

# Redevelopment Plan

**Project Area No. 1**



GARDEN GROVE AGENCY  
FOR COMMUNITY CENTER DEVELOPMENT

CITY COUNCIL

BERNARD C. ADAMS, Mayor

H. LOUIS LAKE, Mayor Pro Tem      W. E. DONOVAN

WOODROW W. BUTTERFIELD      LAURENCE J. SCHMIT

RICHARD R. POWERS, City Manager

AGENCY FOR  
COMMUNITY CENTER DEVELOPMENT

W. E. DONOVAN, Chairman

LAURENCE J. SCHMIT, Vice Chairman      H. LOUIS LAKE

BERNARD C. ADAMS      WOODROW W. BUTTERFIELD

RICHARD R. POWERS, Director

TABLE OF CONTENTS

	Page
Preface. . . . .	v
Resolution No. 2662 - Planning Commission. . . . .	vi
Ordinance No. 1339 - City Council. . . . .	vii
Introduction . . . . .	1
Boundary Description . . . . .	1
Conformance to the General Plan. . . . .	2
Site Layout. . . . .	2
Neighborhood Impact. . . . .	5
Proposed Financing . . . . .	10
Lease or Sale of Property. . . . .	14
Development Review . . . . .	15
Nondiscrimination. . . . .	15
Covenants and Restrictions . . . . .	15
Project Area Re-Entry. . . . .	16
Property Owner Participation . . . . .	16
Owner Participation Alternative. . . . .	16
Bond Financing . . . . .	16
Acquisition of Real Property . . . . .	17
Expenditures by the City . . . . .	17
Proceedings by the City. . . . .	17

EXHIBITS

Exhibit No. 1 Survey Area Boundary . . . . .	19
Exhibit No. 2 Existing Streets and Parcels . . . . .	20
Exhibit No. 3 Proposed Street Pattern. . . . .	21

APPENDIX

Appendix A CC-0 Community Center-Office Zone and General Provisions, Residential High Rise Development . . . . .	23
Appendix B Agency Resolution No. 11. . . . .	34
Appendix C Agency Resolution No. 12. . . . .	38
Appendix D Agency Resolution No. 23. . . . .	44
Appendix E Ordinance No. 1259. . . . .	45

## PREFACE

On June 26, 1973, the Garden Grove City Council adopted the Redevelopment Plan for Project Area No. 1, Amendment No. 1 in accordance with Section 33330 of the Health & Safety Code of the State of California. The Redevelopment Plan is designed to provide the basic guidelines for the efficient revitalization and redevelopment of the Project Area, and was prepared in cooperation with the Project Area No. 1 Committee. For further information or additional copies of this document, please contact the Urban Development Department, 11391 Acacia Parkway, Garden Grove, CA 92640. Telephone (714) 638-6851.

RESOLUTION NO. 2662

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF GARDEN GROVE RECOMMENDING APPROVAL OF THE REDEVELOPMENT PLAN FOR PROJECT AREA NO. 1, AMENDMENT NO. 1 AND DETERMINING THAT THE SUBJECT PLAN CONFORMS TO THE ADOPTED GENERAL PLAN FOR THE CITY OF GARDEN GROVE.

WHEREAS, on April 26, 1973, the Planning Commission adopted the Preliminary Plan for Project Area No. 1, Amendment No. 1 pursuant to Resolution No. 2658; and

WHEREAS, on May 1, 1973, the Garden Grove Agency for Community Center Development approved the same Preliminary Plan pursuant to their Resolution No. 24; and

WHEREAS, on May 15, 1973 the Garden Grove Agency for Community Center Development and Planning Commission received the Redevelopment Plan for Project Area No. 1, Amendment No. 1 prepared at the direction of Agency and consulting with the Project Area No. 1 Committee; and

WHEREAS, on May 16, 1973 notices were sent to all property owners in Project Area No. 1, Amendment No. 1 inviting them to attend the Planning Commission review of the Redevelopment Plan on May 22, 1973; and

WHEREAS, the Planning Commission review is not required to be a public hearing; and

WHEREAS, the Planning Commission reviewed the Redevelopment Plan on May 22, 1973 at which time the public was given an opportunity to be heard and give testimony; and

WHEREAS, the Planning Commission gave due and careful consideration to the subject matter.

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission of the City of Garden Grove recommends approval of the Redevelopment Plan for Project Area No. 1, Amendment No. 1 and further finds the subject Plan to be in conformance with the adopted General Plan for the City of Garden Grove.

ADOPTED this 22nd day of May, 1973.

/s/ RANDALL B. FINCH  
CHAIRMAN

I HEREBY CERTIFY that the foregoing resolution was duly adopted at an adjourned regular meeting of the Planning Commission of the City of Garden Grove which was held on May 22, 1973, and carried by the following vote, to wit:

AYES: COMMISSIONERS: JENNINGS, MC NAMARA, PEET, SHELSTAD, SLIMMER, FINCH  
NOES: COMMISSIONERS: NONE  
ABSENT: COMMISSIONERS: SHELTON

/s/ NORENE SHERRARD  
CLERK OF THE PLANNING AGENCY

ORDINANCE NO. 1339

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GARDEN GROVE ADOPTING THE REDEVELOPMENT PLAN FOR PROJECT AREA NO. 1

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

SECTION 1:

Pursuant to Sections 33355 to 33359, inclusive, of the Health and Safety Code of the State of California, the City Council of the City of Garden Grove at a public hearing held on June 19, 1973, on the Redevelopment Plan for Project Area No. 1, Amendment No. 1, considered the following:

1. The recommendation for approval of the Redevelopment Plan by the Planning Commission of the City of Garden Grove pursuant to their Resolution No. 2662.
2. The report of the Garden Grove Agency for Community Center Development on the Redevelopment Plan approved May 22, 1973.
3. The report and recommendation of the Project Area No. 1 Committee approved on June 18, 1973.
4. All evidence and testimony for and against the adoption of the Redevelopment Plan.

