

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

**OCTOBER 18, 2010**

**CLOSED SESSION MEETING**

**CALLED TO ORDER**

POLICE CHIEF'S CONFERENCE ROOM  
60 CIVIC CENTER PLAZA  
SANTA ANA, CA  
5:21 P.M.

**ATTENDANCE**

COUNCILMEMBERS Present:  
CLAUDIA ALVAREZ, Mayor Pro Tem  
P. DAVID BENAVIDES  
CARLOS BUSTAMANTE  
MICHELE MARTINEZ  
VINCENT F. SARMIENTO  
SAL TINAJERO

COUNCILMEMBERS Absent:  
MIGUEL PULIDO, Mayor

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

**PUBLIC COMMENTS** - None

**CLOSED SESSION CALENDAR**

1A CONFERENCE WITH LEGAL COUNSEL--EXISTING LITIGATION  
pursuant to Government Code Section 54956.9(a)

Bruce Leamer vs. City of Santa Ana, WCAB case numbers: ADJ4710348;  
ADJ2437968; ADJ337947; ADJ2965307; and ANA186647

1B LIABILITY CLAIMS pursuant to Government Code Section 54956.95

Claimants: Eva Parsons, Claim No. 2010-075  
Sigifredo Trujillo, Claim No. 2009-158

1C CONFERENCE WITH LABOR NEGOTIATOR pursuant to Government Code Section 54957.6

Agency Negotiators: Personnel Services Executive Director,  
Kathie Gonzalez

Employee Organizations: Santa Ana Management Association  
Santa Ana Police Officer's Association  
Santa Ana Police Management Association

1D PUBLIC EMPLOYEE PERFORMANCE EVALUATION pursuant to Government Code Section 54957

Title: City Attorney

Continue item to November 15, 2010.

**ADJOURNED**

5:38 P.M.

## REGULAR CITY COUNCIL MEETING

### CALLED TO ORDER

POLICE COMMUNITY ROOM  
60 CIVIC CENTER PLAZA  
SANTA ANA, CA  
5:58 P.M.

### ATTENDANCE

COUNCILMEMBERS Present:  
MIGUEL PULIDO, Mayor (6:03 p.m.)  
CLAUDIA ALVAREZ, Mayor Pro Tem  
P. DAVID BENAVIDES  
CARLOS BUSTAMANTE  
MICHELE MARTINEZ  
VINCENT F. SARMIENTO  
SAL TINAJERO

COUNCILMEMBERS Absent:  
None

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

### PLEDGE OF ALLEGIANCE

Councilmember Tinajero

### CLOSED SESSION REPORT

Refer to Agenda Item 19A for Closed Session Report.

### PUBLIC COMMENT

- Idalia Velasquez, representing OCCO - Our Lady of Guadalupe Delhi, thanked the Council for street improvements in and around their neighborhood. Presented petition signed by neighborhood residents opposed to placement of cell tower at Delhi Park (Agenda Item 25H); requested that Council oppose item.
- Vicky Baxter, Downtown Inc. Executive Director, indicated that Downtown Inc. merchants in support of Fixed Guideway project.
- Joe Dixon, Assistant Superintendent of Facilities for Santa Ana Unified School District, SAUSD Board in support of Fixed Guideway project.
- Jeffrey Han, new owner of Chapter 1 restaurant in downtown Santa Ana; spoke on the proposed change in the Façade Improvement Program (CRA Item #3); requested council maintain original façade design at Pacific Building for historical preservation purposes.
- Ernesto Medrano, representing Teamsters Union, supports Fixed Guideway project.

- Nam Pham, thanked Councilmember Sal Tinajero for efforts on behalf of Ward 6 residents; stated that he was a candidate for Ward 6 and asked for resident's vote.
- Raymond Rangel, downtown business owner, requested Council honor Façade Improvement Projects as already approved by City staff.
- Jose Romo, downtown business owner, spoke in support of Façade Program (CRA Item #3); other business improvements are forthcoming.
- Gil Marrero, owner of Empire Building in downtown Santa Ana, spoke in support of Façade Rebate Program, specifically three participants Ray Rangel, Irv Chase, and Davin Gumm, who have received commitment letters from the City (CRA Item #3); encouraged other businesses to participate and take advantage of rebate program.
- Cathy Morehead, support of Façade Program.
- David Leon, owner/operator of Yost Theater, supports Façade Program.
- Irv Chase, support Façade Program; request that the Council honor commitments as already approved by City staff before program qualifications changed; noted that Fiesta Marketplace portion will receive \$600,000 and Raymond Rangel building \$165,000, respectively; will renovate The Paseo at own expense and not seek reimbursement; Letter of Commitment entered into the record and is attached to Minutes.
- Alfonso Calderon, representing Taqueria Guadalajara in downtown Santa Ana, requested assistance in façade improvements.
- Adolfo Lopez, supports Mr. Chase's request and Façade Improvement Program.

