and the Police Oversight Commission ordinance.

**PUBLIC COMMENTS** – Public comments will be held during the beginning of the meeting for ALL comments on agenda and non-agenda items.

**MINUTES:** City Clerk Jennifer L. Hall announced a brief recess to allow for a quorum to reconvene. Councilmember Phan returned to the dais. The meeting reconvened at 7:04 P.M.

City Clerk Jennifer L. Hall reported out the summary of email comments received: one (1) Agenda Item No. 6, five (5) Agenda No. 23, one (1) Agenda Item No. 24, and three (3) non-agenda comments.

The following speakers addressed City Council in-person:

1. Dan Escamilla spoke regarding pending litigation against the City and an incident he experienced in the City.
2. Sue Palak spoke regarding driver safety, the budget, and the need for positive role models.
3. Tony Carrillo, Service Employees International Union (SEIU), called for a moment of silence in honor of Isidro “Sid” Pineda and spoke in favor of collaborative bargaining discussions.
4. Nancy Robles, SEIU Local 721 Chapter President, spoke regarding the union’s bargaining committee and their hopes for the next bargaining discussions.
5. Laura Morfin thanked City staff for their hard work and the completion of the improvement project along the F02 garden channel.
6. Mike Tardif spoke in support of Item No. 10 and highlighted other areas within the City that are also affected by the same issues.

The following speaker addressed City Council via teleconference:

7. Nina Jirik thanked City staff for their hard work and requested a passive walkable park in the Washington Square neighborhood.

## CONSENT CALENDAR

**RECOMMENDED ACTION:** Approve staff recommendations on the following Consent Calendar Items: 7 through 25 and waive reading of all resolutions and ordinances.

**MINUTES:** At 7:23 P.M., the Consent Calendar was considered.

*Councilmember Bacerra pulled Agenda Item No. 19 for separate discussion and consideration and announced a recusal from Item No. 24 due to a potential financial issue.*

*Councilmember Phan recused herself from Agenda Item No. 19 as the listed entity, Charitable Ventures, is a client of her employer, Rutan and Tucker.*

*Councilmember Lopez pulled Agenda Item Nos. 10 and 24 for separate discussion and consideration.*

*Councilmember Penaloza pulled Agenda Item No. 23 for separate discussion and consideration.*

**MOTION:** Councilmember Hernandez moved to approve Consent Calendar Item Nos. 7 through 25 with the exception of Agenda Item Nos. 10, 19, 23, and 24 pulled for separate discussion and consideration, seconded by Mayor Amezcua.

The motion carried, 7-0, by the following roll call vote:

<b>AYES:</b>	COUNCILMEMBER BACERRA, COUNCILMEMBER HERNANDEZ, COUNCILMEMBER LOPEZ, COUNCILMEMBER PENALOZA, COUNCILMEMBER PHAN MAYOR PRO TEM VAZQUEZ, MAYOR AMEZCUA
<b>NOES:</b>	NONE
<b>ABSTAIN:</b>	NONE
<b>ABSENT:</b>	NONE
<b>Status:</b>	7 – 0 – Pass

### 7. Excused Absences

**Department(s):** City Clerk's Office

**Recommended Action:** Excuse the absent members.

### 8. Minutes from the Regular Meeting of April 1, 2025

**Department(s):** City Clerk's Office

**Recommended Action:** Approve minutes.

**9. Appoint Ruth Cossio-Muniz Nominated by Councilmember Penaloza as the Ward 6 Representative to the Measure X Citizen Oversight Committee for a Partial Term Expiring December 8, 2026**

**Department(s):** City Clerk's Office

**Recommended Action:** Appoint Ruth Cossio-Muniz to the Measure X Citizen Oversight Committee as the Ward 6 representative and administer the Oath of Office.

