

ORDINANCE NO. 1642

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GARDEN GROVE APPROVING AND ADOPTING THE REDEVELOPMENT PLAN FOR THE BROOKHURST/KATELLA PROJECT.

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

SECTION 1: The purpose and intent of the Redevelopment Plan for the Brookhurst/Katella Project is to encourage the redevelopment and rehabilitation of an existing commercial shopping area, the construction of new commercial facilities, and the possible modification of public improvements to facilitate privately financed development, thereby improving the business opportunities for owners and tenants of the project area, increasing the tax base of the City and all taxing agencies, and providing improved shopping services to the entire community.

SECTION 2: On February 6, 1978, pursuant to Section 33000 et seq. of the Health and Safety Code of the State of California, the City Council of the City of Garden Grove and the Garden Grove Agency for Community Development held a joint public hearing to consider the Redevelopment Plan for the Brookhurst/Katella Project. The following items were considered:

1. The report of the Garden Grove Agency for Community Development on the Redevelopment Plan for the Brookhurst/Katella Project approved by the Agency on January 23, 1978.

2. 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 February 6, 1978, the City Council findings are as follows:

1. The project area is characterized as underutilized, underproductive, and uncompetitive with neighborhood shopping centers and contains conditions such as economic dislocation, deterioration and disuse resulting from faulty planning exhibited by the prevalence of access easements, parking agreements and restrictive covenants and the subdivision and sale of lots of irregular form and shape and inadequate size for usefulness and development. The project area is a blighted area, the redevelopment of which is necessary to effectuate the public purposes declared in the California Community Redevelopment Law.

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 implementation of the Redevelopment Plan is economically sound and feasible in that it will improve the economic and employment base of the community and will provide improved shopping services to the residents of Garden Grove and adjacent areas.

4. The Redevelopment Plan is determined to be consistent with and conforms to the General Plan of the City of Garden Grove following review and conclusion of the Planning Commission on December 8, 1977, pursuant to their Resolution No. 3008 and following a public hearing and conclusion of the City Council held on February 6, 1978.

5. The carrying out of the Redevelopment Plan would promote the public peace, health, safety and welfare of the community and would effectuate the purposes and policies of the Community Redevelopment Law as the physical and economic health of the project area will be significantly improved.

6. The condemnation of real property is necessary to the execution of the Redevelopment Plan and adequate provisions have been made for payment for property to be required as provided by law.

7. There are no families and persons residing in the project area, and therefore there is no need to relocate any families or persons displaced from the project area.

8. The inclusions of any land, buildings, or improvements which are not detrimental to the public health, safety or welfare is necessary for the effective redevelopment of the area of which they are a part, and any such area included is necessary for the effective redevelopment and rehabilitation and is not included for the purpose of obtaining the allocation of tax increment revenues from such area pursuant to Section 33670 without other substantial justification for its inclusion.

9. The elimination of blight and the redevelopment of the project area would not be reasonably expected to be accomplished by private enterprise acting alone without the aid and assistance of the Agency.

SECTION 4: The Brookhurst/Katella Project is expected to be financed in part or in full from revenues derived from the allocation of taxes pursuant to Section 33670 of the Health and Safety Code of the State of California. The City Council is convinced that the effect of tax increment financing will not cause a severe financial burden or detriment on any taxing agency deriving revenues from the Brookhurst/Katella Project Area.

SECTION 5: Following the public hearing held on February 6, 1978, the City Council approved the Redevelopment Plan for the Brookhurst/Katella Project, as presented, which is the official Redevelopment Plan of the Brookhurst/Katella Project and is incorporated by reference.

SECTION 6: The City of Garden Grove may provide funds through the Garden Grove 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 7: The City of Garden Grove may undertake and complete any proceedings necessary to carry out the Redevelopment Plan.

SECTION 8: The City of Garden Grove has granted this project a Negative Declaration because it will not have a significant effect on the environment.

SECTION 9: The Redevelopment Plan for the Brookhurst/Katella Project is hereby approved and adopted pursuant to Section 33356 of the Health and Safety Code of the State of California and is the official Redevelopment Plan of the Brookhurst/Katella Project Area.

SECTION 10: 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 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 Gardeb Grove on the 21st day of February, 1978.


MAYOR

ATTEST:

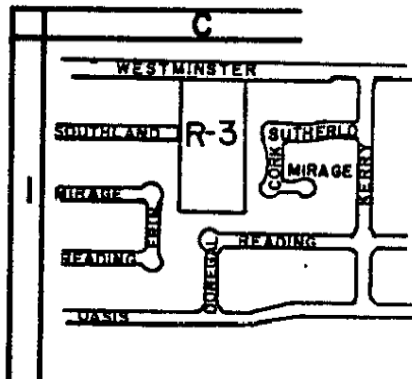

CITY CLERK

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

I, JERI LOUISE STATELY, City Clerk of the City of Garden Grove do hereby certify that the foregoing Ordinance was introduced and presented on February 13, 1978 and passed on February 21, 1978 by the following vote:

AYES: COUNCILMEMBERS: (4) BARR, DONOVAN, KRIEGER, WILLIAMS
NOES: COUNCILMEMBERS: (0) NONE
ABSTAINED: COUNCILMEMBERS: (1) ERICKSON
ABSENT: COUNCILMEMBERS: (0) NONE





VISUAL SCALE
0 IN FEET 1000



SPA-193-77
ZONE MAP
PART E-8