

ORDINANCE NO. 1699

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

The Garden Grove Agency for Community Development ("Agency") has formulated, and prepared an Amendment to the Redevelopment Plan for the Community Center Project, as Amended, to be known as the Garden Grove Community Project. The Planning Commission of the City of Garden Grove has submitted its report and recommendation and has determined that the Redevelopment Plan for the Garden Grove Community Project is consistent with the City General Plan pursuant to their Resolution No. 3111 and recommends approval of said Redevelopment Plan.

The Agency has adopted rules governing participation and reentry preference for property owners, operators of businesses, and tenants for Community Center Project, as Amended.

The Agency has submitted the Amendment to the Redevelopment Plan for the Community Center Project, as Amended, and its report thereon to the City Council.

A joint public hearing has been duly noticed and held by the Agency and the City Council as required by law on October 9, 1979; all objections have been heard and passed upon by the City Council; the Agency and Council have received written and oral testimony concerning the Amendment to the Redevelopment Plan, and have duly considered all thereof and the proceedings for the adoption of said Amendment have been duly conducted and completed as provided by law.

The purposes and intent of the City Council with respect to this Amendment are:

(a) To amend the Redevelopment Plan for the Community Center Project, as Amended, by adding approximately 1,148 acres to the existing 997-acre Project Area; by incorporating three previously adopted project areas known as the Trask Avenue Project, the Brookhurst/Chapman Project, and the Brookhurst/Katella Project; and by deleting (or amending out) approximately 23 acres.

(b) To change the name of the Amendment to the Redevelopment Plan for the Community Center Project, as Amended, which heretofore has been processed as the Garden Grove Community Project, as Amended, and shall now be known as the Garden Grove Community Project.

(c) To eliminate the conditions of blight existing in the Garden Grove Community Project.

(d) To prevent recurrence of blighting conditions within the Garden Grove Community Project.

(e) To provide for participation by owners and tenants and for reentry preferences to persons engaged in business within the Garden Grove Community Project to participate in the redevelopment of the Project Area; to encourage and ensure the development of the Project Area in the manner set forth in the Redevelopment Plan; and to provide for the relocation of residents, if any, displaced by the effectuation of the Redevelopment Plan.

(f) To improve and construct or provide for the construction of public facilities, roads, and other public improvements and to improve the quality of the environment in the Project Area to the benefit of the Project Area and the general public.

(g) To encourage and foster the economic revitalization of the Project Area by protecting and promoting the sound development and redevelopment of the Project Area and by replanning, redesigning, or developing portions of the Project Area which are stagnant or improperly utilized because of defective or inadequate street layout, faulty lot layout in relation to size, shape, accessibility, or usefulness, lack of adequate utilities, and other causes.

(h) To provide housing for families of all income levels, including low and moderate income families in accordance with this Plan and the needs of the community.

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

Section 1: The City Council of the City of Garden Grove hereby approves and adopts the amended Redevelopment Plan for the Community Center Project, as Amended, hereafter to be known as the Garden Grove Community Project. Said Redevelopment Plan which is incorporated herein by reference is hereby made the official Redevelopment Plan of the Project Area.

The City Council having reviewed all written objections to the Amendment to the Redevelopment Plan which have been delivered prior to the hour set for the public hearing and after considering all oral objections presented during the public hearing, the City Council has overruled these objections and has proceeded to adopt the Redevelopment Plan for the Garden Grove Community Project.

Section 2: After due and careful consideration at the Public Hearing held on October 9, 1979, the City Council finds and determines that the Project Area is a blighted area the redevelopment of which is necessary to effectuate the public purposes detailed in the Community Redevelopment Law.

(a) CONDITIONS OF BLIGHT Much of the project area is characterized by property with mixed land uses which in some cases suffer from defective design and character of physical construction, faulty interior arrangement and exterior spacing, inadequate open spaces and recreation facilities, physical characteristics of age, obsolescence, deterioration, delapidation and shifting of uses. With respect to the unimproved properties within the Project Area, many suffer from economic dislocation, deterioration, delapidation and disuse by virtue of the following factors:

(1) An economic dislocation, deterioration, or disuse resulting from faulty planning.

(2) The subdividing and sale of lots of irregular form and shape and inadequate size for proper usefulness and development.

(3) The laying out of lots in disregard of the contours and other topography or physical characteristics of the ground and surrounding conditions.

(4) The existence of inadequate public improvements, public facilities, open spaces, and utilities which cannot be remedied by private or governmental action without redevelopment.

(5) A prevalence of depreciated values, impaired investments, and social and economic maladjustment.

(b) The above described conditions of blight are causing a reduction of, or lack of, proper utilization of the property within the Project Area to such an extent that it constitutes a serious physical, social, and economic burden on the community which cannot reasonably be expected to be reversed or alleviated by private enterprise alone.

(c) 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 (a) above.