**MINUTES:** *City Clerk Jennifer L. Hall administered the Oath of Office to Ruth Cossio-Muniz.*

**AGENDA ITEM NO. 10 WAS PULLED FOR SEPARATE DISCUSSION AND CONSIDERATION**

**10. Authorization for City Attorney to File Drug Den Abatement Actions**

**Department(s):** City Attorney's Office

**Recommended Action:** Authorize the City Attorney's Office to file nuisance abatement actions in the Orange County Superior Court against the property and business owners of El Tapatio Restaurant, Royal Roman Motel, and Royal Grand Inn.

- 1502 E. 1st St., Santa Ana ("El Tapatio Restaurant")
- 1504 E. 1st St., Santa Ana ("Royal Roman Motel")
- 1519 E. 1st St., Santa Ana ("Royal Grand Inn")

**MINUTES:** *Councilmember Lopez spoke in support of the item, the need to ensure the safety of the City's residents, holding businesses that allow illegal activities accountable for their actions, and hopes property owners can work with the city to resolve issues. She requested City Attorney Sonia Carvalho clarify the steps taken to ensure due process.*

*City Attorney Carvalho reported the steps the City has taken to ensure due process pertaining to the properties.*

*Councilmember Penaloza spoke in support of the item and thanked City staff for their efforts and hard work. He stated that the situation should serve as an example to other businesses in the city, that permitting comparable neglect will lead to a similar action.*

*Councilmember Bacerra spoke in support of the item and cited the large number of calls for service and crimes connected to the properties and requested more enforcement in the affected area.*



*Councilmember Hernandez spoke in support of the item, thanked staff for their hard work, and highlighted the numerous code violations the properties have received. He spoke regarding businesses improving their practices and addressing potential code violations.*

*Mayor Pro Tem Vazquez spoke in support of the item.*

*Mayor Amezcua spoke in support of the item, thanked staff for their hard work, and emphasized the inequity between Santa Ana and other Orange County cities.*

**MOTION: Councilmember Lopez moved to approve the recommended action for Item No. 10,** seconded by Councilmember Hernandez.

The motion carried, 7-0, by the following roll call vote:

<b>AYES:</b>	COUNCILMEMBER BACERRA, COUNCILMEMBER HERNANDEZ, COUNCILMEMBER LOPEZ, COUNCILMEMBER PENALOZA, COUNCILMEMBER PHAN, MAYOR PRO TEM VAZQUEZ, MAYOR AMEZCUA
<b>NOES:</b>	NONE
<b>ABSTAIN:</b>	NONE
<b>ABSENT:</b>	NONE
<b>Status:</b>	7 – 0 – Pass

#### **11. Automated License Plate Recognition System**

**Department(s):** Police Department

**Recommended Action:** Receive and file.

#### **12. Single Audit Report for the Fiscal Year Ended June 30, 2024**

**Department(s):** Finance and Management Services

**Recommended Action:** Receive and file Single Audit Report for the Fiscal Year Ended June 30, 2024.

#### **13. Purchase Order to Hewlett Packard Enterprise (HPE) for Support Services for Servers and Storage Systems (Specification No. 25-052) (Non-General Fund)**

**Department(s):** Public Works Agency

**Recommended Action:** Authorize a Purchase Order to Hewlett Packard Enterprise (HPE) for Support Services for Servers and Storage Systems, for a three-year period beginning May 15, 2025 through May 14, 2028, in an amount not to exceed \$90,492.

**14. Purchase Order to Advanced Personal Computing, Inc., DBA Liquid Networkx for Network Access Control (NAC) System (Specification No. 25-051) (Non-General Fund).**

**Department(s):** Public Works Agency

**Recommended Action:** Authorize a one-time purchase and payment of a Purchase Order to Advanced Personal Computing, Inc., DBA Liquid Networkx, for Network Access Control (NAC) System in an amount not to exceed \$110,674.

**15. Agreement with eSentire, Inc. for Managed Detection and Response (MDR) Services (Specification No. 25-028) (Non-General Fund)**

**Department(s):** Information Technology

**Recommended Action:** Authorize the City Manager to execute an agreement with eSentire, Inc. to provide Managed Detection and Response (MDR) Services in an amount not to exceed \$592,433, plus a 10% contingency of \$59,243 totaling \$651,676, for a term beginning April 15, 2025 and expiring April 14, 2028 (**Agreement No. A-2025-040**).

