

MINUTES  
GARDEN GROVE AGENCY  
FOR  
COMMUNITY DEVELOPMENT

A Regular meeting of the Garden Grove Agency for Community Development was called to order in the Council Chamber of the Community Meeting Center, 11300 Stanford Avenue, on Tuesday, February 14, 2006, at 7:18 p.m.

ROLL CALL: PRESENT: (5) CHAIR NGUYEN, MEMBERS DALTON, KREBS, LEYES, ROSEN

ABSENT: (0) NONE

ORAL COMMUNICATIONS - PUBLIC

Valerie Ward addressed the Agency, noting that her hair salon on Main Street requires 25 parking spaces plus four handicapped spots each day. She expressed concern that the proposed residential development west of Main Street north of Garden Grove Boulevard will adversely affect the parking for patrons at businesses on Main Street. (F: A-53.3) (XR: A-116.12)

Verla Lambert addressed the Agency, inquiring why there is a need to borrow low and moderate income housing funds for the purpose of paying the Agency's ERAF payment for FY 2005-06. (F: A-53.3) (XR: A-48.19)

Peggy Bergin addressed the Agency concerning borrowing to pay the ERAF payment, commenting that the Agency should be able to pay its bills without borrowing this money. She also noted her concerns about bringing a casino into the community at a site that is adjacent to her home, noting concerns about extensive lighting and traffic. (F: A-53.3) (XR: A-48.19) (XR: A-116.14)

Alma Ramirez addressed the Agency, expressing her opposition to bringing a casino to Garden Grove, noting that with casinos come impoverishment and bankruptcy. (F: A-53.3) (XR: A-116.14)

James Reade addressed the Agency, expressing his opposition to bringing a casino to Garden Grove, noting that it would lead to corruption and bankruptcy. (F: A-53.3) (XR: A-116.14)

Charles Mitchell addressed the Agency, expressing his opposition to bringing a casino to Garden Grove, noting that the time expended to make it happen would be a tremendous burden on staff. (F: A-53.3) (XR: A-116.14)

RESOLUTION APPROVING THE BORROWING OF A PORTION OF ITS LOW- AND MODERATE-INCOME HOUSING FUNDS FOR THE PURPOSE OF PAYING ITS EDUCATIONAL REVENUE AUGMENTATION FUND (ERAF) PAYMENT FOR FISCAL YEAR 2005-06 (F: A-48.19) (XR: A-34.1) (XR: 84.1)

Staff report dated February 14, 2006, was introduced.

RESOLUTION NO. 654

It was moved by Member Krebs, seconded by Member Leyes, and carried by unanimous vote, that full reading of Resolution No. 654 be waived, and said Resolution entitled A RESOLUTION OF THE GARDEN GROVE AGENCY FOR COMMUNITY DEVELOPMENT APPROVING THE BORROWING OF A PORTION OF ITS LOW- AND MODERATE-INCOME HOUSING FUNDS FOR THE PURPOSE OF PAYING ITS EDUCATIONAL REVENUE AUGMENTATION FUND (ERAF) PAYMENT FOR FISCAL YEAR 2005-06, be and hereby is adopted.

MINUTES (F: Vault)

It was moved by Member Krebs, seconded by Member Leyes, and carried by unanimous vote, that the minutes of the Regular Meetings of the Agency held January 10 and January 24, 2006, be and hereby are approved.

EXCLUSIVE NEGOTIATING AGREEMENT WITH THE SHELDON GROUP FOR THE DEVELOPMENT OF AN 80-UNIT, FOUR-STORY RESIDENTIAL DEVELOPMENT ON THE EAST SIDE OF GROVE AVENUE, WEST OF MAIN STREET AND NORTH OF GARDEN GROVE BOULEVARD, WITHIN VEHICLE PARKING DISTRICT #2 (F: A-55.322) (XR: A-116.12) (XR: 75.3)

Staff report dated February 14, 2006, was introduced.

In response to a concern expressed by Member Rosen about adequate parking for the hair salon, the Director indicated that the intent is to retain as much parking as possible.

Member Krebs inquired whether the Agency would channel the money received to the City's General Fund. The Director reviewed the process, noting that has been the common approach in the past.

Member Krebs expressed concern about being locked in to one developer, noting more proposals should be sought.

Member Leyes spoke about past efforts to improve Main Street, noting that it was believed that the college people would give Main Street a boost, but that did not happen. He noted, however, he is not willing to give up on Main Street, and he suggested the City look at redoing Main Street and upzoning it to residential.

In response to an inquiry from Chair Nguyen, Mr. Steve Sheldon, the developer, indicated they are paying market price for the land and noted the project will beautify the area.

In response to an inquiry from Member Rosen, Mr. Sheldon responded that they know the PE Right-of-Way runs through the property and is being used for parking.

Member Dalton commented that the existing parking seems to be preserved, and this project will be a nice addition to the area.

Member Dalton moved approval, seconded by Member Rosen for the purpose of discussion, noting that The Sheldon Group has a good track record, and he would not be in favor of waiting for something better to come along.

Member Krebs commented that he agrees with Member Leyes' comments. There currently is a hodge podge of businesses on Main Street. It is important to look to the future, and the City did not ask for other ideas for this area. He cannot support this proposed development.

Member Krebs moved a substitute motion to go with an RFP for a master plan developer for the entire Main Street development.

Legal Counsel interjected that item is not on the agenda and cannot be voted upon unless a vote is taken to place it on the agenda.

Member Leyes noted that it is disconcerting that there is no one from Main Street present at this meeting. He again commented that he would like to see a Master Plan for the entire area.

The previous motion to approve the Exclusive Negotiating Agreement by and between the Agency for Community Development and the Sheldon Group for the development of an 80-unit, four-story residential development on the east side of Grove Avenue, west of Main Street and north of Garden Grove Boulevard, within Vehicle Parking District #2, for a six-month period, carried by the following vote:

AYES:	MEMBERS: (4)	DALTON, LEYES, ROSEN, NGUYEN
NOES:	MEMBERS: (1)	KREBS
ABSENT:	MEMBERS: (0)	NONE

ADJOURNMENT

At 8:55 p.m., the meeting was declared adjourned.

RUTH E. SMITH  
SECRETARY