### CONSENT CALENDAR

**MOTION:** Approve staff recommendations with the following modifications on the Consent Calendar Items 10A through 31B:

- Councilmember Sarmiento pulled item 25C for separate discussion.
- Councilmember Martinez pulled items 19E, 25E, and 25H for separate discussion.

**MOTION:** Tinajero

**SECOND:** Benavides

**VOTE:**

**AYES:**

Alvarez, Benavides, Bustamante, Martinez, Pulido, Sarmiento, Tinajero (7)

**NOES:**

None (0)

**ABSTAIN:**

None (0)

**ABSENT:**

None (0)

### ADMINISTRATIVE MATTERS

## MINUTES

10A MINUTES OF JOINT SPECIAL MEETING OF SEPTEMBER 27, 2010 - Clerk of the Council Office

**MOTION: Approve revised Minutes.**

10B MINUTES OF REGULAR MEETING OF OCTOBER 4, 2010 - Clerk of the Council Office

**MOTION: Approve revised Minutes.**

## ORDINANCES/SECOND READING

In the event a Councilmember recorded an "abstention" before consideration of the following ordinance(s) on first reading, such abstention will also be reflected in the minutes for second reading

11A ORDINANCE AMENDING THE SANTA ANA MUNICIPAL CODE RELATING TO RECYCLING - Public Works Agency

Placed on first reading at the October 4, 2010 City Council meeting and approved by a vote of 7-0.

Published in the Orange County Reporter on October 8, 2010.

**MOTION: Place ordinance on second reading and adopt.**

ORDINANCE NO. NS-2808 - AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SANTA ANA AMENDING SECTION 16-30 OF THE SANTA ANA MUNICIPAL CODE

11B ORDINANCE ELIMINATING DEADLINES FOR DEBT INCURRED IN THREE REDEVELOPMENT PROJECT AREAS - Community Development Agency

Placed on first reading at the October 4, 2010 City Council meeting and approved by a vote of 7-0.

Published in the Orange County Reporter on October 8, 2010.

**MOTION: Place ordinance on second reading and adopt.**

ORDINANCE NO. NS-2809 - AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SANTA ANA AMENDING THE CENTRAL CITY,

INTER-CITY AND BRISTOL REDEVELOPMENT PLANS OF THE CITY OF SANTA ANA TO ELIMINATE THE TIME LIMIT IN EACH PLAN FOR THE INCURRENCE OF DEBT

**BOARDS / COMMISSIONS**

13A           BOARDS AND COMMISSIONS BIENNIAL ATTENDANCE REPORT – APRIL 2010 THROUGH SEPTEMBER 2010 - Clerk of the Council Office

**MOTION:** Receive and file Boards and Commissions Biannual Attendance Report.

**MISCELLANEOUS ADMINISTRATION**

19A           CLOSED SESSION REPORT – City Attorney's Office

**MOTION:** Approve.

1. Compromise and Release Agreement of Bruce Leamer vs. City of Santa Ana, WCAB case numbers: ADJ4710348; ADJ2437968; ADJ337947; ADJ2965307; and ANA186647 in the amount of \$25,000.

2. Settlement Agreement of Eva Parsons, Claim No. 2010-075 in the amount of \$15,000.

19B           EXCUSED ABSENCES – None

19C           QUARTERLY REPORT OF CONTRACTS ENTERED INTO BY THE CITY MANAGER - Finance & Management Services

**MOTION:** Receive and file.

19D           REQUEST FOR PROPOSALS - ENVIRONMENTAL SERVICES FOR A NEW McDONALD'S RESTAURANT - Planning and Building Agency

**MOTION:** Receive and file.

19E           REQUEST FOR PROPOSALS - ENERGY AND SUSTAINABILITY CONSULTANT - Public Works Agency

**MOTION:** Authorize the Public Works Agency to send a Request for Proposals to qualified consultants to provide energy and sustainability consulting services to coordinate a range of energy

and climate protection activities during the next two years, payable from a grant from Southern California Edison.

**MOTION:** Martinez                      **SECOND:** Bustamante

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

**NOES:**            None (0)

**ABSTAIN:**        None (0)

**ABSENT:**        Sarmiento (1)

19F            REQUEST FOR PROPOSALS - TAXI SERVICES AT THE SANTA ANA REGIONAL TRANSPORTATION CENTER - Public Works Agency

**MOTION:** Authorize the Public Works Agency to send a Request for Proposals to qualified companies to provide taxi services at the Santa Ana Regional Transportation Center.

19G            REQUEST FOR PROPOSALS - WATER METER REPLACEMENT SERVICES - Public Works Agency

Continued from the October 4, 2010 City Council Meeting with a vote of 7-0.

**MOTION:** Authorize the Public Works Agency to send a Request for Proposals to qualified firms to provide water meter replacement services.