**16. Agreements with ARAS Enterprises, Inc., and GTE Agency, LLC dba Global Talent Entertainment for Entertainment Promoter Services (Specification No. 24-102) (General Fund)**

**Department(s):** Parks, Recreation, and Community Services

**Recommended Action:** Authorize the City Manager to execute aggregate agreements with ARAS Enterprises, Inc. and GTE Agency, LLC dba Global Talent Entertainment to provide entertainment promoter services for an aggregate amount not-to-exceed \$300,000 annually for a three-year term beginning April 15, 2025 through April 14, 2028, and an additional \$600,000 for two, 1-year extensions, for a total aggregate agreement amount not to exceed \$1,500,000 (**Agreement Nos. A-2025-041 and A-2025-042**).

<u>Vendor</u>	<u>Location</u>
ARAS Enterprises, Inc.	Whittier, CA
Global Talent Entertainment	Long Beach, CA

**17. Agreements with CWF Inc., DBA A1 Event and Party Rental, and Cook Event Services, Inc., DBA Baker Party Rentals, for Rental Equipment Services (Specification No. 25-004) (General Fund)**

**Department(s):** Parks, Recreation, and Community Services

**Recommended Action:** Authorize the City Manager to execute agreements with CWF Inc., DBA A1 Event and Party Rental, and Cook Event Services, Inc., DBA Baker Party Rentals, to provide rental equipment services in an amount not to exceed \$1,250,000, for a term beginning April 15, 2025 and expiring April 14, 2028, with provisions for two, one-year extensions (**Agreement Nos. A-2025-043 and A-2025-044**).

**18. Agreements with Stage Plus Inc. and Advantage Event Solutions, LLC for Stage Services (Specification No. 25-008) (General Fund)**

**Department(s):** Parks, Recreation, and Community Services

**Recommended Action:** Authorize the City Manager to execute agreements with Stage Plus Inc. and Advantage Event Solutions, LLC to provide stage services in an amount not to exceed \$750,000 for a term beginning April 15, 2025 and expiring April 14, 2028, with provisions for two, one-year extensions (**Agreement Nos. A-2025-045 and A-2025-046**).

**AGENDA ITEM NO. 19 WAS PULLED FOR SEPARATE DISCUSSION AND CONSIDERATION**

**19. Memorandum of Understanding with the Southern California Association of Governments, Charitable Ventures, and The Kennedy Commission for a Sustainable Communities Program – Civic Engagement, Equity, and Environmental Justice Grant to Fund Supplemental Community Engagement for the Comprehensive Zoning Code Update**

**Department(s):** Planning and Building Agency

**Recommended Action:** Authorize the City Manager to make all conforming edits and execute a Memorandum of Understanding (MOU) with the Southern California Association of Governments (SCAG), Charitable Ventures, and The Kennedy Commission for a Sustainable Communities Program – Civic Engagement, Equity, and Environmental Justice Grant to fund supplemental community engagement for the comprehensive Zoning Code Update for a term ending June 30, 2026 (Agreement No. A-2025-XXX).

**MINUTES:** Councilmember Phan recused herself from Agenda Item No. 19 as one of the listed entities, Charitable Ventures, is a client of her employer, Rutan and Tucker and left the dais at 7:43 P.M.

*Councilmember Bacerra spoke in opposition to the item.*

**MOTION:** Councilmember Bacerra moved to not approve the recommended action for Item No. 19.

**MINUTES:** Motion died due to lack of a second.

*Mayor Amezcua expressed concern regarding the organizations involved and the political nature and requested additional information within 30 days.*

**MOTION: Councilmember Lopez moved to approve the recommended action for Item No. 19,** seconded by Councilmember Hernandez.

