

ORDINANCE NO. 2576

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GARDEN GROVE
APPROVING AND ADOPTING THE AMENDED REDEVELOPMENT PLAN FOR
THE GARDEN GROVE COMMUNITY PROJECT

WHEREAS, the Redevelopment Agency of the City of Garden Grove (the "Agency") is a duly constituted redevelopment agency under the California Community Redevelopment Law (the CCRL; California Health and Safety Code Sections 33000, *et seq.*) having been activated by the City Council of the City of Garden Grove (the "City Council") on October 20, 1970 by Ordinance No. 1144; and

WHEREAS, the City Council originally adopted the Redevelopment Plan for the Garden Grove Community Project (the "Plan for the Community Project" and the "Garden Grove Community Project" respectively) by Ordinance No. 1339 on June 26, 1973; and

WHEREAS, by Ordinance No. 1388, adopted on July 9, 1974, the City Council amended the Plan for the Community Project for the principal purpose of adding territory to the Garden Grove Community Project (the "1974 Amendment Area"); and

WHEREAS, by Ordinance No. 1476, adopted on November 25, 1975, the City Council adopted the redevelopment plan for the Trask Avenue Redevelopment Project (the "Trask Avenue Project"), which Trask Avenue Project was later incorporated into the Garden Grove Community Project, as amended, by Ordinance No. 1699, adopted on October 16, 1979; and

WHEREAS, by Ordinance No. 1548, adopted on November 29, 1976, the City Council amended the Plan for the Community Project, as previously amended, for the principal purpose of adding territory and making certain modifications to the Garden Grove Community Project, as amended, (the "1976 Amendment Area"); and

WHEREAS, by Ordinance No. 1576, adopted on March 21, 1977, the City Council adopted the redevelopment plan for the Brookhurst/Chapman Redevelopment Project (the "Brookhurst/Chapman Project"), which Brookhurst/Chapman Project was later incorporated into the Garden Grove Community Project, as amended, by Ordinance No. 1699, adopted on October 16, 1979; and

WHEREAS, by Ordinance No. 1642, adopted on February 21, 1978, the City Council adopted the redevelopment plan for the Brookhurst/Katella Redevelopment Project (the "Brookhurst/Katella Project"), which Brookhurst/Chapman Project was later incorporated into the Garden Grove Community Project, as amended, by Ordinance No. 1699, adopted on October 16, 1979; and

WHEREAS, by Ordinance No. 1699, adopted on October 16, 1979, the City Council amended the Plan for the Community Project, as previously amended, for the principal purpose of adding territory and making certain modifications to the Garden Grove Community Project, as amended, (the "1979 Amendment Area"); and

WHEREAS, by Ordinance No. 1760, adopted on June 9, 1981, the City Council amended the Plan for the Community Project, as previously amended, for the principal purpose of deleting territory and making certain modifications to the Garden Grove Community Project, as amended, (the "1981 Deleted Area"); and

WHEREAS, by Ordinance No. 1971, adopted on January 12, 1987, the City Council amended the Plan for the Community Project, as previously amended, for the principal purpose of including in it certain provisions required by CCRL Section 33333.4, (the "1987 Amendment"); and

WHEREAS, by Ordinance No. 2035, adopted on February 8, 1988, the City Council amended the Plan for the Community Project, as previously amended, for the principal purpose of deleting territory and making certain modifications to the Garden Grove Community Project, as amended, (the "1988 Deleted Area"); and

WHEREAS, by Ordinance No. 2232, adopted on July 14, 1992, the City Council amended the Plan for the Community Project, as previously amended, for the principal purpose of adding territory and making certain modifications to the Garden Grove Community Project, as amended, (the "1992 Amendment Area"); and

WHEREAS, by Ordinance No. 2304, adopted on October 18, 1994, the City Council amended the Plan for the Community Project, as previously amended, for the principal purpose of including in it certain provisions required by CCRL Section 33333.6 as set forth in California Assembly Bill No. 1290 (the "AB 1290 Amendment"); and