19H            REQUEST FOR PROPOSALS - RIGHT OF WAY SERVICES FOR CAPITAL IMPROVEMENT PROJECTS - Public Works Agency

**MOTION:** Authorize the Public Works Agency to send a Request for Proposals to qualified consulting firms to provide right-of-way services for Capital Improvement Projects.

## BUDGETARY MATTERS

### APPROPRIATION ADJUSTMENTS

20A            APPROPRIATION ADJUSTMENT - LOAN AGREEMENT WITH IRENE M. MAYORGA FOR REHABILITATION OF 601 E. 20TH STREET - Community Development Agency

**MOTION:**

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

APPROPRIATION ADJUSTMENT NO. 2011-081 - Recognizing a \$900,000 CalHome Program Grant from the California Department of Housing and Community Development and appropriating the same to fund eligible single family rehabilitation loans.

2. **Authorize the City Manager and Clerk of the Council to execute a rehabilitation loan agreement, subject to non-substantive changes approved by the City Manager and City Attorney.**

AGMT NO. 2010-207 - With Irene M. Mayorga for the rehabilitation of her home at 601 E. 20<sup>th</sup> Street in the amount not to exceed \$135,000.

### SPECIFICATIONS – PURCHASE OF EQUIPMENT AND SERVICES

**MOTION:** Award in accordance with Request for Council Action. (Items 22A and 22B)

22A            SPEC. NO. 10-038 - REPLACEMENT OF VARIABLE FREQUENCY DRIVE TO REGULATE THE PRESSURE OF WATER PUMPED FROM THE CITY'S WELLS - Award a contract to Academy Electric, Inc. in an amount not to exceed \$40,000. (Public Works Agency) - Finance & Management Services

22B            SPEC. NO. 10-042 - GLOCK FIREARMS, TASERS, AND ACCESSORIES - Renew the contract with Proforce Law Enforcement for a one-year period in an annual amount not to exceed \$85,000 (Police Department) - Finance & Management Services

### PROJECTS/CHANGE ORDERS



23A REJECTION OF BIDS FOR LOCAL STREET SLURRY SEAL CITYWIDE 2010 (PROJECT NO. 106732) - Public Works Agency

**MOTION:** Reject all bids for the Local Street Slurry Seal Citywide 2010 project.

**AGREEMENTS**

**MOTION:** Authorize the City Manager and Clerk of the Council to execute the following agreements, subject to non-substantive changes approved by the City Manager and City Attorney and/or actions as noted on the Request for Council Action report. (Items 25A through 25I)

25A AGMT NO. 2010-196 - GENERATOR PREVENTIVE MAINTENANCE AND REPAIR - Execute an amendment with Dixie Diesel and Electric Inc., in an amount not to exceed \$40,000. - Finance & Management Services

25B TUITION REIMBURSEMENT FOR LIBRARY EMPLOYEES - Parks, Recreation & Community Services Agency

1. AGMT NO. 2010-197 - With the California State Library in the amount of \$13,318.

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

APPROPRIATION ADJUSTMENT NO. 2011-078 - Recognizing \$13,318 from the California State Library in revenue account and appropriating same to expenditure account.

25C CELLULAR ANTENNA AT DELHI PARK - Parks, Recreation & Community Services Agency

Council discussion ensued. Motioned to continue consideration of matter for 30 days, to meet with applicant and neighborhood association, consider undergrounding utilities. Staff working on ordinance requiring cell tower locations and options vetted before approving.

**MOTION:** Continue consideration of matter for 30 days, to meet with applicant and neighborhood association.

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

**VOTE:**                      **AYES:** Alvarez, Benavides, Bustamante, Martinez,

Pulido, Sarmiento, Tinajero (7)

**NOES:** None (0)

**ABSTAIN:** None (0)

**ABSENT:** None (0)

25D AGMT NO. 2010-198 - GIS PROGRAMMING AND CONSULTING SERVICES - With Redlands Software Inc. for an amount not to exceed \$120,000 annually in Fiscal Years 2010-2011 and 2011-2012. - Public Works Agency

25E GRAFFITI ABATEMENT PROGRAM – Public Works Agency

***MOTION:***

1. **AGMT NO. 2010-208 - Approve an agreement extension through December 31, 2010 with Graffiti Protective Coatings, Inc. for weekend and holiday graffiti removal services in an amount not to exceed \$50,000.**
2. **AGMT NO. 2010-199 - Execute an amendment with Graffiti Tracker, Inc. for software and graffiti analysis services, extending the term through December 31, 2010, in an amount not to exceed \$24,000.**

**MOTION:** Martinez                      **SECOND:** Bustamante

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

**NOES:** None (0)

**ABSTAIN:** None (0)

**ABSENT:** Sarmiento (1)

25F AGMT NO. 2010-200 - ACQUISITION OF RIGHT OF WAY FOR THE OCTA AT- GRADE RAIL SAFETY ENHANCEMENT (PROJECT NO. 091745) - Execute an acquisition agreement with Far West Fairhaven LTD, a Limited Partnership, for the purchase of a portion of the property

located at 1201 Fairhaven Avenue in the amount of \$45,000. - Public Works Agency