**MINUTES:** *Councilmember Lopez spoke in support of the item.*

*Councilmember Bacerra stated the organizations are not well-versed with the zoning code.*

*Mayor Amezcua asked how staff selected the organizations for this project, stated the Council will be closely monitoring how the funding will be used, and asked how much HUD funding the City receives. She requested clarification regarding the impacts of losing HUD funding.*

*City Manager Alvaro Nuñez reported the City receives approximately \$54 million in HUD funding and discussed the consequences of its potential loss.*

*Acting Executive Director of Planning and Building Ali Pezeshkpour spoke regarding the background and selection process of the organizations and stated there is negligible impact on City staff.*

*Councilmember Lopez spoke of the positive impacts to the community and thanked staff for their hard work.*

*Mayor Pro Tem Vazquez spoke in support of the item.*

**MOTION: Councilmember Lopez moved to approve the recommended action for Item No. 19,** seconded by Councilmember Hernandez.

The motion failed, 3-3-1, by the following roll call vote:

<b>AYES:</b>	COUNCILMEMBER HERNANDEZ, COUNCILMEMBER LOPEZ, MAYOR PRO TEM VAZQUEZ
<b>NOES:</b>	COUNCILMEMBER BACERRA, COUNCILMEMBER PENALOZA, MAYOR AMEZCUA
<b>ABSTAIN:</b>	COUNCILMEMBER PHAN (recusal)
<b>ABSENT:</b>	NONE
<b>Status:</b>	3 – 3 – 1 - Fail

**MINUTES:** *Councilmember Phan returned to the dais at 8:07 P.M.*

**20. Agreements with Abajian Enterprise DBA SoCal Removal, Integrated Demolition and Remediation, Inc., Interior Demolition, Inc., and J&G Industries Inc. for Citywide On-Call Demolition Services for Abatement (Specification No. 25-027) (Non-General Fund)**

**Department(s):** Planning and Building Agency

**Recommended Action:** Authorize the City Manager to execute agreements with Abajian Enterprise DBA SoCal Removal, Integrated Demolition and Remediation Inc., Interior Demolition, Inc., and J&G Industries Inc. to provide citywide on-call demolition services for abatement in an aggregate amount not to exceed \$600,000, for a term beginning April 16, 2025 and expiring April 15, 2028, with provisions for two, one-year extensions (**Core Agreement No. A-2025-047**).

**21. Approve Memorandum of Understanding Accepting the FY 2024 Edward Byrne Memorial Justice Assistance Grant (Non-General Fund)**

**Department(s):** Police Department

**Recommended Action:** Authorize the City Manager and the Chief of Police to execute a Memorandum of Understanding with the County of Orange, Sheriff's Department accepting the 2024 Edward Byrne Memorial Justice Assistance Grant in the amount of \$89,555 (**Agreement No. A-2025-048**).

**22. License Agreement Amendment with ProCore Technologies, Inc. for Construction Project Management Software (Non-General Fund)**

**Department(s):** Public Works Agency

**Recommended Action:** Authorize the City Manager to execute a first amendment to license agreement with ProCore Technologies, Inc., increasing the compensation by \$55,000, including a \$12,928 contingency, for a total amount not to exceed \$305,000 for the entire length of the agreement, and extend the agreement term until September 16, 2025 (**Agreement No. A-2025-049**).

***AGENDA ITEM NO. 23 WAS PULLED FOR SEPARATE DISCUSSION AND CONSIDERATION***

**23. Resolution of Intention to Renew the Santa Ana Tourism Marketing District**

**Department(s):** Community Development Agency

**Recommended Action:** 1. Adopt a Resolution of Intention to renew the Santa Ana Tourism Marketing District (SATMD) and the levy of assessments on lodging businesses.

**RESOLUTION NO. 2025-011** entitled A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTA ANA DECLARING ITS INTENTION TO RENEW THE SANTA ANA TOURISM MARKETING DISTRICT ("SATMD") AND FIXING THE TIME AND PLACE OF A PUBLIC MEETING AND A PUBLIC HEARING THEREON AND GIVING NOTICE THEREOF

2. Establish a time and place for a public meeting to be held by the City Council on June 3, 2025 to hear and consider all protests.

