

AGENDA

Regular Meeting

GARDEN GROVE AGENCY FOR COMMUNITY DEVELOPMENT

Community Meeting Center  
11300 Stanford Avenue

July 13, 2004

7:16 p.m.

Council Chamber

ROLL CALL: MEMBER BROADWATER, MEMBER LEYES, MEMBER TRAN,  
VICE CHAIRMAN DALTON, CHAIRMAN ROSEN

All members present.

*All 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.*

6. CLOSED SESSION:

- 6.a. Pursuant to Government Code section 65956.8, the Agency Board will confer with its real property negotiator (Agency Director) regarding the terms of possible sale of Agency property identified as Assessor Parcels 089-071-24 & 089-661-03,04,05. The negotiating parties are Urban Pacific KB Homes, Meredith Enterprises, Golden Triangle Park LLC; and the possible terms of Agency purchase of real property described as Assessor Parcels No. 089-071-25 (P.O.-Jose Gonzalez); 089-071-06, 07, 13; 089-071-11 (P.O.- Dal Ruebsamen); 089-071-08,12 (P.O.- John Nelson); 089-071-25 (P.O.- Joann Ayala); 089-661-06 (P.O.- Minh Tran).

ACTION: Discussed.

MEMBERS: MEMBER BROADWATER, MEMBER LEYES, MEMBER TRAN,  
VICE CHAIRMAN DALTON, CHAIRMAN ROSEN

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1. ORAL COMMUNICATIONS - PUBLIC: (To be held simultaneously with City Council and Sanitary District Oral Communications.)
  - 1.a. Ray Littrell addressed the Agency concerning questions he submitted to Agency members concerning impacts to residents because of several projects proposed near Gilbert Street. (F: A-53.3)
  - 1.b. Cheryl Armstrong addressed the Agency expressing concern that developments are being approved with no funds for additional services that are being impacted. (F: A-53.3)

RECESS: 8:04 p.m.

RECONVENE: 8:18 p.m.

2. CONSENT ITEMS: (It is recommended that Items 2.a. and 2.b. be acted on simultaneously unless separate discussion and/or action is requested by an Agency member.)
  - 2.a. Parking Lease Agreement with OHI Resort Hotels, LLC, to lease 2.0 acres of Agency-owned real property located at 12171, 12185-91, and 12221 Harbor Boulevard (also known as B-2 site); and authorize the Director and Secretary to execute the agreement. (F: A-55.171A)

ACTION: Approved and authorized.

(5 Ayes.)
  - 2.b. Minutes of Regular Meeting of the Agency held June 22, 2004. (F: Vault)

ACTION: Approved.

(5 Ayes.)

4. ITEMS FOR CONSIDERATION:

- 4.a. Selection of a developer for the development of the 16.5-acre Brookhurst Triangle, bounded by Brookhurst Street, Garden Grove Boulevard, and Brookhurst Way. (F: A-55.304) (XR: A-116.7)

MEMBERS: MEMBER BROADWATER, MEMBER LEYES, MEMBER TRAN,  
VICE CHAIRMAN DALTON, CHAIRMAN ROSEN

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ACTION: Selected Urban Pacific Builders/KB Homes.

(4 Ayes. Broadwater voted no.)

RECESS: 10:53 p.m.

RECONVENE: 11:12 p.m.

CHAIRMAN ROSEN LEFT THE MEETING AND VICE CHAIRMAN DALTON ASSUMED THE CHAIR.

3. PUBLIC HEARINGS: (Motion to approve will include adoption of each Resolution unless otherwise indicated.)

3.a. Public Hearing to consider the Development of the Former Costco Building Site located at 11822 Gilbert Street. (F: A-55.303)  
(XR: A-55.106)

ACTION: Hearing held.

3.a.1 Consideration of Adoption of a Resolution approving an Owner Participation Agreement (OPA) with Gilbert Street Developers and approval of Negative Declaration.

ACTION: Resolution No. 643 adopted.

(4 Ayes. Rosen absent.)

5. MATTERS FROM AGENCY MEMBERS AND DIRECTOR:

None.

7. ADJOURNMENT: 12:25 a.m. on July 14, 2004.