25G AGMT NO. 2010-201 - ONE-STOP OPERATOR FOR PROGRAM YEAR 2010-2011 - Execute an extension of the One-Stop Operator Memorandum of Understanding with the Santa Ana WORK Center for program year 2010-2011 - Community Development Agency

25H GARFIELD ELEMENTARY SCHOOL COMMUNITY CENTER - Community Development Agency

Assistant City Manager for Development Services Cindy Nelson noted that community center will be 10,000 square feet, shared facility with the school district – included in school renovation project; five program priorities identified for design purposes; working on joint use agreement with school district; construction to commence in the Summer; action items are for expanded architectural design.

**MOTION:**

1. **Direct the City Attorney to prepare and authorize the City Manager and Clerk of the Council to execute an agreement.**

AGMT NO. 2010-202 - Architectural services for the design of a community center at Garfield Elementary School in an amount not to exceed \$130,000. (SANTA ANA UNIFIED SCHOOL DISTRICT)

2. **Amend the Fiscal Year 2010-2011 Community Development Block Grant Program to increase the Public Facilities Improvements Program allocation by \$1,500,000 from prior years' unexpended funds for a total of \$2,500,000 for the development of a community center at Garfield Elementary School.**
3. **Approve a Funding Analysis with a total estimated project cost of \$2,500,000.**

**MOTION:** Martinez

**SECOND:** Bustamante

**VOTE:**

**AYES:**

Alvarez, Benavides, Bustamante, Martinez, Pulido, Sarmiento, Tinajero (7)

**NOES:**

None (0)

**ABSTAIN:**

None (0)

**ABSENT:**

None (0)

- 251 AGMT NO. 2010-203 - RIGHT-OF-WAY ACQUISITION FOR FIRST STREET BRIDGE REPLACEMENT (PROJECT NO. 061723) - Execute an acquisition agreement with Orange County Flood Control District for an easement for construction of First Street Bridge over Santa Ana River in the amount of \$40,900 - Public Works Agency

## LAND USE MATTERS

### CONDITIONAL USE PERMIT/VARIANCES

- 31A CONDITIONAL USE PERMIT NOS. 2010-18 AND 2010-19 - TO ALLOW AFTER-HOURS OPERATION AND A BANQUET FACILITY AT THE CHAPTER ONE RESTAURANT LOCATED IN THE SPECIFIC DEVELOPMENT NO. 84-DOWNTOWN (SD84-DT) ZONING DISTRICT - 227 NORTH BROADWAY; JEFFREY D. HALL, APPLICANT - Planning and Building Agency

Recommended action approved by the Planning Commission on September 27, 2010, by a vote of 7-0.

**MOTION:** Receive and file the staff report approving Conditional Use Permit No. 2010-18 and Conditional Use Permit No. 2010-19 as conditioned.

- 31B CONDITIONAL USE PERMIT NO. 2010-20 - TO ALLOW THE RAMONA BANQUET HALL IN THE BASEMENT LEVEL OF AN EXISTING COMMERCIAL BUILDING IN THE SPECIFIC DEVELOPMENT NO. 84-DOWNTOWN (SD84-DT) ZONING DISTRICT - 120 WEST FIFTH STREET, SUITE 110; CARLA LEONARDO, APPLICANT - Planning and Building Agency

Recommended action approved by the Planning Commission on September 27, 2010, by a vote of 7-0.

**MOTION:** Receive and file the staff report approving Conditional Use Permit No. 2010-20 as conditioned.

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

**BUSINESS CALENDAR**

**RESOLUTIONS**

55A RESOLUTION - CONTRACT AWARD TO J.P. MORGAN CHASE TO BE THE OFFICIAL CITY DEPOSITORY FOR A THREE-YEAR PERIOD COMMENCING JANUARY 1, 2011 - Finance & Management Services

**MOTION:**

**1. Adopt a resolution.**

RESOLUTION NO. 2010-050 - A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTA ANA DESIGNATING JP MORGAN CHASE BANK, N.A. AS THE DEPOSITORY FOR CITY OF SANTA ANA FUNDS, EFFECTIVE JANUARY 1, 2011, AND DESIGNATING SIGNATORIES AUTHORIZED FOR THE PURPOSE OF WITHDRAWAL OF SAID FUNDS

**2. Authorize the City Manager and the Executive Director of Finance and Management Services Agency to execute an agreement.**

AGMT NO. 2010-204 - With J.P. Morgan Chase, the lowest responsible bidder, for a three-year period, with provision for a two-year extension in the annual amount not to exceed \$45,000 per year commencing January 1, 2011.

**3. Authorize the City Manager and the Executive Director of Finance and Management Services Agency to extend the term of the Treasury Services Agreement.**

AGMT NO. 2010-209 - With Bank of America, N.A. through December 31, 2010, with provision for payment of claims for a six month period, through June 30, 2011.