WHEREAS, by Ordinance No. 2455, adopted on December 8, 1998, the City Council amended the Plan for the Community Project, as previously amended, for the principal purpose of adding territory and making certain modifications to the Garden Grove Community Project, as amended, (the "1998 Amendment Area"); and

WHEREAS, the Plan for the Community Project and the Garden Grove Community Project as previously amended and modified by all those amendments described hereinabove are hereafter referred to as the "Existing Plan" and the "Existing Project Area" respectively; and

WHEREAS the City Council proposes to amend the Existing Plan (said amendment hereinafter referred to as the "2002 Amendment" and the result of said amendment will be the "Amended Plan") in order to: i) add territory (the "Added Territory") to the Existing Project Area (collectively the Existing Project Area and the Added Territory are hereafter referred to as the "Project Area"); ii) extend the Existing Plan's eminent domain provision for an additional twelve year period; and iii) eliminate the Existing Plan's existing time limit on the establishment of loans, advances, and indebtedness affecting the Existing Plan pursuant to CCRL Section 33333.6(e)(2); and

WHEREAS, the City Council has received the proposed Amended Plan approved by the Agency, a copy of which is on file at the office of the City Clerk, together with the Agency's Report to the City Council which includes a detailed discussion on the reasons for the 2002 Amendment, a description of the physical and economic conditions existing in the Project Area to the degree necessary and appropriate to support proposed 2002 Amendment actions, the proposed method of financing the redevelopment of the Project Area, a plan for the relocation of families and persons who may be temporarily or permanently displaced from housing facilities within the Project Area, an analysis of the Preliminary Plan, the Owner Participation Rules, a summary of consultations with Project Area's owners and businesses, an Environmental Impact Report on the 2002 Amendment (the "Final EIR"), the report of the Orange County fiscal officer and the Agency's analysis thereof, and summary of consultations with taxing agencies; and

WHEREAS, consistent with the requirements and procedures promulgated in CCRL Section 33385 *et seq.*, the City Council determined a Project Area Committee (PAC) must be formed and convened with reference to the Added Territory; and

WHEREAS, a PAC election was held on November 19, 2001 and, since an insufficient number of individuals ran for membership on the PAC during this first election, a subsequent PAC election was held on February 27, 2002; and

WHEREAS, the City Council certified the PAC and the PAC convened meetings to discuss the Amendment on January 9, February 27, March 13 (adjourned and continued to March 16), April 3, April 17 and May 1, 2002 and at its meeting held on May 1, 2002 the PAC considered and voted on a recommendation to the City Council to approve the Amendment with certain modifications and explanatory language, which motion failed due to a tie (5-5) vote; and

WHEREAS, the PAC considered and voted on a recommendation to the City Council that it not approve the Amendment which motion failed due to a tie (5-5) vote; and

WHEREAS, with both motions failing, the PAC therefore did not make a recommendation on the Amendment to the City Council; and

WHEREAS, the Agency conducted public workshops and transmitted information about the Amendment specifically, and redevelopment generally, to property and business owners, and tenants affected by the Amendment; and

WHEREAS, the Planning Commission has submitted to the City Council its report and recommendation concerning the Amended Plan and its certification that the Amended Plan conforms to the General Plan of the City of Garden Grove; and

WHEREAS, the City Council and the Agency held a joint public hearing on June 25, 2002, on the proposed Amendment and Amended Plan in the Community Meeting Center located at 11300 Stanford Avenue, Garden Grove, CA, 92842; and

WHEREAS, notice of said hearing was duly and regularly published in a newspaper of general circulation in the City of Garden Grove, once a week for four successive weeks prior to the date of said hearing, and a copy of said notices and affidavits of publication are on file with the City Clerk and the Agency; and