(d) 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.

(e) 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 September 13, 1979, and following a public hearing and conclusion of the City Council held on October 9, 1979.

(f) The carrying out of the Redevelopment Plan would promote the public peace, health, safety and welfare of the Community and would effectuate the purpose and policies of the Community Redevelopment Law as the physical and economic health of the Project Area will be significantly improved.

(g) The condemnation of real property, as provided for in the Redevelopment Plan is necessary to the implementation 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 utilized to implement this Redevelopment Plan prior to the use of eminent domain.

(h) 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, which through the use of the Relocation Guidelines, is within project area residents' current financial capabilities.

(i) The inclusion of any land, buildings or improvements in this Amendment 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 effective redevelopment and is not included for the purpose of obtaining the allocation of tax increment revenues from such area.

(j) All noncontiguous areas of this Amendment are blighted or necessary for effective redevelopment and are not included for the purposes of obtaining the allocation of taxes from such area pursuant to Health and Safety Code Section 33670.

(k) The Agency has adopted rules for Owner Participation and Re-entry into the Project Area, which rules may be amended from time to time by the Agency.

Section 3: The City Council is satisfied that permanent housing facilities will be available within three years from the time any occupants of the Project Area are displaced and that pending the development of such facilities there will be available to such displaced occupants adequate temporary housing facilities at rents comparable to those in the community at the time of their displacement. All other provisions of the Community Redevelopment Law with respect to relocation shall be fully complied with.

Section 4: The Garden Grove Community Project is expected to be financed in part from revenues derived from the allocation of taxes pursuant to Section 33670 of the Community Redevelopment Law. 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 Garden Grove Community Project.

Section 5: An Environmental Impact Report for the Redevelopment Plan for the Garden Grove Community Project, as required by Article 6, Section 15061 of the California Environmental Quality Act of 1970, is hereby certified as complete and adequate.

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

Section 7: The Public Works and Development Department of the City of Garden Grove is hereby directed, for a period of two (2) years after the effective date of this Ordinance, to advise all applicants for building permits in the Garden Grove Community Project 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 8: The City Clerk is hereby directed to record with the County Recorder of Orange County a description of the land within the Amendment to the Community Center Project, as Amended, and a Statement that proceedings for the redevelopment of the Garden Grove Community Project have been instituted under the Community Redevelopment Law of the State of California. Additional recordation of documents may be effected pursuant to Section 27295 of the Government Code of the State of California.

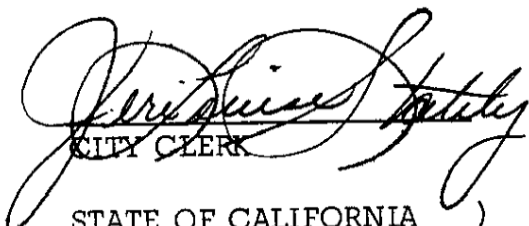
Section 9: The City Clerk is hereby directed to transmit a copy of the description and statement recorded pursuant to Section 33373 of the Health and Safety Code of the State of California, a copy of this Ordinance, and a map or plat indicating the boundaries of the Amendment to the Community Center Project, as Amended, to the Auditor and Tax Assessor of the County of Orange; to the officer or officers performing the functions of Auditor or Assessor for any taxing agencies which, in levying or collecting its taxes, do not use the County Assessment Roll or do not collect its taxes through the County; to the governing body of each of the taxing agencies which levies taxes upon any property in the Garden Grove Community Project and to the State Board of Equalization. Such documents shall be transmitted as promptly as practicable following the adoption of this Ordinance but in any event such documents shall be transmitted within thirty (30) days following the adoption of the Redevelopment Plan for the Garden Grove Community Project.

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 Councilmembers 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.

ADOPTED this 16th day of October, 1979.


MAYOR PRO TEMPORE

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

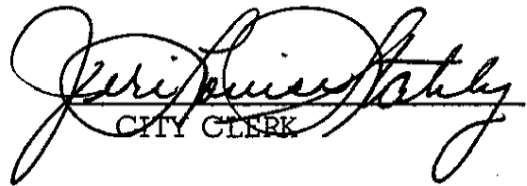
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certify that the foregoing Ordinance was introduced and presented on October 9, 1979, with vote as follows:

AYES:	COUNCILMEMBERS:	(5)	CANNON, DONOVAN, HOLLAND KRIEGER, ERICKSON
NOES:	COUNCILMEMBERS:	(0)	NONE
ABSENT:	COUNCILMEMBERS:	(0)	NONE

and was passed on October 16, 1979, by the following vote:

AYES:	COUNCILMEMBERS:	(4)	DONOVAN, HOLLAND, KRIEGER, CANNON
NOES:	COUNCILMEMBERS:	(0)	NONE
ABSENT:	COUNCILMEMBERS:	(1)	ERICKSON


CITY CLERK