**MOTION:** Sarmiento

**SECOND:** Alvarez

**VOTE:**

**AYES:**

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

**NOES:**

None (0)

**ABSTAIN:**

None (0)

**ABSENT:**

Benavides (1)

55B RESOLUTION AUTHORIZING SUBMITTAL OF LAND AND WATER CONSERVATION FUND GRANT PROGRAM APPLICATION FOR THE MCFADDEN AND ORANGE PARK SITE - Parks, Recreation & Community Services Agency

Councilmember Martinez thanked staff for efforts on this matter.

Mayor Pulido asked that staff obtain a copy of a study done on this site regarding concept of community gardens, look at other models, and bring back to Council for consideration.

**MOTION: Adopt a resolution.**

RESOLUTION NO. 2010-051 - A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTA ANA APPROVING THE APPLICATION FOR LAND AND WATER CONSERVATION FUNDS TO DEVELOP THE MCFADDEN AND ORANGE PARK SITE

**MOTION:** Martinez

**SECOND:** Alvarez

**VOTE:**

**AYES:**

Alvarez, Benavides, Bustamante, Martinez, Pulido, Sarmiento, Tinajero (7)

**NOES:**

None (0)

**ABSTAIN:**

None (0)

**ABSENT:**

None (0)

## PUBLIC HEARINGS

75A PUBLIC HEARING - RESOLUTION AND ORDINANCE ADOPTING THE UPDATED CALIFORNIA AND INTERNATIONAL BUILDING AND FIRE CODES WITH AMENDMENTS AND REQUISITE FINDINGS - Planning and Building Agency

Legal Notice published in the O.C. Reporter on October 8, 2010.

Presentation of staff report by Planning and Building Executive Director Jay Trevino

Building & Fire Code Updates & Amendments

- Chapter 8 Buildings and Structures
- Chapter 14 Fire Protection, Prevention & Emergency Services

#### New Building Codes Adopted

- 2010 CA Codes become effective January 1, 2011

#### HSC 17958.5 & HSC 18941.5

- Local jurisdictions may amend building standards to be more restrictive than Title 24, if such amendments are justified on the basis of a local geological, topographical or climatic condition.

#### Green Building Standards Code

- California Green Building Code

#### Fire Safety

- Residential Fire Sprinklers (R313)
  - Required in every dwelling unit, including Single Family Dwellings. NFPA 13D

#### Effective Date for New Codes

- Beginning January 1, 2011, several NEW building codes will be enforced in CA.
- All architects, engineers, designers, and contractors MUST be familiar with the new codes.

#### SAMC Chapters 8 and 14

- Existing amendments updated with new code language
- Based on geological, topographical and climatic conditions
- Enhanced public safety

#### New Codes Will Benefit Everyone

- Improved life safety
- Incorporates latest national standards
- Improved Accessibility
- Promotes greener buildings
- Enhanced seismic safety standards

The public hearing opens at 6:58 p.m. No correspondence was received. There were no public speakers and the hearing closed.

#### **MOTION:**

#### **1. Adopt a resolution.**

RESOLUTION NO. 2010-052 - A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTA ANA CALIFORNIA, SETTING FORTH FINDINGS WITH RESPECT TO LOCAL CONDITIONS WITHIN THE CITY OF SANTA ANA WHICH JUSTIFY CERTAIN MODIFICATIONS AND CHANGES TO THE CALIFORNIA BUILDING CODE, CALIFORNIA RESIDENTIAL CODE, CALIFORNIA GREEN

BUILDING STANDARDS CODE, CALIFORNIA ELECTRICAL CODE, CALIFORNIA MECHANICAL CODE, CALIFORNIA PLUMBING CODE, CALIFORNIA FIRE CODE, CALIFORNIA EXISTING BUILDING CODE, INTERNATIONAL PROPERTY MAINTENANCE CODE, UNIFORM SWIMMING POOL, SPA AND HOT TUB CODE, AND UNIFORM SOLAR ENERGY CODE AS AMENDED BY THE STATE OF CALIFORNIA

**2. Place ordinance on first reading and authorize publication of title.**

ORDINANCE NO. NS-2810 - AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SANTA ANA AMENDING CHAPTERS 8 AND 14 OF THE SANTA ANA MUNICIPAL CODE TO ADOPT AND AMEND THERETO THE MOST RECENTLY ENACTED CALIFORNIA BUILDING CODE, CALIFORNIA RESIDENTIAL CODE, CALIFORNIA GREEN BUILDING STANDARDS CODE, CALIFORNIA ELECTRICAL CODE, CALIFORNIA MECHANICAL CODE, CALIFORNIA PLUMBING CODE, CALIFORNIA FIRE CODE, CALIFORNIA EXISTING BUILDING CODE, INTERNATIONAL PROPERTY MAINTENANCE CODE, UNIFORM SWIMMING POOL, SPA AND HOT TUB CODE, AND UNIFORM SOLAR ENERGY CODE