WHEREAS, copies of the notice of joint public hearing were mailed by first class mail to the last known address of each assessee as shown on the last equalized assessment roll of the County of Orange for each parcel of land located in the Project Area, and to all residents and businesses within the Project Area at least 30 days prior to the joint public hearing; and

WHEREAS, each assessee in the Project Area whose property could be subject to acquisition by purchase or condemnation under the provisions of the Amended Plan was sent a letter to such effect attached to the notice of the joint public hearing, including a map of the Project Area; and

WHEREAS, copies of the notice of joint public hearing were mailed by certified mail with return receipt requested to the governing body of each taxing agency which receives taxes from property in the Project Area; and

WHEREAS, the Agency conducted a CEQA scoping meeting on October 12, 2001 for the purpose of informing interested persons and responsible agencies, as defined, about the Amendment and the CEQA process as it related to the Amendment; and

WHEREAS, the Agency and the City Council have each independently found and determined that, for certain significant effects identified by the Final Environmental Impact Report (FEIR), mitigation measures and a monitoring program therefore have been required in, or incorporated into, the Amended Plan which avoid or substantially lessen such effects except for impacts related to noise; air quality; population, housing, and employment; and parks and recreation; and certain cumulative impacts on traffic; population, housing and employment; noise; and parks and recreation; and

WHEREAS, as to the unavoidable impacts related to noise; air quality; population, housing, and employment; and parks and recreation; and, as to the unavoidable cumulative impacts on traffic; population, housing and employment; noise; and parks and recreation identified in the FEIR which were not eliminated or substantially lessened, the Agency and the City Council adopted a "Statement of Overriding Considerations"; and

WHEREAS, the Agency and City Council have each independently found and determined that potential mitigation measures or project alternatives not made a condition of Amendment approval and adoption (including the "No Project" alternative) were rejected as infeasible based upon specific economic, physical or other considerations as set forth in the FEIR and the "Statement of Facts;" and

WHEREAS, on June 6, 2002 the Garden Grove Planning Commission held a public hearing on the FEIR prepared for the Amendment; and

WHEREAS, the Agency, as the "lead agency", and the City, as a "responsible agency", have certified the adequacy of the FEIR submitted pursuant to Public Resources Code Section 21151, and Health and Safety Code Section 33352; and

WHEREAS, the City Council: has considered the report and recommendation of the Planning Commission, the Agency's Report to the City Council, the Amended Plan and its economic feasibility, and the FEIR; has provided an opportunity for all persons to be heard, and has received and considered all evidence and testimony presented for or against any and all aspects of the Amendment and has made written findings in response to each written objection of an affected property owner or taxing entity filed with the City Clerk prior to the conclusion of the joint public hearing.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF GARDEN GROVE DOES HEREBY ORDAIN AS FOLLOWS:

Section 1. The purpose and objectives of the City Council with respect to the Project Area as it relates to the Amendment are specifically identified in Section 201 of the Amended Plan and are summarized as follows:

1. Encourage employment opportunities through environmental and economic improvements resulting from proposed redevelopment activities.
2. Provide for the rehabilitation of commercial structures and residential dwelling units.
3. Provide for participation in the redevelopment of property in the Project Area by owners who agree to so participate in conformity with the Amended Plan.
4. Provide for the management of property owned or acquired by the Agency.
5. Provide relocation assistance where Agency activities result in displacement.
6. Provide public infrastructure improvements and community facilities, such as the installation, construction and/or reconstruction of streets, utilities, public buildings, facilities, structures, street lighting, landscaping and other improvements which are necessary for the effective redevelopment of the Project Area.
7. Increase, preserve and improve the community's supply of affordable housing.
8. Acquire real property.

9. Dispose of real property acquired by the Agency in the Project Area, except property conveyed to it by the City or any other public body.

10. Encourage the redevelopment of the Project Area through the cooperation of private enterprise and public agencies.

11. Provide for the enhancement, retention, and expansion of businesses within the Project Area to promote their economic viability.