SECTION 2:

The purpose of the establishment of Project Area No. 1, Amendment No. 1 is to provide a method whereby property in Project Area No. 1, West may be revitalized and developed to office and related uses in accordance with the adopted goals and plans of the City of Garden Grove. It is the City Council's intention to diligently proceed with this revitalization program to achieve economic and social improvement of Project Area No. 1, Amendment No. 1.

SECTION 3:

The Redevelopment Plan for Project Area No. 1, Amendment No. 1 dated May 10, 1973, is incorporated by reference and has the same force and authority as if set forth in full. The approved Redevelopment Plan for Project Area No. 1, Amendment No. 1 dated May 10, 1973, is hereby designated as the official Redevelopment Plan for Project Area No. 1, Amendment No. 1.

SECTION 4:

After due and careful consideration at a public hearing on June 19, 1973, the City Council findings are as follows:

1. The Project Area is an area characterized by mixed land uses, under utilization of land, inadequate lot sizes, 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 & Safety Code of the State of California, the redevelopment of which is necessary to effectuate the public purposes declared in this part.
2. The Redevelopment Plan will redevelop the area in conformance with this part and in the interests of the public peace, health, safety and welfare.
3. The adoption and carrying out of the Redevelopment Plan is economically sound and feasible.
4. The Redevelopment Plan conforms to the General Plan for the City of Garden Grove as amended.
5. The carrying out of the Redevelopment Plan will promote the public peace, health, safety and welfare of the Community Center in the City of Garden Grove and would effectuate the purposes and policy of this part.
6. The use of eminent domain to acquire real property in Project Area No. 1, West 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.
7. The Garden Grove Agency for Community Center 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 Garden Grove Agency for Community Center Development Relocation Guidelines adopted on May 1, 1973. 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 Agency Relocation Guidelines, is within Project Area residents' current financial capabilities.

SECTION 5:

The City of Garden Grove may provide funds to the Agency 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 Project Area No. 1, is hereby approved and adopted pursuant to Section 33359 of the Health & 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 Councilmen voting for and against the same in the Orange County Evening News, a newspaper of general circulation, printed, published and circulated in the City of Garden Grove.

The foregoing Ordinance was passed by the City Council of the City of Garden Grove this 26th day of June, 1973.

/s/ BERNARD C. ADAMS  
MAYOR

ATTEST:

/s/ RUBY K. SILVA  
CITY CLERK

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

I, RUBY K. SILVA, City Clerk of the City of Garden Grove, do hereby certify that the foregoing Ordinance had its first reading on June 19, 1973, and had its second reading on June 26, 1973, and was passed by the following vote, to wit:

AYES: COUNCILMEN: DONOVAN, LAKE, SCHMIT, ADAMS  
NOES: COUNCILMEN: NONE  
ABSENT: COUNCILMEN: BUTTERFIELD

/s/ RUBY K. SILVA  
CITY CLERK



## I. INTRODUCTION

This is the Redevelopment Plan (referred to hereinafter as the "Plan") for Project Area No. 1, Amendment No. 1 (hereinafter referred to as "Project Area No. 1") located in the Garden Grove Community Center Survey Area in the City of Garden Grove, County of Orange, State of California. This Plan has been prepared for the Garden Grove Agency for Community Center Development (hereinafter referred to as the "Agency") pursuant to the California Community Redevelopment Law as amended (California Health and Safety Code, Section 33330 et seq.)

## II. BOUNDARY DESCRIPTION

Project Area No. 1 is situated in the Community Center Survey Area in the City of Garden Grove, County of Orange, State of California, (Exhibit No. 1). Project Area No. 1 consists of two (2) non-contiguous areas designated as Project Area No. 1, West and Project Area No.1, East pursuant to Section 33320.2 of the Health & Safety Code of the State of California. The Project Area No. 1 boundaries are based on the Preliminary Plan for Project Area No. 1, Amendment No. 1, adopted by the Agency on May 1, 1973 pursuant to their Resolution No. 24 and is described as follows:

### West

BEGINNING AT THE INTERSECTION OF THE CENTER LINE OF ACACIA PARKWAY, FORMERLY ACACIA AVENUE, AS SAME EXISTED ON APRIL 1, 1973, IN THE CITY OF GARDEN GROVE, COUNTY OF ORANGE, STATE OF CALIFORNIA, WITH THE CENTER LINE OF EUCLID STREET, 100 FEET WIDE, AS SAME EXISTED ON APRIL 1, 1973; THENCE SOUTHERLY ALONG SAID LAST MENTIONED CENTER LINE 943.71 FEET TO THE WESTERLY PROLONGATION OF THE SOUTHERLY LINE OF LOT 14, BLOCK E, TRACT NO. 1089 AS SHOWN ON MAP RECORDED IN BOOK 39, PAGE 14, OF MISCELLANEOUS MAPS IN THE OFFICE OF THE RECORDER OF THE COUNTY OF ORANGE; THENCE EASTERLY ALONG SAID WESTERLY PROLONGATION AND ALONG SAID SOUTHERLY LINE AND ITS EASTERLY PROLONGATION 305.25 FEET TO THE EASTERLY LINE OF LOT 30, BLOCK B, SAID TRACT 1089; THENCE NORTHERLY ALONG SAID EASTERLY LINE AND ITS NORTHERLY PROLONGATION 273.58 FEET TO THE CENTER LINE OF GARDEN GROVE BOULEVARD, 100 FEET WIDE AS SAME EXISTED ON APRIL 1, 1973; THENCE EAST-

ERLY ALONG SAID LAST MENTIONED CENTER LINE TO A LINE PARALLEL WITH AND 50 FEET WESTERLY, MEASURED AT RIGHT ANGLES FROM THE WESTERLY LINE OF LOT 19, TRACT NO. 431 AS SHOWN ON MAP RECORDED IN BOOK 16, PAGE 49 OF SAID MISCELLANEOUS MAPS; THENCE NORTHERLY ALONG SAID PARALLEL LINE TO THE CENTER LINE OF SAID ACACIA PARKWAY; THENCE WESTERLY ALONG SAID LAST MENTIONED CENTER LINE TO THE POINT OF BEGINNING.

