

AGENDA

Regular Meeting

GARDEN GROVE AGENCY FOR COMMUNITY DEVELOPMENT

Community Meeting Center
11300 Stanford Avenue

October 12, 2004

6:58 p.m.

Council Chamber

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

All Members present.

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. ORAL COMMUNICATIONS - PUBLIC: (To be held simultaneously with City Council Oral Communications.)
 - 1.a. Stephanie McManus commented regarding the Closed Session item on the Vietnamese Cultural Center. She noted her concerns with the location and displacement of individuals; negative effect on real estate; additional traffic and parking needs. (F: A-53.3) (XR: A-116.10)
 - 1.b. Tony Flores commented on various articles that he presented to the Council regarding different Disposition and Development Agreements with hotels and money spent in association with the hotels. (F: A-53.3)
 - 1.c. Ray Littrell commented that the Mayor was incorrect in saying that according to the Brown Act, the Council does not have to answer questions during Oral Communication when in fact it does allow for responses. He noted that by listing all the properties being considered

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for the Vietnamese Cultural Center in Closed Session rather than in open session, it is putting pressure on the people to sell. People should be advised of what is going on before they see their properties listed for discussion. (F: A-53.3)

- 1.d. Eugene Zalyzec commented regarding a previous meeting that was held in 1999 when properties in the Civic Center area were being considered for a project. Residents received a letter from staff after that meeting to advise them that there was no project, and they would be notified when there is. His concern is that their addresses are again listed on the agenda under Closed Session without knowing that their properties are being considered. (F: A-53.3)
- 1.e. Don Warshauer commented that the residents should be notified when their properties are being discussed. He was not in favor of a Vietnamese Cultural Center in the Civic Center area. (F: A-53.3) (XR: A-116.10)
- 1.f. Cy Labree commented that when the City gets involved in projects like the Vietnamese Cultural Center, it should be for the benefit of everyone. Negotiations with city staff should not be for a specific group of people. City money is spent on a project if only one employee joins in discussions. (F: A-53.3) (XR: A-116.10)

RECESS: 7:25 p.m.

RECONVENE: 7:27 p.m.

2. CONSENT ITEMS:
None.

3. MATTERS FROM AGENCY MEMBERS AND DIRECTOR:
None.

4. CLOSED SESSION:

- 4.a. Pursuant to Government Code Sections 54956.8 and 54960.1(c)(2), the Agency will give direction to its negotiator, the Agency Director, with regard to the potential purchase, sale, exchange, and/or lease of certain properties listed below, and the price and/or terms of payment for such transaction(s). The negotiating party is Phat Bui, as

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representative of Nhan Ai Foundation, and the owner(s) of such properties, to wit real property located at:

4.a.1. "Site 1"

12051, 12081 Garden Grove Blvd. (APN 231-392-26, 27),
Owner: East-West Pacific Investments; 12061 Garden Grove
Blvd. (APN 231-392-25), Owner: Heid Partners; 12111 Garden
Grove Blvd. (APN 231-406-11) Owner: Richard Kim

4.a.2. "Site 2"

10901 Westminster Avenue (APN 099-362-22), Owner: Leslie
Hamilton

4.a.3. "Site 3"

12942 Civic Center Drive (APN 090-172-07) Owner: Franklin
Buccella; 12952 Civic Center Drive (APN 090-172-08) Owner:
Franklin Buccella; 12941 7th St. (APN 090-172-16), Owner:
Arthur & Linda Viramontes; Agency-owned parcels at 12921,
12932 7th Street (APN 090-172-15, 090-173-07); 11301 Garden
Grove Blvd. (APN 090-172-31); 11351 Garden Grove Blvd.
(APN 090-172-24), Owner: Luis Salinas; 11341 Garden Grove
Blvd. (APN 090-172-25), Owner: Khoi Ngo Vo; 11331 Garden
Grove Blvd. (APN 090-172-26), Owner: Chi Huynh; 11315
Garden Grove Blvd. (APN 090-172-27), Owner: Jack Arnold
Perris; 12942 7th St. (APN 090-173-08), Owner: Mario Suarez;
11361 Garden Grove Blvd. (APN 090-173-09), Owner: Helen
Noland; 11371 Garden Grove Blvd. (APN 090-173-10), Owner:
Gerald Sloan

4.a.4. "Site 4"

Agency-owned parcels at 12932 7th St. (APN 090-173-07);
12932, 12942 8th St. (APN 090-174-05, 06); 11391, 11421
Garden Grove Blvd. (APN 090-173-11; 090-174-07); 12942 7th
St. (APN 090-173-08) Owner: Mario Suarez; 11361 Garden
Grove Blvd. (APN 090-173-09) Owner: Helen Noland; 11371
Garden Grove Blvd. (APN 090-173-10) Owner: Gerald Sloan;
11401 Garden Grove Blvd. (APN 090-173-12) Owner: Clifford
Hampton; 12941 8th St. (APN 090-173-13) Owner: James Van
Nguyen; 12933 8th St. (APN 090-173-14) Owner: Jeronimo &
Margarita Martinez

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4.a.5. "Site 5"

All of the following City-owned parcels: APN 090-143-05,
090-143-06, 090-143-07, 090-143-08, 090-143-09, 090-143-
10, 090-143-11, 090-143-27, 090-143-28

4.a.6. "Site 6"

Agency-owned parcel at 11900 Gilbert Street (APN 132-402-02)

ACTION: Not discussed. To be relisted on agenda in
30 days.
(4 Ayes, Broadwater abstained.)

5. ADJOURNMENT: 7:45 p.m.