12. Encourage the conservation, rehabilitation, and development of the Project Area in accord with the City's General Plan, design guidelines, specific plans, the Amended Plan, and local codes, resolutions and ordinances.

Section 2. The City Council hereby finds and determines, based on the evidence in the record, including, but not limited to, the Agency's Report to the City Council on the Amendment, and all documents referenced therein, and evidence and testimony received at the joint public hearing on adoption of the Amendment held on June 25, 2002, and all previously adopted ordinances, which comprise the Existing Plan and Existing Project Area referenced above, that:

1. The Added Territory is a blighted area, the redevelopment of which is necessary to effectuate the public purposes declared in the CCRL. This finding is based on the following conditions, which characterize the Added Territory:

Physical Blighting Conditions

(a) Buildings in which it is unsafe or unhealthy for persons to live or work. These conditions can be caused by serious building code violations, structural deterioration, defective design or physical construction and other similar factors including boarded openings in occupied structures, vacancies, and extensive and abnormal accumulation of trash, debris or overgrown vegetation.

(b) Factors that prevent or substantially hinder the economically viable use or capacity of buildings or lots. These conditions can be caused by a substandard design and other similar factors including obsolescence and poor site conditions.

(c) Adjacent or nearby incompatible uses that prevent economic development. This condition can be caused by commercial land uses directly adjacent or in close proximity to residential land uses or other similar conditions.

(d) Existence of subdivided lots of irregular form and inadequate size in multiple-ownership. This condition occurs when irregularly formed lots have been sold to various individuals.

Economic Blighting Conditions

(a) Depreciated or stagnant property values or impaired investments, including, depreciated values at discrete intervals and over time plus stagnant values over time.

(b) Depreciated or stagnant property values or impaired investments caused by the presence of hazardous waste.

(c) Abnormal business conditions consisting of abnormally high number of commercial and industrial vacancies.

(d) A crime rate, which is generally higher than the balance of the community

The foregoing physical and economical blighting conditions are so prevalent and so substantial that they cause a reduction of, or lack of, proper utilization of the Added Territory to such an extent that they constitute a serious physical and economic burden on the City which cannot reasonably be expected to be reversed or alleviated by private enterprise or governmental action, or both, without redevelopment, thereby requiring redevelopment in the interest of the health, safety and general welfare of the people of the City and the State. This finding is based on the fact governmental action available to the City without redevelopment would be insufficient to cause any significant correction of the blighting conditions, and the nature and costs of the public improvements and facilities and other actions required to correct the blighting conditions are beyond the capacity of the City and cannot be undertaken or borne by private enterprise acting alone or in concert with available governmental action.

2. The Added Territory is a predominantly urbanized area. This finding is based upon information contained in the Preliminary Report and the Report to the City Council for the Amendment, which demonstrates that not less than eighty percent (80%) of the land in the Added Territory has been or is developed for urban uses. In addition, as demonstrated within the Preliminary Report and Report to the City Council, the Added Territory is part of an area developed for urban uses.

3. The Amended Plan will provide for the redevelopment of the Project Area in conformity with the CCRL and in the interests of the public peace, health, safety and welfare. This finding is based upon the fact that the purposes of the CCRL would be attained through actions defined in the Amendment and executed through implementation of the Amended Plan; by the elimination of areas suffering from economic dislocation or disuse; by the replanning, redesign and/or redevelopment of areas which are stagnant or improperly utilized, and which could not be accomplished by private enterprise acting alone without public participation and assistance; by protecting and promoting sound development and redevelopment of blighted areas and the general welfare of the citizens of the City by remedying such injurious conditions through appropriate means; and through the installation of new or replacement of existing public improvements, facilities and utilities in areas which are currently inadequately served with regard to such improvements, facilities and utilities.