3. Establish a time and place for a Public Hearing to be held by the City Council on July 1, 2025 regarding the proposed renewal of the Santa Ana Tourism Marketing District.

4. Receive and File 2024 Travel Santa Ana Annual Report.

**MINUTES:** *Councilmember Penaloza spoke in support of the item and inquired about future amendments to the renewal.*

*Deputy City Manager Sylvia Vazquez answered the councilmember's questions and provide clarification.*

*Mayor Amezcua requested City Manager staff provide clarification regarding the Santa Ana Tourism Marketing District renewal of 10 years instead of five years.*

*Councilmember Bacerra spoke in support of the item and stated the industry standard for similar programs renewals is 10 years.*

*Councilmember Lopez spoke in support of the item.*

*City Manager Alvaro Nuñez clarified that although the 10 year renewal is the industry standard, the first five years are proof of concept and the other years allow for growth.*

*Wendy Haase, Travel Santa Ana, provided a brief description as to why tourism renewals are 10 years and various examples.*

**MOTION: Councilmember Penaloza moved to approve the recommended action for Item No. 23, seconded by Mayor Amezcua.**

The motion carried, 7-0, by the following roll call vote:

**AYES:** COUNCILMEMBER BACERRA, COUNCILMEMBER  
HERNANDEZ, COUNCILMEMBER LOPEZ,  
COUNCILMEMBER PENALOZA, COUNCILMEMBER PHAN  
MAYOR PRO TEM VAZQUEZ, MAYOR AMEZCUA

**NOES:** NONE

**ABSTAIN:** NONE

**ABSENT:** NONE

**Status: 7 – 0 – Pass**

**AGENDA ITEM NO. 24 WAS PULLED FOR SEPARATE DISCUSSION AND CONSIDERATION**

**24. Density Bonus Agreement No. 2025-01 to Facilitate the Construction of a Multi-Family Residential Development, Which Includes 80 Townhome Units and Six Duplexes (86 Total Units), With Five Units Designated as Affordable to Very Low-Income Households**

**Department(s):** Planning and Building Agency

**Recommended Action:**

1. Adopt a resolution approving Density Bonus No. 2025-01 as conditioned;

**RESOLUTION NO. 2025-012** entitled A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTA ANA APPROVING DENSITY BONUS AGREEMENT NO. 2025-01 FOR AN EIGHTY-SIX UNIT MULTI-FAMILY DEVELOPMENT LOCATED AT 2020 EAST FIRST STREET (APN: 402-191-03)

2. Determine that, pursuant to the California Environmental Quality Act (CEQA) and the CEQA Guidelines, the recommended action is exempt from further review under Section 15168 (Program EIR); and
3. Authorize the City Manager to execute a Density Bonus Agreement with MLC Holdings Inc./Meritage Homes, for a 55-year term, for a for-sale residential development consisting of an 86 unit multi-family development, with five units designated as affordable to very low-income households at 2020 E. First Street (**Agreement No. A-2025-050**).

**MINUTES:** Councilmember Bacerra announced a recusal from Item No. 24 due to a potential financial issue and left the dais at 8:14 P.M.

*Councilmember Lopez spoke in support of the item and thanked the applicant and staff for their hard work. She highlighted the importance of onsite affordable housing.*

*Councilmember Hernandez spoke in support of the item.*

*Councilmember Phan spoke in support of the item and the importance of onsite affordable housing.*

**MOTION: Councilmember Lopez moved to approve the recommended action for Item No. 24,** seconded by Councilmember Hernandez.