East

BEGINNING AT THE INTERSECTION OF THE CENTER LINE OF GARDEN GROVE BOULEVARD, IN THE CITY OF GARDEN GROVE, COUNTY OF ORANGE, STATE OF CALIFORNIA WITH THE EASTERLY LINE OF TRACT NO. 3132, AS SAID INTERSECTION IS SHOWN ON MAP OF SAID TRACT RECORDED IN BOOK 308, PAGES 15 TO 22 INCLUSIVE OF MISCELLANEOUS MAPS IN THE OFFICE OF THE RECORDER OF THE COUNTY OF ORANGE; THENCE NORTHERLY ALONG SAID EASTERLY LINE 871.87 FEET TO THE SOUTH-EASTERLY CORNER OF THAT CERTAIN PARCEL OF LAND SHOWN AS "NOT A PART OF THIS SUBDIVISION" ON SAID MAP; THENCE NORTHERLY ALONG THE EASTERLY LINE OF SAID CERTAIN PARCEL OF LAND AND ITS NORTHERLY PROLONGATION 447.96 FEET TO THE NORTHERLY LINE OF SAID TRACT; THENCE ALONG WESTERLY, SOUTHERLY AND EASTERLY ALONG THE BOUNDARY OF SAID TRACT AND FOLLOWING THE SAME IN ALL ITS VARIOUS COURSES TO THE POINT OF BEGINNING.

III. CONFORMANCE TO THE GENERAL PLAN OF THE CITY OF GARDEN GROVE

This Plan for Project Area No. 1 conforms to the General Plan of the City of Garden Grove as amended.

IV. SITE LAYOUT

In general terms the site layout for Project Area No. 1 will be as follows:

West

Project Area No. 1, West consists of approximately 7.9 acres located at the northeast corner of Euclid Street and Garden Grove Boulevard and approximately 1.7 acres located at the southeast corner of the same intersection and the adjacent streets as shown in Exhibit No.

1. Project Area No. 1, West is zoned CC-0 Community Center-Office Zone which permits the development of the site for office uses and limited commercial uses. The zone requirements of the CC-0 Zone and

related provisions of the Garden Grove Municipal Code are attached as Appendix A. Pursuant to these requirements, these sites could have the following characteristics:

- A. Approximately 49,400 square feet for landscaping will be adjacent to the street frontage of these sites as setbacks for the permitted buildings. In addition, a minimum of three (3) percent of the area devoted to parking of vehicles will be similarly landscaped. In total, a minimum of 52,000 square feet of landscaping shall be provided and more will be encouraged.
  
- B. The limitations on the building intensity are as follows:
  - 1. Height - twelve stories or one hundred sixty (160) feet, whichever is lesser.
  - 2. Building relation to site will be governed by a floor area ratio of 3.5.
  - 3. Types of uses - offices, limited commercial and residential units.
  - 4. Lot coverage limitation will assure adequate building separation and open areas for adequate light and ventilation.
  - 5. Review of the specific building design and layout will be accomplished by a Site Plan review by the Planning Agency, the Garden Grove Community Center Appearance Committee and the City Council.
  
- C. While a maximum of 460 dwelling units may be located on these

sites as permitted by the CC-0 zone provisions, the Land Use Plan calls for these sites to be developed to office and related uses.

- D. Project Area No. 1 includes portions of four streets that will provide the necessary access to these sites. These streets will account for approximately 151,800 square feet within the Project Area No. 1, West boundaries. In addition, 4,000 square feet will be devoted to the Memorial Plaza, located on the west side of Civic Center Drive, midway between Acacia Parkway and Garden Grove Boulevard. Fourth and Fifth Streets between Garden Grove Boulevard and Acacia Parkway along with other excess land purchased as a part of a street project will be incorporated into the sites.

A general site diagram for Project Area No. 1, West as it currently exists (Exhibit No. 2) and as it is proposed (Exhibit No. 3) is attached.

East

Project Area No. 1, East includes the 16.7 acres of land on the north side of Garden Grove Boulevard at the northerly terminus of Newhope Street and the adjacent half-street as shown on Exhibit No. 1. The subject property is zoned PUD - Planned Unit Development and will be developed pursuant to the requirements of PUD-102-72, (Appendix E). Implementation of these requirements will result in the following site characteristics.

- A. Approximately 7.25 acres of the site will be devoted to landscaping and open space.
- B. The buildings will be limited to a height of two stories

or thirty-five (35) feet, whichever is lesser. Lot coverage will not exceed thirty-five (35) percent, which includes buildings and parking. The permitted use is for a residential townhouse development.

- C. A maximum of 188 townhouse dwelling units are permitted which is a density of 12 units per acre. One single family dwelling will also be on this site.
- D. Approximately two (2) acres of land will be devoted to public street purposes. This includes the north half of Garden Grove Boulevard adjacent to the site and the northerly extension of Newhope Street to serve the site.

A general site diagram for Project Area No. 1, East as it is being constructed is attached as Exhibit No. 2, and as it is to be completed (Exhibit No. 3).

#### V. NEIGHBORHOOD IMPACT

Project Area No. 1, West will have the following impacts:

##### A. Relocation

The relocation of the forty-two (42) residents and renters and seven (7) businesses will be accomplished pursuant to the Agency Relocation Guidelines adopted May 1, 1973 pursuant to their Resolution No. 23 (Appendix D). These Relocation Guidelines conform to the provisions of Section 7260 (et seq.) of the Government Code of the State of California pertaining to relocation as a result of public agency action.

##### B. Traffic Circulation

This traffic circulation will be improved by the completion

of the peripheral streets, including Garden Grove Boulevard and Civic Center Drive. Acacia Parkway and Euclid Street have been completed. The consolidation of Fourth and Fifth Streets into the Project Area will eliminate hazardous intersections and improve traffic flow. The elimination of Fourth Street and Fifth Street will be more than compensated by the improvements on the peripheral streets which will provide adequate access to the area.

C. Environmental Quality

Project Area 1, West is generally characterized by mixed land uses, under-utilization of land, inadequate lot sizes, minimal property maintenance, aged structures, deficiencies in public utilities, low economic productivity and declining relative property values. The consolidation and development of these sites will improve property values, be more productive in both the economic and service areas and greatly improve the physical environment in the area.

