

MINUTES
GARDEN GROVE AGENCY
FOR
COMMUNITY DEVELOPMENT

An Adjourned 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, November 13, 2006, at 7:17 p.m.

ROLL CALL: PRESENT: (4) CHAIR NGUYEN, MEMBERS DALTON, LEYES, ROSEN

ABSENT: (1) KREBS

ORAL COMMUNICATIONS – PUBLIC

Dr. Les Malo, owner of the Garden Grove Dog and Cat Hospital located on Garden Grove Boulevard for over 50 years, addressed the Agency regarding the proposed development of the Century Triangle. He requested the Agency direct any potential developers to work with the business owners within the Century Triangle such that accommodations and compromises can be reached, allowing the continuation of the City's assets. (F: A-53.3) (XR: A-116.4)

RECESS

At 7:43 p.m. the Chair declared a recess.

RECONVENE

At 8:12 p.m. the meeting was reconvened with Chair Nguyen and Members Dalton, Leyes, and Rosen in attendance.

MINUTES (F: Vault)

It was moved by Member Dalton, seconded by Member Rosen, and carried by unanimous vote of those present, that the minutes of the Regular Meeting of the Agency held October 24, 2006, be and hereby are approved.

NEGOTIATING AGREEMENT WITH GRAE VENTURES, LLC, FOR THE REDEVELOPMENT OF 6.4 ACRES OF REAL PROPERTY WITHIN THE AREA KNOWN AS THE "CENTURY TRIANGLE" (F: A-55.329) (XR: A-116.4)

Staff report dated November 13, 2006, was introduced and reviewed by staff.

In response to concerns expressed by Agency members, the Director noted that the developer would have to be very sensitive relative to the inclusion of properties on Garden Grove Boulevard and the development ultimately may not include those properties; however, it would be premature to absolutely eliminate them at this time.

Member Rosen noted that he does not believe he has seen the proposed plans referenced in the staff report, to which the Director noted that they are very preliminary conceptual drawings showing lofts above retail establishments. Further, the project should be able to go without any Agency assistance absent of some extraordinary cost to deal with anything on the Boulevard.

Member Rosen also commented that the Dog and Cat Hospital is not blighted, and he does not want to see it disappear and any plans should work around it rather than interfere with Dr. Malo's business.

Member Dalton inquired into the proposed time frame for the project. Graham Allchorn of Grae Ventures noted that if Garden Grove Boulevard is not included, the project would be developed in one phase; and if it is included, in two phases. However, both plans would be presented.

Mr. Allchorn reviewed his proposed plan, which presently includes properties along Garden Grove Boulevard, and showed the conceptual site plan.

Chair Nguyen noted that she cannot support having different phases.

Member Rosen referenced other housing projects that have been built and sold in the area. He noted that the Agency owns most of the land where the residential portion would go, and he would hate to see the process slow down the actual development of that property. And if the process interferes with that, perhaps the whole thing should be sold off and let private enterprise go ahead and build it.

It was moved by Member Leyes, seconded by Member Rosen, and carried by unanimous vote of those present, that the Negotiating Agreement by and between the Garden Grove Agency for Community Development and Grae Ventures, LLC, for the development of 6.4 acres of real property within the area known as the "Century Triangle," bounded by Taft Street on the east, Garden Grove Boulevard on the north, and Century on the southwestern edge, be and hereby is approved.

ADJOURNMENT

At 8:45 p.m., the meeting was declared adjourned.

RUTH E. SMITH
SECRETARY