

**CITY OF GARDEN GROVE**  
**INTER-DEPARTMENT MEMORANDUM**

To: Matthew Fertal  
 Dept: City Manager  
 Subject: KATELLA AVENUE SMART STREET ACQUISITIONS

From: Keith Jones  
 Dept: Public Works  
 Date: February 12, 2008

**OBJECTIVE**

It is requested that the City Council consider the acquisition of Rights-of Way over a portion of the following real properties for the improvement of the Katella Smart Street, in conjunction with the Cities of Anaheim and Stanton. The affected real properties are: 11002 Magnolia Street, owned by Victor/ Sue Makita Trust; 9562 Katella Avenue, owned by A Nut Tran/ Sang Thi Do Trust; 10972 Markev Street, owned by Leslie A. Williams; 10971 Markev Street, owned by Rohmer Fund LLC, a California Limited Liability Company; and 9510 Katella Avenue, owned by In Kyeong Seong and Myung Ok Seong.

**BACKGROUND**

The Orange County Transportation Authority (OCTA) has designated Katella Avenue as a Smart Street by on the Master Plan of Arterial Highways. Katella Avenue between Ninth Street to Humor Drive and Humor Drive to Jean Street (the Project Limits) is in need of widening and re-striping in order to increase the traffic flow capacity. Improvements to the intersections include widening and re-striping to six through lanes, median modifications, traffic signal improvements, coordination and construction of bus turnouts, sidewalk, curb and gutter, handicap ramps, and drainage improvements.

A portion of the proposed widening on the south side of Katella Avenue between Euclid Street and 150 feet east of Jean Street are in the City of Garden Grove. In addition, a portion of Brookhurst Street south of Katella Avenue is entirely within the City of Garden Grove.

**DISCUSSION**

Agreements have been reached with the property owners to acquire the requisite rights-of-way for street purposes over a portion of the subject properties. Purchase prices and property details for the affected properties are as follows:

<b>Address</b>	<b>Owner</b>	<b>Area SF</b>	<b>Purchase Price</b>
11002 Magnolia St	Victor/Sue Makita TR	1,535.42	\$63,500
9562 Katella Ave	A Nut Tran/SangThi Do TR	464.94	\$9,450
10972 Markev St	Leslie A. Williams	805.73	\$33,500
10971 Markev St	Rohmer Fund, LLC	790.03	\$34,300
9510 Katella Ave	In Kyeong & Myung Ok Seong	140.77	\$2,225

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All purchase prices were determined to be at fair market value as ascertained by an independent appraiser. The pertinent Agreements for Conveyance of Property, Street Deeds, and Plot maps are enclosed in attachments 1, 2, and 3, respectively.

FINANCIAL IMPACT

Funding required for the project will be from Measure M Smart Street Program Funds.

COMMUNITY VISION IMPLEMENTATION

This project is consistent with the community vision for maintaining and improving the transportation system to ensure the safe, efficient flow of traffic.


RECOMMENDATION

It is recommended that the City Council:

- Approve the acquisition of the pertinent rights-of-way.
- Authorize the City Manager and City Clerk to execute the Agreements for Conveyance of Property and accept the Street Deed on behalf of the City.
- Authorize the Finance Department to draw a Warrant in the amount of \$176,475, when appropriate to do so.

  
KEITH G. JONES  
Public Works Director

FOR K. J.

  
By: Carlos Marquez  
Real Property Agent

Recommended for Approval

  
Matthew Fertal  
City Manager

Attachment 1 - Plot Maps  
Attachment 2 - Agreements for Conveyance of Property  
Attachment 3 - Street Deeds