D. Community Services

The Garden Grove Civic Center is located immediately to the north of Project Area No. 1, West which includes the Fire and Police Headquarters located in the Public Safety Building, the Garden Grove City Hall, and Orange County Branch Library. These facilities along with other proposed public facilities will adequately meet the needs of this Project Area.

E. Schools

Inasmuch as this portion of Project Area No. 1 is planned for office and related uses, there will be a slight decrease in the number of school children because of the family relocation. Those school children that are so relocated will not cause any measurable impact on the school system. The families of the people working in the proposed office buildings will not cause any measurable impact on the school system because of the diverse locations of their places of residence.

F. Property Values

The consolidation of these sites and the construction of new facilities will substantially improve the property assessments of the sites and the resulting tax flow to all public agencies. This tax flow will be greater than the agency costs to service this type of development.

The full effect of this tax flow will not be realized for a period of time due to the financing method used to develop this Project Area. This time period will be a consideration at the time the Agency proceeds with the tax increment bond proposal. Suffice it to say at this point that there will not be any impact on the Garden Grove Unified School District. The only definite impact would be on the County of Orange, City of Garden Grove and other special districts.

G. Other Physical and Social Matters

Generally, there will be a substantial improvement in the physical quality in the neighborhood not just because of

the design characteristic of the new developments on these sites but through a greater range of services conveniently and safely located.

The social aspects can be adequately handled through the adopted Relocation Guidelines. Beyond that the Agency has in the past and will continue to treat the parties affected with the utmost respect and concern.

The development of Project Area No. 1, East will have the following impacts:

A. Relocation

Relocation will not be necessary inasmuch as the resident property owner will continue to reside on this site.

B. Traffic Circulation

To provide adequate access to the site, Newhope Street will be extended northerly from Garden Grove Boulevard. The intersection will be signalized to provide safe traffic flow.

C. Environmental Quality

The townhouse development will be compatible with the surrounding residential area. The density, building appearance and the open space on the site will be an environmental asset to the area. The subject site was used in the past for agricultural purposes.

D. Community Services

The public facilities including a park, the Civic



Center and the related facilities mentioned earlier are readily accessible from this site.

E. Schools

This portion of Project Area No. 1 is anticipated to have approximately 140 school-aged children. This number of children can be absorbed by the existing schools in the area without a substantial impact.

The following are the schools which the children will attend and the distance from the site:

Crosby Elementary	3/4 Mile
Lampson Intermediate	1 Mile
Walton Intermediate	1 Mile
Garden Grove High School	3/4 Mile

F. Property Values

The development of this site with the townhouse dwelling units will substantially improve the property assessments of this site and the resulting tax flow to all public agencies. The impact of this improvement on the assessments of the surrounding residential area will depend upon the practices of the County Assessor. It is possible that there may be a small increase in this assessment.

The full effect of this increased tax flow will not be realized for a period of time due to the financing proposed to be used in Project Area No. 1. This time period will be a consideration at the time the Agency proceeds with the tax increment bond proposal. There will

be no effect on the future owners of the townhouse units as a result of this financing method. The only definitive impact will be on the tax flow to the County of Orange, City of Garden Grove and other special districts, excepting the Garden Grove Unified School District.

G. Other Physical and Social Matters

There will be a substantial improvement in the physical quality in the neighborhood by reason of the design of the new development and the greater variety of housing types and prices.

VI. PROPOSED FINANCING

A. Method of Financing

1. The gross cost of Project Area No. 1 (West and East) including but not limited to survey and planning expenditures, project improvements, administration, demolition and clearance, and real estate purchases is estimated to be \$1,900,000. This cost, less the estimated land sales of \$1,500,000 for office and related uses, will result in net costs which could be amortized through methods set forth in this section.
2. It is anticipated that the Agency will defray this cost by offering for sale one or more series of tax increment bonds as may be issued pursuant to Paragraphs B and C of this section, in aggregate amounts estimated to range from \$1,000,000 to \$3,000,000.
3. It is further estimated that City may, through the utilization of procedures available through its off-street parking program, issue

and redeem bonds in the same manner as those bonds presently being amortized in Parking District No. 2.

4. The foregoing sources may be supplemented by any source legally available to the City.
5. For the purpose of carrying out the Plan, the Agency may obtain interim financing by all means legally available.
6. Said loan or other obligation shall not be a debt of the City of Garden Grove.
7. The foregoing amounts are based on reasonable estimates and may be subject to revision at a later date.
8. The City and/or other public agencies or any person may grant sums of money to Agency, may donate land, may undertake to provide certain site improvements or facilities in accordance with provisions of the Plan, or may offer a combination of these. Any such contributions shall be included in the project cost to the extent that they are determined to be eligible by Agency, and may be deemed reimbursable to the extent determined by Agency.

B. Provision for Agency to Issue Bonds

1. Agency may issue its bonds in one or more series, in such amounts and on such terms and conditions as the Agency shall from time to time determine, including, without limiting the generality of the foregoing, the time, date, place of maturity, the denomination and whether coupon or registered.
2. Subject to the provisions of any contract with the Federal government or the State of California, the Agency may devote to the payment of interest and the retirement or redemption of its bonds

any income or revenue received by it from the Project Area and any assistance received from the Federal government or the State of California.