4. The adoption and execution of the Amended Plan is economically sound and feasible. This finding is based on the fact that by authority of the Amended Plan the Agency will be authorized to seek and utilize a variety of potential financing resources, including property tax increment; that the nature and timing of public redevelopment assistance will depend on the amount and availability of such financing resources, including tax increment, generated by new investment in the Project Area; that under the Amended Plan no public redevelopment activity can be undertaken unless the Agency can demonstrate that it has adequate revenue to finance the activity; and that the financing plan included within the Report to the City Council demonstrates that sufficient financial resources will be available to implement the Amended Plan.

5. The Amended Plan conforms to the City's General Plan, including, but not limited to, the Housing Element of the General Plan, which substantially complies with the requirements of Article 10.6 (commencing with Section 65580) of Chapter 3 of Division 1 of Title 7 of the Government Code. This finding is based on the finding and report of the Planning Commission that the Amended Plan conforms to the City of Garden Grove General Plan.

6. Implementation of the Plan will promote the public peace, health, safety and welfare of the City and will effectuate the purposes and policies of the CCRL. This finding is based on the fact that redevelopment will benefit the Project Area by correcting conditions of blight as previously described herein under this Section 2 and by coordinating public and private actions to stimulate development and improve declining economic and physical conditions within the Project Area, and by increasing employment, recreation and housing opportunities within the City.

7. Pursuant to Section 403 of the Amended Plan, the Agency has the authority to use eminent domain to acquire real property for the duration of time specified in said Section 403. The Agency has adopted Relocation and Property Acquisition Guidelines which make provision for payment for property(s) that may be acquired, as provided for by law. As stipulated within the Amended Plan, 1) within the Added Territory the Agency may purchase, lease, obtain option upon or otherwise acquire any interest in real property by gift, devise, exchange, purchase, or any other means authorized by law, including the use of eminent domain, for the purposes of redevelopment. Any eminent domain proceedings initiated by the Agency must commence within the twelve (12) year period provided for in the Amended Plan and such time limitation may be extended only by amendment of the Amended Plan, 2) within the Existing Project Area the Agency may purchase, lease, obtain option upon or otherwise acquire any interest in real property by gift, devise, exchange, purchase, or any other means authorized by law, including the use of eminent domain, for the purposes of redevelopment. Any eminent domain proceedings initiated by the Agency within the Existing Project Area, but excluding the 1998 Amendment Area, must commence by July 14, 2016. Such time limitation may be extended only by amendment of the Amended Plan. This finding is based upon the fact that, where and under the circumstances permitted, condemnation of real property may be necessary for the successful implementation of the Amended Plan, for instance to accomplish

construction and/or reconstruction of public improvement projects possibly including roads, water and sewer systems, and construction of community facilities, possibly including parks and public safety facilities.

8. The Agency has a feasible method and plan for the relocation of families and persons who might be displaced temporarily or permanently from housing facilities in the Project Area. The Agency also has a feasible method and plan for its relocation of businesses. This finding is based upon the fact that the Agency has adopted a plan for relocation of families, persons and businesses affected by Agency projects, and upon the fact that the Amended Plan provides for relocation assistance according to law, and the fact that such assistance, including relocation payments, constitutes a feasible method for relocation.

9. There are, or are being provided, within the Project Area or within other areas not generally less desirable with regard to public utilities, and public, industrial and commercial facilities, and at rents or prices within the financial means of the families and persons who might be displaced from the Project Area, decent, safe and sanitary dwellings equal in number to the number of and available to such displaced families and persons and reasonably accessible to their places of employment. This finding is based upon provisions contained in the Amended Plan which require that families and persons shall not be displaced prior to the adoption of a relocation plan pursuant to Sections 33411 and 33411.1, and that dwelling units housing persons and families of low or moderate income shall not be removed or destroyed prior to the adoption of a replacement housing plan pursuant to Sections 33334.5, 33413, and 33413.5.

