

## ORDINANCE NO. 1548

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

THE CITY COUNCIL OF THE CITY OF GARDEN GROVE DOES ORDAIN AS FOLLOWS:

SECTION 1: The purpose of the Redevelopment Plan for the Community Center Project, as Amended, is to amend the Redevelopment Plan for Project No. 1, as Amended, adopted by Ordinance No. 1388 and to provide a method whereby property in the Project Area that is in need of redevelopment or revitalization may be developed in accordance with the adopted goals and plans of the City of Garden Grove. Further, the Plan will allow for the construction of needed public improvements and facilities and for reimbursement of City-funded improvements and facilities in the Project Area. It is the City Council's intention to diligently proceed with this redevelopment and revitalization program to achieve economic and social improvement of the Project Area.

SECTION 2: On November 22, 1976, pursuant to Sections 33450 to 33458, inclusive, of the Health and Safety Code of the State of California, the City Council of the City of Garden Grove held a public hearing on the Redevelopment Plan for the Community Center Project, as Amended. The following items were considered by the City Council:

1. The determination by the Planning Commission that the Redevelopment Plan for the Community Center Project, as Amended, is consistent with the City General Plan pursuant to their Resolution No. 2898.
2. The report of the Garden Grove Agency for Community Development on the Redevelopment Plan approved November 15, 1976.
3. All evidence and testimony for and against the adoption of the Redevelopment Plan.

SECTION 3: After due and careful consideration at said public hearing on November 22, 1976, the City Council findings are as follows:

1. Much of the Project Area is characterized by mixed land uses, underutilization of land, inadequate lot sizes, inadequate public improvements, minimal property maintenance, aged structures, low economic productivity and declining relative property values. For these reasons the Project Area qualifies as a Project Area pursuant to Section 33320.1 of the Health and Safety Code of the State of California, the redevelopment of which is necessary to effectuate the public purposes declared in this part.
2. The implementation of the Redevelopment Plan will redevelop the area in conformity with the Community Redevelopment Law and will promote the public peace, health, safety and welfare in that it will eliminate the problems noted in paragraph 1 above.
3. The adoption and carrying out of the Redevelopment Plan is economically sound and feasible in that it will improve the economic and employment base of the community.
4. The Redevelopment Plan is determined to be consistent with the General Plan of the City of Garden Grove following review and conclusion of the Planning Commission on November 15, 1976, and following a public hearing and conclusion of the City Council held on November 22, 1976.
5. The use of eminent domain to acquire real property in the Project Area is necessary to the execution of the Redevelopment Plan, and adequate provisions have been made for payment for property to be acquired as provided by law. All other avenues of acquisition will be expended to implement this. Redevelopment Plan prior to the use of eminent domain.

6. The Garden Grove Agency for Community Development has a feasible method for the relocation of families and persons displaced from the Project Area. Said relocation will be provided in accordance with the State of California Relocation Guidelines adopted by the Agency on March 19, 1974. Through these guidelines, persons displaced from the Project Area will be provided decent, safe and sanitary dwellings in other areas not generally less desirable in regard to public utilities and public and commercial services and reasonably accessible to their places of employment. The relocation of displaced businesses is adequately provided by the Agency Relocation Guidelines. The City Council of the City of Garden Grove is satisfied that permanent housing and rental housing is available in the vicinity of the Project Area for the occupants of the Project Area, which through the use of the Relocation Guidelines, is within Project Area residents' current financial capabilities.

SECTION 4: Following the public hearing held on November 22, 1976, the City Council approved and adopted the Redevelopment Plan for the Community Center Project, as Amended, which Plan is incorporated by reference.

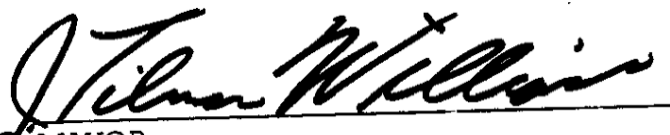
SECTION 5: The City of Garden Grove may provide funds through the Agency for Community Development to achieve this Plan upon the approval of the City Council of the City of Garden Grove. Said expenditure of funds will be repaid by the Agency pursuant to the provisions of the Redevelopment Plan and the appropriate laws of the State of California.

SECTION 6: The City of Garden Grove may undertake and complete any proceedings necessary to carry out the Redevelopment Plan.


SECTION 7: The Redevelopment Plan for the Community Center Project, as Amended, which Plan amends the Redevelopment Plan for Project No. 1, as Amended, adopted by Ordinance No. 1388, is hereby approved and adopted pursuant to Section 33458 of the Health and Safety Code of the State of California.

SECTION 8: This ordinance shall take effect thirty (30) days after adoption and shall within fifteen (15) days of adoption be published with the names of the Council Members voting for and against the same in the Orange County Evening News, a newspaper of general circulation, published and circulated in the City of Garden Grove.

The foregoing ordinance was passed by the City Council of the City of Garden Grove on the 29th day of November, 1976.

  
MAYOR

ATTEST:

  
CITY CLERK

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

I, JERI LOUISE WILSON, City Clerk of the City of Garden Grove do hereby certify that the foregoing Ordinance was introduced and presented on November 22, 1976, with vote as follows:

AYES: COUNCILMEMBERS: (3) BARR, DONOVAN, WILLIAMS  
NOES: COUNCILMEMBERS: (1) ERICKSON  
ABSENT: COUNCILMEMBERS: (1) KRIEGER

and was passed on November 29, 1976, by the following vote:

AYES: COUNCILMEMBERS: (3) BARR, KRIEGER, WILLIAMS  
NOES: COUNCILMEMBERS: (1) ERICKSON  
ABSENT: COUNCILMEMBERS: (1) DONOVAN

  
CITY CLERK