C. Pledge of Taxes to Repayment of Principal and Interest of Any Loan, Bond Issue, or Assumed Debt.

All taxes levied upon taxable property in the Project Area each year by or for the benefit of the State of California, County of Orange, City of Garden Grove, district or other public corporation (hereinafter sometimes called "taxing agencies") after the effective date of the ordinance approving this Plan, as provided by provision of the Health & Safety Code of the State of California (Sections 33000 et seq), shall be divided as follows:

1. That portion of the taxes which would be produced by the rate upon which the tax is levied each year by or for each of said taxing agencies upon the total sum of the assessed value of the taxable property in the Project Area as shown upon the assessment roll used in connection with the taxation of such property by such taxing agency, last equalized prior to the effective date of such ordinance, shall be allocated to and when collected shall be paid into the funds of the respective taxing agencies as taxes by or for said taxing agencies as taxes on all other property are paid (for the purpose of allocating taxes levied by or for any taxing agency or agencies which did not include the territory in a redevelopment project on the effective date of such ordinance but to which such territory has been annexed or otherwise included after such effective date, the assessment roll of the County last equalized on the effective date of said ordinance shall be used in determining the assessed valuation of the taxable

- property in the project on said effective date); and
2. That portion of said levied taxes each year in excess of such amount shall be allocated to and when collected shall be paid into a special fund of the Agency to pay the principal of and interest on loans, monies advanced to, or indebtedness (whether funded, refunded, assumed or otherwise) incurred by Agency to finance or refinance, in whole or in part, the redevelopment project. Unless and until the total assessed valuation of the taxable property in the redevelopment project exceeds the total assessed value of the taxable property in such redevelopment project as shown by the last equalized assessment roll referred to in Paragraph Numbered 1, hereof, of this Section VI, C, all of the taxes levied and collected upon the taxable property in such redevelopment project shall be paid into the funds of the respective taxing agencies. When said loans, advances and indebtedness, if any, and interest thereon, have been paid, all monies thereafter received from taxes upon the taxable property in such redevelopment project shall be paid into the funds of the respective taxing agencies as taxes on all other property are paid. The portion of taxes mentioned in this Paragraph 1 is hereby, and in any proceedings of Agency for the advance of monies or making of loans or issuance of bonds shall be irrevocably pledged for the payment of the principal of and interest on said loans, advances or indebtedness. Revenues in excess of need for bond service of principal and interest shall be useable for administrative services of the Agency as provided in its

adopted budget document.

3. All costs of City incurred in the renewal of the Project Area will be assumed by Agency as a non-interest bearing debt. Said debt or advance will be repaid to City by Agency by any method available to Agency.

VII. LEASE OR SALE OF PROPERTY

The Agency shall have the right to lease or sell all real property acquired by it in Project Area No. 1, West except property conveyed by it to the community.

VIII. DEVELOPMENT REVIEW

The Agency in cooperation with the Garden Grove City Council and the Planning Commission will encourage review, and provide all necessary safeguards to insure the development of Project Area No. 1 pursuant to this Plan. Specifically, Project Area No. 1, West will be developed in accordance with the CC-0 Community Center-Office Zone, and Project Area No. 1, East will be developed pursuant to PUD-102-72 which calls for a townhouse development. Through the application of the Site Plan review, conformance to the Garden Grove Community Center Appearance Plan and all applicable provisions of the Garden Grove Municipal Code, the above-mentioned agencies will insure the development of this Project Area pursuant to this Plan. The City Council may retain those controls and establish any restrictions or covenants to run with the land sold or leased for private use for such periods of time and under such conditions as the City Council deems necessary to effectuate the purpose of this part. The establishment of such controls is public purpose pursuant to Section 33336 of the Health & Safety Code of the State of California.

IX. NONDISCRIMINATION

All deeds, leases or contracts for the sale, lease, sublease or other transfer of any land in this Project Area shall conform to the nondiscrimination clauses prescribed in Section 33436 of the Health & Safety Code of the State of California.

X. COVENANTS AND RESTRICTIONS

The City Council of the City of Garden Grove may prescribe other

covenants, conditions and restrictions which they deem necessary as a part of the development review process.

XI. PROJECT AREA RE-ENTRY

All persons engaged in business in Project Area No. 1 may re-enter the Project Area pursuant to Agency Resolution No. 11. (Appendix B.)

XII. PROPERTY OWNER PARTICIPATION

Every property owner in Project Area No. 1 may participate in the redevelopment of this Project Area pursuant to Agency Resolution No. 12 pertaining to the Rules and Regulations for Owner Participation in Project Area No. 1. (Appendix C.)

XIII. OWNER PARTICIPATION ALTERNATIVE

If a property owner chooses to participate in this Project Area and fails to redevelop as agreed, said property owner shall be compensated pursuant to Agency Resolution No. 12, mentioned above.

XIV. BOND FINANCING

The Agency may issue tax increment bonds and expend funds from their sale to carry out this Plan. The issuance of said bonds shall be in a manner that assures the payment of the principle and interest when they become due and payable. Specifically, the tax increment realized from the development of Project Area No. 1, East will be used to pay the principle and interest on bonds to acquire property to implement this Plan.



XV. ACQUISITION OF REAL PROPERTY

The Agency may acquire by gift, purchase, lease or eminent domain all or part of the real property in the Project Area. All other avenues of acquisition will be expended to implement this Plan prior to the use of eminent domain.