10. Inclusion of any lands, buildings, or improvements which are not detrimental to the public health, safety or welfare is necessary for the effective redevelopment of the entire area of which they are a part, including the Added Territory and the Existing Project Area, and any such area is not included solely for the purpose of obtaining the allocation of tax increment revenues from such area pursuant to CCRL Section 33670 without other substantial justification for its inclusion. This finding is based upon the fact that all properties within Project Area boundaries were included because they were underutilized because of blighting influences, or were affected by the existence of blighting influences, or were necessary either to accomplish the objectives and benefits of the Amended Plan or because of the need to impose uniform requirements on the Project Area as a whole, or because their inclusion was deemed necessary for the effective redevelopment of those portions of the Existing Project Area which, in spite of substantial effort on the part of the Agency, have not, over a term of decades, developed primarily because of inadequate commercial depths. Such properties will share in the benefits of the Amendment. Inclusion of noncontiguous areas of the Project Area are blighted or have been included for effective redevelopment of the entire Project Area, and any such areas are not included for the sole purpose of obtaining the allocation of tax increment revenues from such area pursuant to CCRL Section 33670 without other substantial justification for its inclusion. This finding is based upon the fact that all properties within Project Area boundaries were included because they were underutilized because of blighting influences, or were affected by the existence of blighting influences, or were necessary either to accomplish the objectives and benefits of the Amended Plan or because of the need to impose uniform

requirements on the Project Area as a whole. Such properties will share in the benefits of the Amendment.

11. The elimination of blight and the redevelopment of the Project Area could not reasonably be expected to be accomplished by private enterprise acting alone, without the aid and assistance of the Agency. This finding is based upon the existence of blighting influences, as described in the Agency's Preliminary Report and Report to the City Council, including the lack of adequate public improvements and facilities, and the inability of individual owners and developers to remove these blighting influences without substantial public economic assistance.

12. The Agency, working with engineering, planning, housing and other City officials as appropriate and necessary has prepared a projects and programs list outlining projects and programs that will be necessary to eliminate blighting conditions, as previously defined in this Section 2 of this Ordinance, and that implementation of each of those identified projects and programs has been estimated to cost an amount of money, all or a portion of which money necessary to implement these projects and programs, will be allocated to the Agency in accordance with CCRL Section 33670. Based upon projections of tax increment growth within the Project Area and in accordance with the permissible time that the Agency may collect tax increment pursuant to applicable sections of the CCRL, and in conjunction with other financing sources available to the Agency, the Agency finds that the time limitations and the limitations on the number of dollars to be allocated to the Agency that are contained in the Amended Plan are reasonably related to the proposed projects and programs to be implemented in the Project Area, and to the ability of the Agency to help eliminate blight within the Project Area over the effective life of the Amended Plan.

Section 3. The City Council is satisfied that permanent housing facilities will be available within three years after the time residential occupants of the Project Area, if any, are displaced, and that pending the development of such facilities, there will be available to any such displaced residential occupants temporary housing facilities at rents comparable to those in the City at the time of their displacement. This finding is based upon the City Council's finding that no persons or families of low and moderate income shall be displaced from residences unless and until there is a suitable housing unit available and ready for occupancy by such displaced persons or families at rents comparable to those at the time of their displacement. Such housing units shall be suitable to the needs of such displaced persons or families and must be decent, safe, sanitary and otherwise standard dwellings.

Section 4. Written objections to the Amendment filed with the City Clerk before the hour set for hearing and all written and oral objections and other testimony presented to the City Council at the hearing having been considered and, in the case of written objections received from Project Area affected property owners or taxing entities having been responded to in writing, are hereby overruled.

Section 5. The FEIR for the Amended Plan, a copy of which is on file in the office of the Agency and in the office of the City Clerk, having been duly reviewed and considered, is hereby

incorporated into this Ordinance by reference and made a part hereof. All activities undertaken by the Agency and/or the City pursuant to or in implementation of the Amended Plan, shall be undertaken in accordance with the mitigation measures and monitoring program set forth in the FEIR, and the Agency shall undertake such additional environmental review or assessment as necessary at the time of the proposed implementation of such activities.