The motion carried, 6-0-1, by the following roll call vote:

**AYES:** COUNCILMEMBER HERNANDEZ, COUNCILMEMBER LOPEZ, COUNCILMEMBER PENALOZA, COUNCILMEMBER PHAN, MAYOR PRO TEM VAZQUEZ, MAYOR AMEZCUA  
**NOES:** NONE  
**ABSTAIN:** COUNCILMEMBER BACERRA (recusal)  
**ABSENT:** NONE  
**Status:** 6 – 0 – 1 – **Pass**

**MINUTES:** Councilmember Bacerra returned to the dais at 8:16 P.M.

**25. Second Reading of the Omnibus Amendments to Chapter 2 of the Santa Ana Municipal Code Including Meeting Frequency for the Personnel Board, Contracting Authority for the City Clerk and City Attorney, and Relying on State Law Regarding Campaign Contributions Effect on Proceedings Involving a License, Permit, or other Entitlement for Use**

First Reading at the April 1, 2025, City Council meeting and approved by a vote of 6-0-0-1 (Councilmember Phan absent). Published in the OC Reporter on April 2, 2025.

**Department(s):** City Attorney's Office

**Recommended Action:** Approve the Second reading and adopt an Ordinance of the City Council of the City of Santa Ana amending Chapter 2 of the Santa Ana Municipal Code as to Section 2-328 Regarding Meetings; Chairperson and Recording Secretary of Appointive Boards and Commissions, Adding Section 2-331.5 Regarding Meetings of the Personnel Board, Amending the Title of Article VII of Chapter 2, Amending Section 2-748 Regarding City Manager Contracting Authority, Adding Section 2-748 Regarding City Attorney and City Clerk Contracting Authority, and Repealing Section 2-107 Regarding Prohibited Campaign Contributions.

**ORDINANCE NO. NS-3078** entitled AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SANTA ANA AMENDING CHAPTER 2 OF THE SANTA ANA MUNICIPAL CODE AS TO SECTION 2-328 REGARDING MEETINGS; CHAIRPERSON AND RECORDING SECRETARY OF APPOINTIVE BOARDS AND COMMISSIONS, ADDING SECTION 2-331.5 ENTITLED MEETINGS, AMENDING THE TITLE OF ARTICLE VII OF CHAPTER 2, AMENDING SECTION 2-748 REGARDING CITY MANAGER CONTRACTING AUTHORITY, ADDING SECTION 2-749 REGARDING CITY ATTORNEY AND CITY CLERK CONTRACTING AUTHORITY, AND REPEALING SECTION 2-107 REGARDING PROHIBITED CAMPAIGN CONTRIBUTIONS



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

**PUBLIC HEARINGS**

**PUBLIC COMMENTS** – Members of the public may address the City Council on each of the Public Hearing items.

***AGENDA ITEM NO. 26 WAS CONTINUED TO THE MAY 6, 2025 CITY COUNCIL MEETING***

**26. Final Extension of Moratorium on the Approval, Commencement, Establishment, Relocation, or Expansion of Industrial Uses in Specific Development No. 84 (SD-84), Also Known as the Transit Zoning Code (“TZC”) for Up To One Year (12 Months) Pursuant to Government Code Section 65858(a)**

Legal notice published in the OC Reporter on March 19, 2025.

**Department(s):** Planning and Building Agency

**Recommended Action:** 1. Adopt an urgency ordinance approving a final extension of a moratorium for a period of up to one year on the approval, commencement, establishment, relocation, or expansion of industrial uses within SD-84, by four-fifths (4/5) vote, pursuant to California Government Code Section 65858(a), for up to one year (12 months), unless automatically repealed upon the adoption and effectiveness of a City-Council adopted ordinance to address the land use conflicts presented by industrial uses in the TZC.