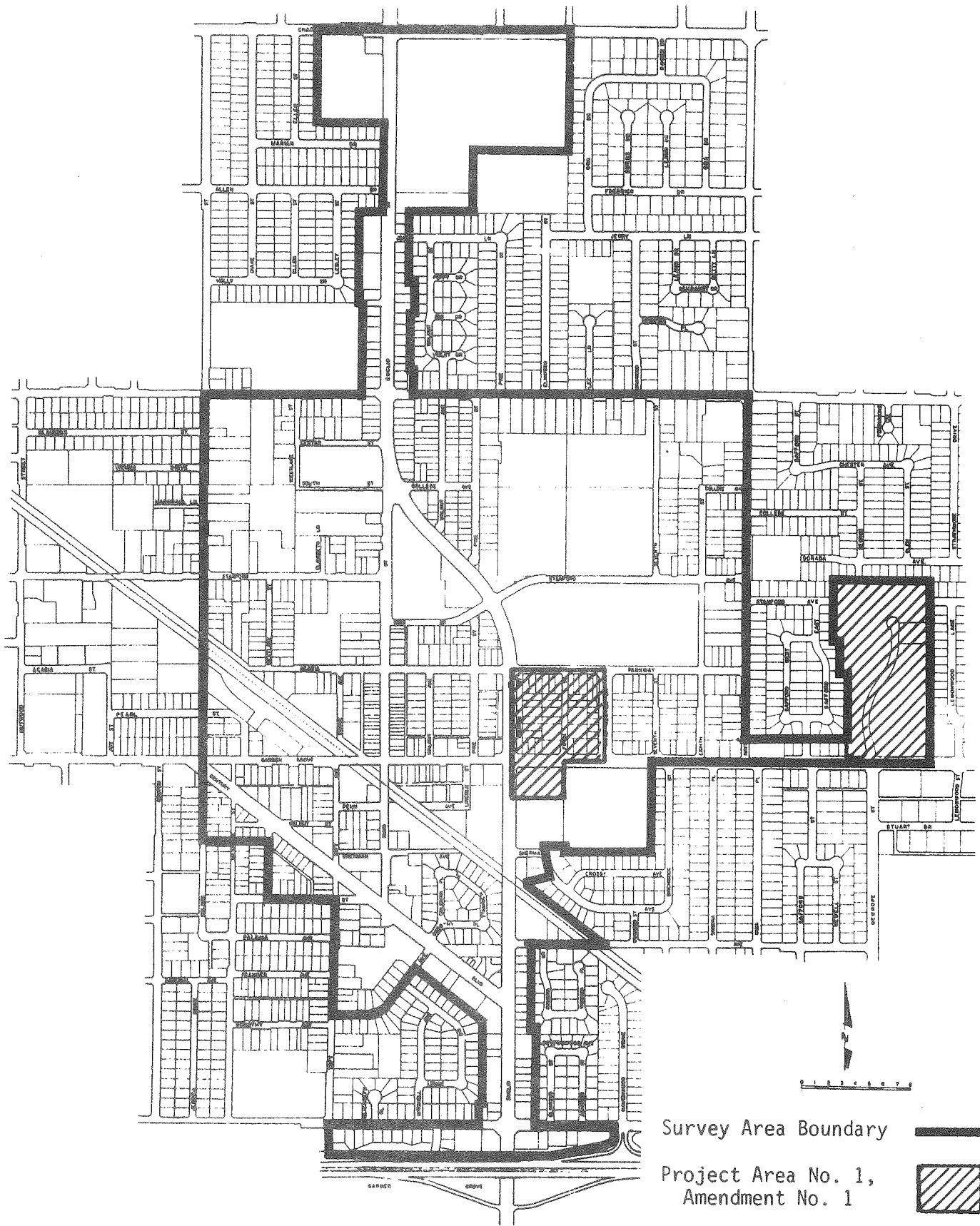
XVI. EXPENDITURES BY THE CITY


The City of Garden Grove may provide funds to the Agency to achieve this Plan upon approval by the City Council. Said expenditure of funds will be repaid by the Agency from the proceeds realized from the development of Project Area No. 1.