Section 6. A copy of the Amended Plan and all other reports and documents incorporated therein by reference, and other documents prepared as a part of the 2002 Amendment, are on file in the office of the Agency and the office of the City Clerk. The Amended Plan, having been duly reviewed and considered is hereby incorporated into this Ordinance by reference and made a part hereof, and as so incorporated is hereby designated, approved, and adopted as the Amended Plan for the 2002 Amendment.

Section 7. In order to implement and facilitate the effectuation of the Amended Plan hereby approved, the City Council hereby: (a) pledges its cooperation in helping to carry out the Amended Plan, (b) requests the various officials, departments, boards, and agencies of the City having administrative responsibilities in the Project Area likewise to cooperate to such end and to exercise their respective functions and powers in a manner consistent with redevelopment of the Project Area, (c) stands ready to consider and take appropriate action upon proposals and measures designed to effectuate the Amended Plan, and (d) declares its intention to undertake and complete any proceeding, including the expenditure of moneys, necessary to be carried out by the City under the provisions of the Amended Plan.

Section 8. The City Clerk is hereby directed to send a certified copy of this Ordinance to the Agency, whereupon the Agency is vested with the responsibility for carrying out the Amended Plan.

Section 9. The City Clerk is hereby directed to record with the County Recorder of Orange County a description of the land within the Added Territory and a statement that proceedings for the redevelopment of the Added Territory as promulgated within the Amended Plan have been instituted under the CCRL and that other Amendment related actions have been approved and adopted by the City Council.

Section 10. The Building Department of the City is hereby directed for a period of two (2) years after the effective date of this Ordinance to advise all applicants for building permits within the Added Territory that the site for which a building permit is sought for the construction of buildings or for other improvements is within a redevelopment project area.

Section 11. The City Clerk is hereby directed to transmit a copy of the description and statement recorded by the City Clerk pursuant to Section 9 of this Ordinance, a copy of this Ordinance, and a map or plat indicating the boundaries of the Added Territory and the Existing Project Area, to the Auditor-Controller and Assessor of the County of Orange, to the governing body of each of the taxing agencies which receives taxes from property in the Project Area, and

to the State Board of Equalization, within thirty (30) days following the adoption of the 2002 Amendment.

Section 12. The City Clerk is hereby authorized and directed to certify to the passage of this Ordinance and to cause the same to be published in a newspaper of general circulation, which is published and circulated in the City.

Section 13. If any part of this Ordinance or the 2002 Amendment which it approves, is held to be invalid for any reason, such decision shall not affect the validity of the remaining portion of this Ordinance or of the 2002 Amendment, and this City Council hereby declares that it would have passed the remainder of the Ordinance or approved the remainder of the 2002 Amendment if such invalid portion thereof had been deleted.

Section 14. This Ordinance shall be in full force and in effect thirty (30) days after passage.

The foregoing Ordinance was passed by the City Council of the City of Garden Grove on the 9TH day of July 2002.

ATTEST:


DEPUTY CITY CLERK


MAYOR

STATE OF CALIFORNIA)
COUNTY OF ORANGE) SS:
CITY OF GARDEN GROVE)

I, PRISCILLA STIERSTORFER, Deputy City Clerk of the City of Garden Grove, do hereby certify that the foregoing Ordinance was introduced and presented on July 2, 2002, with vote as follows:

AYES: COUNCILMEMBERS: (5) DALTON, LEYES, ROSEN, TRAN, BROADWATER
NOES: COUNCILMEMBERS: (0) NONE
ABSENT: COUNCILMEMBERS: (0) NONE

and was passed on July 9, 2002, by the following vote:

AYES: COUNCILMEMBERS: (5) DALTON, LEYES, ROSEN, TRAN, BROADWATER
NOES: COUNCILMEMBERS: (0) NONE
ABSENT: COUNCILMEMBERS: (0) NONE


DEPUTY CITY CLERK