UNCODIFIED URGENCY ORDINANCE NO. NS-XXXX entitled AN UNCODIFIED URGENCY ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SANTA ANA, EXTENDING A MORATORIUM ON THE APPROVAL, COMMENCEMENT, ESTABLISHMENT, RELOCATION OR EXPANSION OF INDUSTRIAL USES WITHIN SPECIFIC DEVELOPMENT NO. 84 ZONING DISTRICT FOR AN ADDITIONAL ONE (1) YEAR PURSUANT TO GOVERNMENT CODE SECTION 65858

2. Find that, in accordance with the California Environmental Quality Act (CEQA), the proposed action is not subject to the requirements of the California Environmental Quality Act, pursuant to (Guidelines) Section 15060(c)(2) because the activity will not result in a direct or reasonably foreseeable indirect physical change in the environment and 15060(c)(3) because the activity is not a project as defined in Section 15378 of the CEQA Guidelines, California Code of Regulations, Title 14, Chapter 3, because it has no potential for resulting in physical change to the environment, directly or indirectly and so is not a project.

**MINUTES:** Councilmember Phan recused herself on the advice of counsel and left the dais at 8:17 P.M.

Councilmember Lopez recused herself from the item, pending the receipt of a clearance letter from the Fair Political Practices Commission (FPPC) and left the dais at 8:18 P.M.

Councilmember Penaloza recused himself from the item due to a potential conflict of interest related to a residential lease, pending a clearance letter from the FPPC at 8:18 P.M.

City Attorney Sonia Carvalho stated that the FPPC letters are expected to be received by April 30, 2025 and announced that the item requires a four-fifths vote.

Mayor Amezcua announced that the item would be continued.

City Clerk Jennifer L. Hall announced Item No. 26 would not be considered or heard due to a lack of qualified voters.

City Attorney Carvalho stated that without Council action the moratorium will expire until the overall ordinance is brought back.

**\*\*END OF PUBLIC HEARINGS\*\***

**MINUTES:** Councilmembers Lopez, Penaloza, and Phan returned to the dais at 8:21 P.M.

**COUNCILMEMBER REQUESTED ITEMS**

**27. Discuss and Consider Directing the City Manager to Prepare an Ordinance to Address Challenges Associated with Sober Living Homes in Santa Ana – Mayor Amezcua, Councilmember Penaloza, Councilmember Bacerra**

**MINUTES:** Mayor Amezcua spoke regarding the impacts of sober living homes to the community and in support of the item.

Councilmember Bacerra spoke in support of sober living homes, spoke regarding the sober living task force, and thanked those who have been fighting the battle over the years.

Councilmember Penaloza thanked those who have been fighting the battle over the years, spoke regarding the impacts to cities and the sober living task force, and spoke in support of the item.

Councilmember Phan spoke in support of the item and requested a cost recovery and associated fines with the item.

*Councilmember Lopez expressed support for the item.*

*Councilmember Hernandez expressed support for the item.*

*Mayor Pro Tem Vazquez expressed support for the item and spoke regarding the impacts to the community.*

**28. Discuss and Consider Directing the City Manager to Prepare a Resolution in Support of Senate Bill 569 (Blakespear) – Councilmember Lopez**

**MINUTES:** *Councilmember Lopez provided a brief summary of the item and spoke in support of the item.*

*Councilmember Bacerra spoke regarding the role and duties of CalTrans regarding debris and encampments and state legislators, and spoke in opposition to the item.*

*City Manager Alvaro Nuñez spoke regarding SB569.*

*Councilmember Hernandez spoke in support of the item.*

*Mayor Pro Tem Vazquez spoke regarding having a joint action plan and in support of the item.*

*Mayor Amezcua spoke in support of the item.*

*Councilmember Phan spoke in support of the item and requested a letter be submitted for amendments in section 14193 subdivision A.*

*Councilmember Bacerra expressed support for the item with recommended amendments.*

*Councilmember Penaloza expressed support for the submittal of the letter and spoke regarding addressing potential homelessness bills.*

**29. Discuss and Consider Directing the City Manager to Prepare a Resolution in Support of Senate Bill 28-The Proposition 36 Treatment Court Implementation Act and Senate Bill 38-Funding for Diversion Treatment – Councilmember Bacerra, Mayor Amezcua, Councilmember Penaloza**