**MOTION:** Alvarez

**SECOND:** Tinajero

**VOTE:**

**AYES:** Alvarez, Benavides, Bustamante, Martinez, Pulido, Sarmiento, Tinajero (7)

**NOES:** None (0)

**ABSTAIN:** None (0)

**ABSENT:** None (0)

**CITY COUNCIL RECESSED AT 7:02 P.M. AND CONVENEED TO THE COMMUNITY REDEVELOPMENT AGENCY MEETING, FOLLOWED BY THE SANTA ANA FINANCING AUTHORITY MEETING AT 7:36 P.M.**

**THE CITY COUNCIL RECONVENED AT 7:36 WITH SAME MEMBERS PRESENT.**



## WORK STUDY SESSION

WSA

### **FIXED GUIDEWAY UPDATE – Public Works Agency**

Santa Ana Transit Vision-Phase 1

Santa Ana-Garden Grove Fixed Guideway

Project Purpose

- ❖ Provide a safe, convenient and reliable public transportation option
- ❖ Spur economic development opportunities and create jobs
- ❖ Increase accessibility and livability in the heart of Orange County
- ❖ Promote sustainable and environmentally responsible transportation
- ❖ Serve as a link to destinations within and surrounding Santa Ana

Connecting Neighborhoods, Businesses and Activity Centers

OCTA “Go Local” Process

Step 1

- Identify transit concepts to link major activity & employment centers to Metrolink stations
- Identify wide range of routes & transit technologies

Step 2

- Refine concepts in coordination with stakeholders & the public
- Conduct alternatives analysis, conceptual engineering & environmental review on “reduced set” of concepts
- Refine cost estimates & develop funding plan

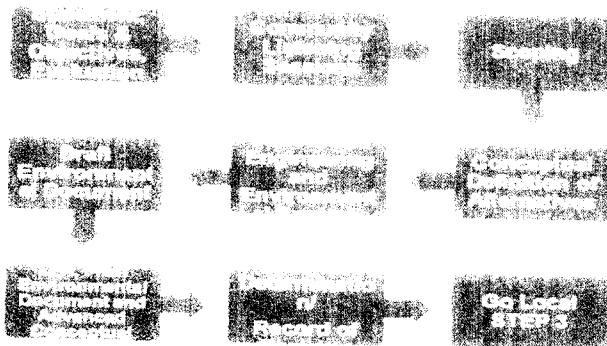
Step 3

- Preliminary engineering (with FTA concurrence)
- Final design & construction
- Implementation

Step 4

- Once Go Local programs are operating, OCTA will perform additional upgrades to Metrolink stations to ensure passengers can connect seamlessly to the various transit services

City of Santa Ana at Step 2 - Study Process: Public Outreach



#### Stakeholder Groups We've Met With

- ❖ Stakeholder Working Group (SWG)
- ❖ Downtown Inc.
- ❖ Santa Ana Unified School District
- ❖ Santa Ana Merchants Association
- ❖ Santa Ana College
- ❖ 140+ downtown businesses on 4th and 5th Streets
- ❖ School Board for the SAUSD

#### Stakeholder Feedback

- ❖ Downtown Businesses are excited about streetcar and increased foot traffic
- ❖ Overall support for streetcar concept
- ❖ Need to include Civic Center Dr. to Flower St.
- ❖ Want convenient connections to sites not directly on the route (the College and S. Main St.)
- ❖ Pedestrian safety concerns, especially near school sites
- ❖ Need more resident input
- ❖ Concern over how project is funded
- ❖ Potential impact to parking on 4th St.
- ❖ Construction impacts on 4th St.
- ❖ Question if the streetcar fits or works on 4th St.
- ❖ Questions about the future development of Willowick
- ❖ Want it completed in a timely manner

#### Stakeholder Outreach: Next Steps

- ❖ Activity Center Outreach including faith-based organizations
- ❖ Speakers' Bureau Opportunities
  - City and County-wide organizations
  - Neighborhood associations
  - Seniors groups
- ❖ One-on-one Briefings
- ❖ Building Partnerships / Coalitions with key stakeholders

## Which Technologies Are Most Suitable?

GOAL-BASED CRITERIA	PERSONAL RAPID TRANSIT	LOW-SPEED MAG LEV	MONORAIL	DIESEL MULTIPLE UNITS	COMMUTER RAIL	LIGHT RAIL	BUS	TROLLEY BUS	MODERN STREETCAR
<b>LIVABILITY/ACCESSIBILITY:</b> Does the project promote livability and walkability? Does it utilize clean fuels? Does it reduce auto dependency?	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
<b>PROVEN FEASIBILITY:</b> Is the technology proven in revenue service in the US?	No	No	Yes	Yes	Yes	Yes	Yes	Yes	Yes
<b>AFFORDABILITY:</b> Can the project be implemented at a "reasonable" cost based on possible, known funding sources?	No	No	No	Yes	Yes	Yes	Yes	Yes	Yes
<b>ACCESSIBILITY:</b> Does the project provide the required level of accessibility? Does it address identified travel markets and needs?	No	No	No	No	No	Yes	Yes	Yes	Yes
<b>COMMUNITY ACCEPTANCE/ ENVIRONMENTAL STEWARDSHIP:</b> Does the project avoid major right-of-way impacts? Can it operate in existing lanes?	No	No	No	No	No	No	Yes	Yes	Yes

