

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, July 25, 2006, at 6:25 p.m.

ROLL CALL: PRESENT: (3) CHAIR NGUYEN, MEMBERS DALTON, KREBS

ABSENT: (2) VICE CHAIR ROSEN, MEMBER LEYES (Member Leyes joined the meeting at 6:37 p.m.)

PUBLIC INPUT ON CLOSED SESSION ITEM

There was no input from the public concerning the Cbsed Session item.

ADJOURN TO CLOSED SESSION

At 6:27 p.m., under the Ralph M. Brown Act, the Vice Chair announced that the meeting was being adjourned to Closed Session in the Founders Room to discuss the following:

**CONFERENCE WITH REAL PROPERTY NEGOTIATOR-PURSUANT TO GOVERNMENT CODE SECTION 54956.8**

**Property:** Parcel located at 12911 Seventh Street, Garden Grove, CA Assessor's Parcel No.: 090-172-18

**Agency's Negotiators:** Matthew Fertal, Agency Director  
Chet Yoshizaki, Economic Development Director

**Negotiating Parties:** Garden Grove Agency for Community Development and North Hills Realty representing the property owner Douglas Hitchcock Trust

**Under Negotiation:** Price and terms related to potential acquisition, in fee simple, of the property located at 12911 7<sup>th</sup> Street. The purpose of the closed session is to advise the Agency of the offer to sell the

property by the owner or owner's agent and seeking direction concerning the sale.

MEMBER LEYES JOINED THE MEETING AT 6:37 P.M.

RECESS

At 6:53 p.m., the Chair declared a recess.

RECONVENE IN OPEN SESSION

At 7:04 p.m., the meeting was reconvened in the Council Chamber with Chair Nguyen and Agency Members Dalton, Krebs, Leyes in attendance and it was announced that the previously disclosed item was discussed and that no reportable action was taken.

RECESS

At 7:05 p.m., the Chair declared a recess.

RECONVENE

At 7:10 p.m., the meeting was reconvened with Chair Nguyen and Agency Members Dalton, Krebs, and Leyes in attendance.

ORAL COMMUNICATIONS – PUBLIC

There were no oral communications relevant to the Agency.

SELECTION OF DEVELOPER FOR THE DEVELOPMENT OF THE 6.4 ACRES OF REAL PROPERTY KNOWN AS THE "CENTURY TRIANGLE," BOUNDED BY CENTURY, TAFT, AND GARDEN GROVE BOULEVARD. (F: A-116.4)

Staff report dated July 25, 2006, was reviewed and a PowerPoint presentation was provided.

In response to a question by Member Leyes, staff confirmed that all three developers own parcels on the Triangle and qualify for an Owner Participation Agreement.

Staff noted that the project is at a concept phase and depending on who is selected as a developer, parcels can be retained or moved. There are a number of opportunities that can be explored during the process.

Chair Nguyen questioned the status of Grae Ventures owning the property.

Staff indicated that the property is still in escrow.

Chair Nguyen invited comments from the audience on this item.

Grae Ventures representative, Graham Allchorn, spoke on the cooperative and effective working relationship with staff and looks forward to developing a market-savvy and cost-effective development. He offered to answer any questions.

Peggy Bergen addressed the Agency, expressing her pleasure of seeing green space included as part of the conceptual plan. She did, however, have concerns regarding the amount of parking for the businesses.

Charles Mitchell addressed the Agency concerning how this project will affect the current sewer lines in the area.

Member Leyes indicated that he met with Mr. Allchorn and his associate at the International Conference of Shopping Centers (ICSC) this year. The property has great access from two major streets and is in close proximity to the freeway. It makes sense to have a high-density type of development at this location. The area has been a challenge to develop, and past proposals have not come to fruition. Combining housing and commercial is a logical approach, and having structured parking within accommodates the demands. He likes the proposal and the developer, and will be supporting staff's recommendation.

Member Dalton indicated that the development of this area can be used as a showcase for other areas in the city. He also will be supporting staff's recommendation.

Member Krebs indicated that he has no problem supporting staff's recommendation. His concern was regarding the high traffic volume on Garden Grove Boulevard, Taft, and Century, and he suggested a traffic study be done. He also would like the two other developers who submitted proposals to be given consideration to be incorporated within the development if that is their desire.

Chair Nguyen commented that she is impressed with the current proposal, but has three concerns: 1) the project should not be subsidized by the City or Agency; 2) an extensive traffic study should be conducted; and 3) commercial use should remain in the final project.

Staff indicated that although these are legitimate concerns, tonight's action is to direct staff to prepare a negotiation agreement that will allow the developer to refine the proposal. Some of the issues raised tonight would be appropriate to include at the time the proposal comes before the Agency for approval.

It was moved by Member Krebs, seconded by Member Dalton, and carried by unanimous vote of those present, that staff be directed to work with Grae Ventures, LLC, toward a Negotiation Agreement for the development of the entire 6.40-acre Proposed Development Site, known as the Century Triangle.

#### COMMENTS FROM AGENCY MEMBERS

Member Leyes commented on the law that the Governor just signed excluding the shape of parcels and non-conforming parcels as a statutory consideration for blight. This law will not be in effect until January 2007 and will not affect tonight's decision; however, it does have the potential of affecting future Agency decisions.

#### ADJOURNMENT

At 7:50 p.m., the meeting was declared adjourned.

KATHLEEN BAILOR  
DEPUTY SECRETARY