**MINUTES:** *Councilmember Bacerra provided a brief summary of the item and spoke in support of the item.*

*Councilmember Hernandez spoke in support of the item.*

*Mayor Amezcua spoke in support of the item. She requested the City Manager's Office provide a package of the upcoming Senate Bills.*

*Mayor Pro Tem Vazquez spoke in support of the item.*

*Councilmember Phan spoke in support of the item.*

*Councilmember Penaloza spoke in support of the item.*

### **CITY MANAGER COMMENTS**

**MINUTES:** *Councilmember Hernandez left the meeting at 8:56 P.M.*

*City Manager Alvaro Nuñez announced the Arbor Day tree planting event on April 19, 2025 at various City parks; a job fair hosted by the Santa Ana Work Center in partnership with Santa Ana College on Thursday, April 24, 2025, from 11:00 A.M. to 2:00 P.M.; a second job fair hosted by the Parks and Recreation Department on Thursday, April 24, 2025, at City Hall, from 1:00 P.M. to 5:00 P.M.; the Dia de Los Niños event on Saturday, April 26, 2025, at the Plaza of the Sun near City Hall; a free compost giveaway event hosted by the Public Works Agency on Saturday, April 26, 2025, from 7:00 A.M. to 12:00 P.M. at Centennial Park; and the Brew at the Zoo fundraiser hosted by the Parks and Recreation Department on Saturday, May 10, 2025, from 5:00 P.M. to 8:00 P.M. He reminded everyone to register for the Fun Run on Saturday, May 17, 2025, at 8:00 A.M. and to participate in the budget survey.*

### **COUNCIL COMMENTS**

AB1234 DISCLOSURE – If the City paid for travel or other expenses this is the time for members of the Council to provide a brief oral report on attendance of any regional board or commission meeting or any conference, meeting or event attended.

**MINUTES:** *Councilmember Lopez announced the tree planting event on Saturday, April 19, 2025, at 10:00 A.M. at Cabrillo Park and the Dia de Los Niños event on Saturday, April 26, 2025, at the Plaza of the Sun near City Hall. She wished everyone a Happy Easter.*

*Councilmember Phan congratulated Parks and Recreation Employee of the Year, Corilyn Lantz; invited everyone to attend Brew at the Zoo on Saturday, May 10, 2025, from 5:00 P.M. to 8:00 P.M.; spoke regarding Black April, the 50<sup>th</sup> Anniversary of the Fall of Saigon; encouraged everyone to participate in Denim Day on April 30, 2025; and wished everyone a Happy Easter.*

*Councilmember Bacerra thanked the Santa Ana Police Department and Orange County Fire Authority dispatchers in honor of National Safety and Telecommunicators Week. He announced his community office hours on May 3, 2025 at 10:00 A.M. at Lillie King Park; and a tree planting event on Saturday, April 19, 2025, at Thornton Park. He expressed his condolences to the families who lost their loved ones in the recent car accident. He spoke of the loss and legacy of Ed Arnold and requested that the meeting be adjourned in honor of the five car accident victims and Ed Arnold.*

*Councilmember Penaloza thanked Councilmember Bacerra for his kind words and expressed condolences to the families affected by the tragic car accident.*

*Mayor Pro Tem Vazquez expressed condolences to the families affected by the recent car accident and thanked the first responders who assisted at the accident scene. He thanked the Valley High School administration and staff for their support.*

*Mayor Amezcua spoke regarding Senate Bill 634. She expressed her condolences to the families of the accident victims and provided fundraising information for the families. She thanked the first responders in the City.*

**ADJOURNMENT** – Adjourn the City Council meeting.

***MINUTES:*** Mayor Amezcua adjourned the City Council Meeting in honor of Arely Robles, Natalia Vidal Zarate, Jacqueline Torres Zarate, Cynthia Torres Zarate, Emanuel Gonzalez Martinez, and Ed Arnold, at 9:24 P.M.

Respectfully submitted:

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Jennifer L. Hall, CMC  
City Clerk