## How Well Does Each Alignment Perform?

SCREENING CRITERIA MEASURES OF EFFECTIVENESS	ALTERNATIVES EVALUATED				
	PRE-1 - CIVIC CENTER RD.	ALBANY AND 3RD STREET	3RD STREET AND 5TH STREET	5TH STREET AND 6TH STREET	6TH STREET AND 7TH STREET
Alternative provides service to City's adopted transit corridors	0%	29.8%	33.9%	27.0%	29.5%
Number of residents within a 1/4 mile walking distance of proposed alignment (in thousands)	43	43	45	42	42
Number of employees within a 1/4 mile walking distance of proposed alignment (in thousands)	26	27	27	26	25
Would promote principles of "Livability"	Low	Low	High	High	High
Would serve transit-supportive land use	Low	Medium-High	High	Medium-High	Medium
Will be perceived as a significant long-term public investment in infrastructure by potential investors/developers	Medium	Medium	High	High	High
Total estimated capital cost	Low	Low	Medium	Medium	Medium
<b>RECOMMENDED RANKING</b>	5th	4th	1st	2nd	3rd

### Top Technology Being Considered

- ❖ Modern Streetcar
  - Runs in street traffic or in exclusive guideway
  - Electrically powered through single overhead wire
  - Typical Vehicle Capacity: 50 seated, up to 100 standing

### Reduced Set of Alternatives

- ❖ No Build Alternative
  - Depicts what happens if project is not built
  - No further transportation improvements beyond what has already been funded and committed through the year 2035.

- ❖ Transportation Systems Management (TSM) Alternative
  - Explores what can be achieved with low level investments such as traffic signal synchronization
  - Relatively inexpensive projects, operational improvements, or policy actions such as increases in existing bus service, improved signal timing, and incentives to carpooling.
- ❖ Streetcar 1 along Santa Ana Blvd. and 4<sup>th</sup> St.
- ❖ Streetcar 2 along Santa Ana Blvd. and 5<sup>th</sup> St.

Streetcar 1 – Santa Ana Blvd./4<sup>th</sup> Street  
 Streetcar 2 – Santa Ana Blvd./5<sup>th</sup> Street

Refinements to Reduced Alternatives

- ❖ Streetcar 1 –Parking on 4<sup>th</sup> Street
  - Option 1: Remove diagonal parking along south side of 4th Street; widen sidewalk 16 feet on south side.
  - Option 2: Replace diagonal parking along south side of 4th Street with parallel parking; widen sidewalk 8 feet.
- ❖ Streetcar 2 – Civic Center Drive Loop

Streetcar 1 – 4<sup>th</sup> Street Parking Option 1

- ❖ Remove diagonal parking along south side of 4th Street;
- ❖ Widen sidewalk 16 feet on south side

Streetcar 1 – 4<sup>th</sup> Street Parking Option 2

- ❖ Replace diagonal parking along south side of 4th Street with parallel parking
- ❖ Widen sidewalk 8 feet

4<sup>th</sup> Street Station at Main Street

Streetcar 2 – Santa Ana Blvd./5<sup>th</sup> Street with Civic Center Loop

How Will the Preferred Alternative Be Selected?

- ❖ Accessibility and Livability
- ❖ Economic Development, Transit Supportive Land Uses and Community Goals
- ❖ Environmental Responsibility and Sustainability
- ❖ Travel Benefits, Choice, and Reliability
- ❖ Cost Effectiveness and Financial Feasibility

Next Steps

Summer 2010 -Spring 2011	Detailed Evaluation of Reduced Set of Alternatives
Summer 2011	Draft Environmental Document
Spring 2012	Final Engineering Complete
July 2013	Construction Start
2015	Phase1 (SARTC to Bristol) Opening

Who Is Consultant Team?  
Cordoba Corporation in association with:  
URS Corporation  
HNTB Corporation  
David Evans and Associates  
LTK Engineering  
Cambridge Systematics, Inc.

### COMMENTS

90A CITY MANAGER'S COMMENTS – None

90B CITY COUNCILMEMBER COMMENTS

Councilmember Tinajero:

- All community service groups, including: Comlink, PTA's, and Vietnamese community, should be included in outreach efforts (on fixed guideway project).