XVII. PROCEEDINGS BY THE CITY

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

**EXHIBITS**

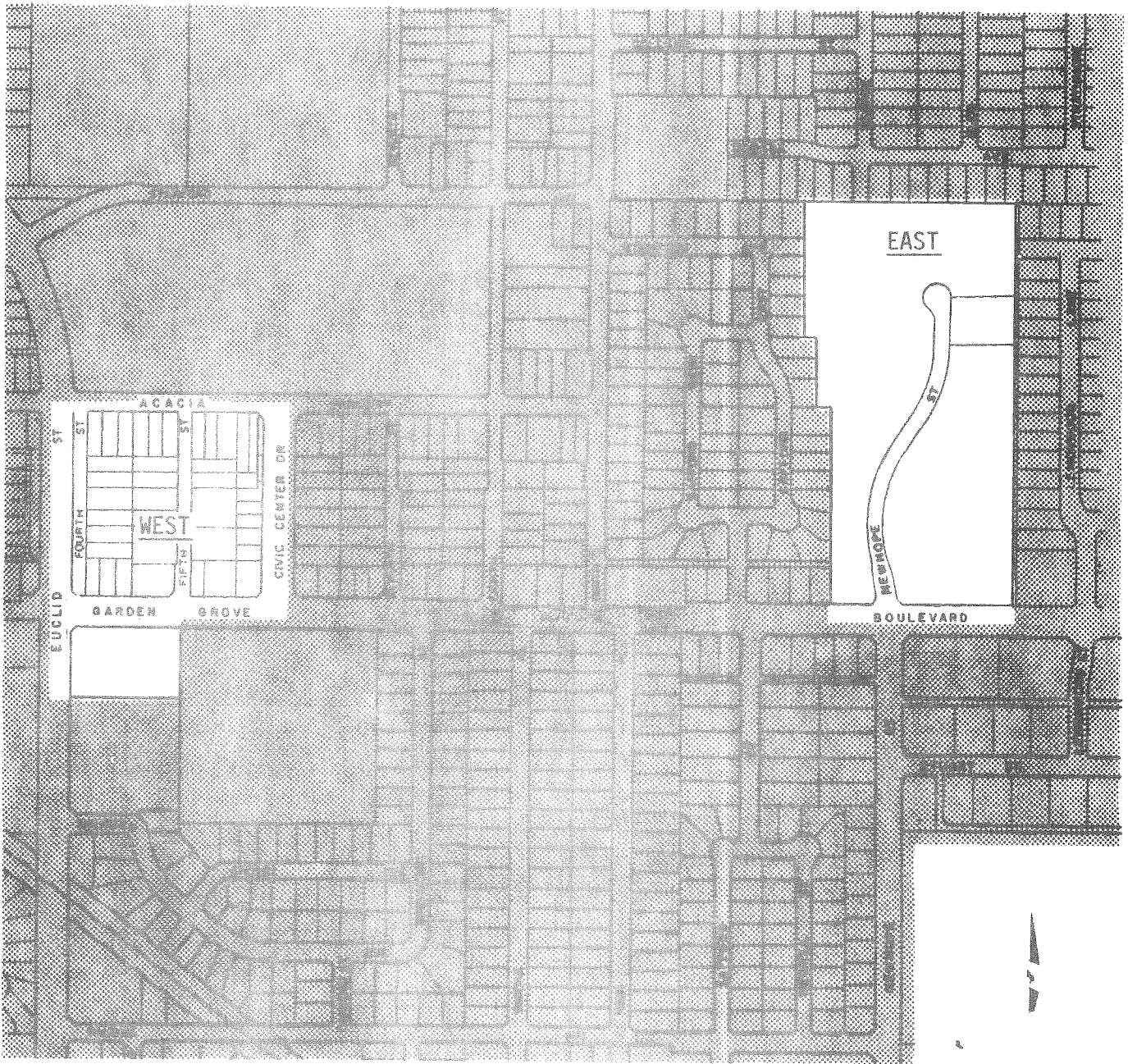


Survey Area Boundary 

Project Area No. 1, Amendment No. 1 

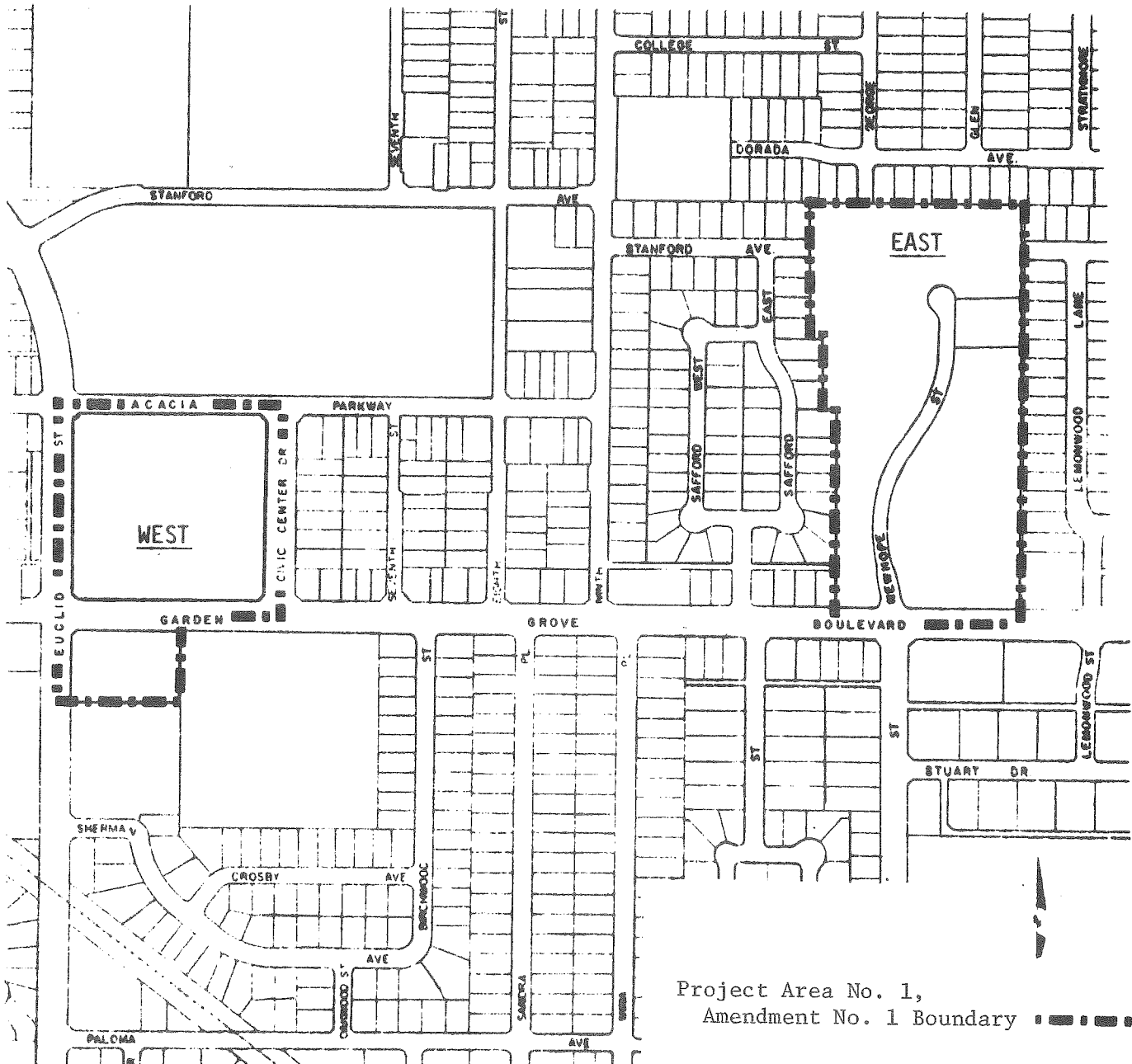
GARDEN GROVE COMMUNITY CENTER

EXHIBIT NO. 1



GARDEN GROVE COMMUNITY CENTER  
PROJECT AREA NO. 1, AMENDMENT NO. 1  
Existing Streets and Parcels

EXHIBIT NO. 2



Project Area No. 1,  
 Amendment No. 1 Boundary

GARDEN GROVE COMMUNITY CENTER  
 PROJECT AREA NO. 1, AMENDMENT NO. 1  
 Proposed Street Pattern

EXHIBIT NO. 3

APPENDIX

PART 13B - CC-O COMMUNITY CENTER - OFFICE ZONE

SECTION 9213B. PURPOSE.

This zone is intended to provide for and encourage the development of a business and professional office center and to promote the establishment of office buildings complementary to the Community Center. Quality development of this zone is essential to the economic and cultural well being, competitive growth potential, public health, safety, and general welfare of the City.

SECTION 9313B.1. PERMITTED BUILDINGS, STRUCTURES, AND USES.

Subject to the off-street parking requirements and general provisions and exceptions set forth beginning with part 15 of this Chapter, except as herein provided, the following commercial office buildings, structures, and uses shall be permitted in the Community Center - Office Zone:

Office establishments which engage in the exchange of information, advice, consultation, or the transfer of money, legal instruments or documents and which accommodate professional consultative, banking or clerical activities.

Churches, developed in accordance with all applicable provisions of the R-1, One-Family Residential Zone.

Medical-dental laboratories.

Residential high rise buildings, subject to the provisions of Part 16B.

Restaurants, private auditoriums, clubs, and lodges. (Drive-in, drive-through, or other types of restaurants which serve customers outside of a completely enclosed building shall be specifically prohibited.)

