

AGENDA

Regular Meeting

GARDEN GROVE AGENCY FOR COMMUNITY DEVELOPMENT

Community Meeting Center  
11300 Stanford Avenue

April 12, 2005

6:18 p.m.

Council Chamber

ROLL CALL: MEMBER DALTON, MEMBER KREBS, MEMBER LEYES,  
VICE CHAIR ROSEN, CHAIR NGUYEN

Member Nguyen absent.

*Members of the public desiring to speak on any item of public interest, including any item on the agenda except public hearings, must do so during Oral Communications at the beginning of the meeting. Each speaker shall fill out a card stating name and address, to be presented to the City Clerk, and shall be limited to five (5) minutes. Members of the public wishing to address public hearing items shall do so at the time of the public hearing. Additionally, any person requiring auxiliary aids and services due to a disability should contact the City Clerk's office to arrange for special accommodations.*

1. PUBLIC INPUT: (Anyone wishing to address only Closed Session items may do so at this time.)

None.

2. CLOSED SESSION:

2.a. **CONFERENCE WITH REAL PROPERTY NEGOTIATORS -  
PURSUANT TO GOVERNMENT CODE SECTION 54956.8**

**Properties:** Parcels commonly referred to as the "Brookhurst Triangle" and comprised of the following parcels listed by Assessor Parcel Number (APN), address, if available, and current owner:

- APN 89-071-05 (parking lot) and 89-071-14 (10071 Garden Grove Blvd.).  
Owner: Jose L. Gonzalez.

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- APN 89-071-06 (parking lot) and 89-071-07 and 89-071-13 (10081 Garden Grove Blvd.). Owner: Herbert Friedlander.
- APN 89-071-08 (12861 Brookhurst St.) and 89-071-12 (10115 Garden Grove Blvd.). Owner: John Nelson.
- APN 89-071-11, (10111 Garden Grove Blvd.). Owner: Dal G Ruebsamen.
- APN 89-071-24 (12882 Brookhurst St.), 89-661-03 (12791 Brookhurst St.), 89-661-04 (12801 Brookhurst St.), 89-661-05 (12857 Brookhurst St.). Owner: Chien Che Wang.
- APN 89-071-25 (10151 Garden Grove Blvd.). Owner: Joann Owen Ayala.
- APN 89-071-30 (10011 Garden Grove Blvd.). Owner: Choi Jae Moon.
- APN 89-661-06 (12753 Brookhurst St.). Owner: Susan Kim.

**Agency's Negotiators:** Matthew Fertal, City Manager/Agency Director  
Chet Yoshizaki, Economic Development Manager  
Greg Blodgett, Economic Development Project Manager  
Thomas P. Clark, Agency Counsel

**Negotiating Parties:** Garden Grove Agency for Community Development and  
Scott Choppin and Mark Tolley of Urban Pacific Builders  
and Garden Grove Housing Investors, LLC

**Under negotiation:** Potential acquisition, disposition, real property exchange,  
price(s) and terms of payment of the above-listed parcels  
of real property.

- Factors Affecting Price and Terms under Negotiation
  - Acquisition of subject property
  - Recorded covenants
  - Scope of redevelopment of subject property and offsite improvements
  - Physical condition of property at close of escrow

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- Condition of title to property at close of escrow
- Indemnities of Buyer/Seller
- Representations and warranties of Seller
- Potential highest and best use of property and potential alternative land uses
- Affordable housing requirements
- Factors affecting time of payment:
  - Conditions to closing of escrow
  - Due diligence period
  - Environmental condition and remediation of property, if any

ACTION: Discussed. Staff given direction. No action taken.

CHAIR NGUYEN JOINED THE MEETING AT 7:00 P.M.

Open Session

7:19 p.m.

3. ORAL COMMUNICATIONS - PUBLIC: (To be held simultaneously with City Council Oral Communications.)

None relevant to the Agency.

RECESS: 7:52 p.m.

RECONVENE: 7:56 p.m.

4. CONSENT ITEMS:

- 4.a. Minutes of the Regular Meeting of the Agency held March 22, 2005.  
(F: Vault)

MEMBERS: MEMBER DALTON, MEMBER KREBS, MEMBER LEYES,  
VICE CHAIR ROSEN, CHAIR NGUYEN

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ACTION: Approved as amended.  
(5 Ayes.)

5. PUBLIC HEARING:

- 5.a. Public Hearing to consider a proposed Purchase and Sale Agreement to Hewson Development Corporation for two agency-owned parcels, 132-402-02 and a portion of parcel 132-102-20, located at 11900 Gilbert Street. (F: A-55.313)

ACTION: To be readvertised for April 26, 2005.

MEMBER ROSEN LEFT THE ROOM AT 8:00 P.M.

6. ADMINISTRATIVE HEARING:

- 6.a. Administrative Hearing to consider an action on a Resolution of Necessity to acquire and extinguish by eminent domain portions of certain reciprocal easement rights affecting certain real properties owned by HGGGA Promenade and other entities located at the 9500 block of Chapman Avenue, identified as Assessor's Parcel Numbers 132-402-09, 12, 13, 16, 18, 34, 36, 37 and 38; and certain real property owned by Gilbert Street Developers, located at 11822 Gilbert Street, identified as Assessor's Parcel No. 132-402-32, for redevelopment and other public purposes. (F: A-55.303) (XR: A-55.110) (XR: A-55.106)

ACTION: Hearing held and closed.

ACTION: Continued to May 10, 2005 for further consideration.  
(4 Ayes. Rosen absent.)

MEMBER ROSEN REJOINED THE MEETING AT 9:25 P.M.

7. ITEMS FOR CONSIDERATION: None.

8. MATTERS FROM AGENCY MEMBERS AND DIRECTOR:

None.

9. ADJOURNMENT: 9:26 p.m.