Councilmember Benavides:

- Attended the South Santa Ana Merchants Association candidates forum; requested that staff look at branding initiative to inform public on projects/programs available and underway;
- Wished all a Happy Halloween; and
- Encouraged all to vote on November 2<sup>nd</sup>.

Councilmember Martinez:

- Echoed message by Councilmember Benavides on informing public of projects;
- Wished all a Happy Halloween; and
- Asked all to vote and vote "yes" on Proposition 22.

Councilmember Sarmiento:

- Thanked staff for presentation and teamsters for support on fixed guideway project;
- Invited all to vote on November 2<sup>nd</sup>;
- City Manager looking into Public Information Officer position; and
- Wished all a Happy Halloween.

Mayor Pulido:

- Encouraged all to vote.

**MOTION:** Cancel November 1, 2010 Regular City Council Meeting and adjourn to the next regularly scheduled meeting scheduled for November 15, 2010.

**MOTION:** Alvarez

**SECOND:** Martinez

**VOTE:**       **AYES:**       Alvarez, Benavides, Bustamante, Martinez,  
Pulido, Sarmiento, Tinajero (7)

**NOES:**       None (0)

**ABSTAIN:**   None (0)

**ABSENT:**   None (0)

**ADJOURNED** - 9:09 P.M.

Maria D. Huizar,  
Clerk of the Council

FIESTA MARKETPLACE PARTNERS  
C/O S & A PROPERTIES  
179 W. WILSON ST.  
SUITE 100  
COSTA MESA, CA 92627  
949-722-7400  
949-722-8855 FAX

October 18, 2010

Cynthia J. Nelson, Deputy City Manager  
City of Santa Ana  
Community Development Agency  
20 Civic Center Plaza - Post Office Box 1988 - M-25  
Santa Ana, CA 92702

RE: City of Santa Ana Façade Rebate Program  
Fiesta Marketplace Partners One and Two  
Raymond and Delia Rangel

Dear Cindy:

This letter will serve to memorialize the agreement that the Fiesta Marketplace Partners One and Two and Raymond and Delia Rangel have reached with the City concerning the City's Façade Rebate Program.

The Fiesta Marketplace Partners and Raymond and Delia Rangel will invest, in their respective properties, approximately \$1,125,000.00 and will receive from the City's Façade Program approximately \$825,000.00 (Cash contribution from Fiesta Marketplace Partner One and Two is \$3,245,000.00 and Raymond and Delia Rangel is \$55,000.00). Exhibit "A", attached hereto, sets forth detail of these expenditures.

The Fiesta Marketplace Partners shall invest an estimated \$580,000.00 to renovate the public gathering area currently known as "The Paseo". The City owns a part of The Paseo that fronts the City-owned surface parking lot at Third and Bush Streets. The Fiesta Marketplace Partners will renovate The Paseo at its' own expense and not seek reimbursement from the City for the approximately one-fourth of renovation costs, which translates to about \$120,000.00, that would be apportioned to the one-fourth of The Paseo that the City owns.

Sincerely yours,  
Fiesta Marketplace Partners One and Two  
Raymond and Delia Rangel

By: Irving M. Chaso, General Partner

cc: Alan Fainberg  
Ryan Chase  
Raymond and Delia Rangel  
David Scheppers, CPA

10/18/10

Fiesta Redevelopment Cost Estimates

Facades:

- Building #1 (220 East 4<sup>th</sup> St.): \$320,000 (\$120,000 rebate)
- Building #2 (201 East 4<sup>th</sup> St.): \$745,000 (\$300,000 rebate)
- Building #3 (305 East 4<sup>th</sup> St.): \$535,000 (\$535,000 rebate)
- Building #4 (300 East 4<sup>th</sup> St.): \$220,000 (\$165,000 rebate) - Raymond and Delia Range Building
- Total Façade Costs: \$1,820,000

Promenades:

\$580,000

Improvements:

- Yust Occupancy and Structural Upgrades (307 N. Spurgeon St.): \$250,000
- Ritz Shell Improvements (305 N. Spurgeon St.): \$500,000
- Musselman Building Shell Improvements (320 East 4<sup>th</sup> St.): \$600,000
- Total Improvements: \$1,350,000

Total Costs:

- Facades: \$1,820,000
- Promenade: \$580,000
- Improvements: \$1,350,000
- Total Project Costs: \$3,750,000

- 10% contingency: \$375,000

**TOTAL: \$4,125,000**

- Façade Rebate (\$425,000)

**TOTAL: \$3,300,000**

Exhibit A



**CORRECTED LETTER**

**FIESTA MARKETPLACE PARTNERS  
C/O S & A PROPERTIES  
129 W. WILSON ST.  
SUITE 100  
COSTA MESA, CA 92627  
949-777-7400  
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Sincerely yours,  
Fiesta Marketplace Partners One and Two  
Raymond and Delia Rangel

By: Irving M. Chase, General Partner

cc: Allan Fainberg  
Ryan Chase  
Raymond and Delia Rangel  
David Schappens, CPA