Schools, with a minimum one acre site, offering instruction in the several branches of learning and study required to be taught in the public schools by the Education Code of the State of California.

Parking lots and structures.

Newspaper publishing.

The following supporting service uses where integrated within and clearly incidental to a permitted primary use structure:

Coffee Shop

On-sale alcoholic beverages where integrated with a restaurant or other dining area and developed in accordance with all applicable

provisions of Section 9208 of the C-1 Zone, except that a conditional use permit shall not be required.

Personal services, such as barber and beauty shops.

Prescription pharmacy.

Refreshment and news concession.

Schools and studios offering instructions in the fine arts.

Specialty shops, either service or retail, when provided on the ground floor of a primary use structure three or more stories in height.

SECTION 9213B.2. LIMITATIONS ON PERMITTED USES.

All uses in the Community Center - Office Zone shall be subject to the following limitations:

- a. Residential structures shall not be converted to or used for non-residential purposes.
- b. All uses except parking lots shall be conducted within a fully enclosed building.
- c. Only incidental physical transfer of goods or merchandise shall be permitted.
- d. Only those commodities which are clearly incidental to the services rendered may be processed, repaired or sold.
- e. A Conditional Use Permit shall be required for any business establishment in which all, or any portion, or said business premises is devoted to the sale or display of any book, magazine, newspaper, or other printed or written material or any picture, drawing, photograph, motion picture, or other pictorial representation or any statue or other figure, or any recording, transcription, or mechanical, chemical or electrical reproduction, or any other articles, equipment, machines, or materials, which aforementioned enumerated materials, by any means or in any manner, are either:
  - (1) In fact forbidden to be sold or otherwise distributed to minors under the age of twenty-one (21) years.
  - (2) Advertised as being forbidden to be sold or otherwise distributed to minors under the age of twenty-one (21) years.



SECTION 9213B.3. DETERMINATION OF USES.

Interpretive determination of specific permitted uses shall be made by the Zoning Administrator in accordance with Section 9215.3.1.

SECTION 9213B.4. SITE DEVELOPMENT STANDARDS.

The following site development standards shall apply in order to provide for the orderly development of the Community Center - Office Zone to allow diversification in the relationship of various uses, structures, and open spaces, to allow maximum flexibility in design and development, to assure adequate levels of light, air, and density of development, and to encourage the utilization of recognized economic, cultural, and social values of good environmental planning:

- a. The size and shape of the site shall be adequate to allow for the full development of the proposed uses in a manner consistent with the stated purpose and intent of this zone for all essential on-site facilities, such as parking, loading and unloading areas, internal vehicular and pedestrian circulation and other functional arrangements. In no case shall the site be less than twenty thousand (20,000) square feet in area.
- b. Provision shall be made for the safe and orderly circulation of both pedestrian and vehicular traffic between the proposed site and all streets and highways, accessways, parking areas on adjacent sites, parks and any other public areas or facilities.
- c. The proposed use shall not place an excessive burden upon the community services provided by public agencies such as police and fire protection, parks, and recreational services.
- d. The proposed development shall not reduce the development potential of adjoining lands but shall incorporate the highest degree of physical, functional, and visual compatibility.
- e. The proposed development shall incorporate aesthetically pleasing placement buildings, open space, and building design in order to discourage regimented or corridor effects.
- f. The proposed development shall be complementary to projects planned by public agencies as incorporated in the adopted General Plan or adopted precise plan.
- g. The Height District II yard and open spaces requirements of Sections 9207.3 through 9207.6 of the Municipal Code shall apply.
- h. The height of buildings shall be governed by a maximum floor area ratio of 3.5.

- i. All required off-street parking spaces shall be located on site and designed and improved in accordance with the off-street parking requirements and improvements of parking area provisions of Part 17, except that the required parking facility may be established on other than the site of the use served if the nearest part of said parking facility is within 300 feet of the nearest part of the structure to be served, under the same ownership of the use intended to be served, under joint ownership of lease agreement approved by the City Attorney, or within a municipal parking district which has provided parking in excess of the required needs of the buildings and structures already existing in the parking district. The parking standards of Part 17, where the Zoning Administrator, if in his judgement compensatory features are incorporated which effectively carry out the purpose of this zone.
- j. Landscaping shall be installed in accordance with Chapter 4 of Article IX of the Municipal Code except as modified by the Official Plan of Landscaping and Open Space of the Community Center District, and except as may be modified by the Zoning Administrator according to the provisions of Section 9213B.4 (g)
- k. All signs shall be limited to those designated in Chapter 5 of Article IX of the Municipal Code.
- l. All trash shall be placed in refuse collection areas developed in accordance with the Standard Design and Specifications for Refuse Collection Areas.
- m. All street and alley right-of-way shall be dedicated and improved in accordance with the Streets and Highways Element of the General Plan. Provision shall be made for the dedication of all utility easements and the installation of all utility easements and the installation of all utilities as required by the Department of Public Works. All on-site electrical facilities shall be fed by underground service runs only, extending from the utility company point of distribution to the building so serviced.
- n. A twenty (20) percent reduction may be permitted by the Zoning Administrator for any required yard, building separation or minimum dwelling unit area, if in his judgment compensatory features are incorporated which effectively carry out the purpose of this zone.

SECTION 9213B.5. SITE PLAN REQUIRED.

Prior to the issuance of a building permit for any building, structure, or exterior structural alteration, a site plan shall be adopted in the manner set forth in Parts 19, 20 and 21 if any of the following conditions apply:

- a. Floor area will be added to an existing building or structure.
- b. Exterior structural alterations will exceed a value of \$1,000 as determined by the Director of Building and Safety.
- c. A new building or structure exceeding the value expressed in (b) will be established.

PART 16B - GENERAL PROVISIONS, RESIDENTIAL HIGH RISE DEVELOPMENT

(Added by Ordinance No. 788, dated April 13, 1965.)

SECTION 9216B. PURPOSE AND DESCRIPTION.

The purpose of this Part is to establish regulations and standards for residential developments whose locational advantages justify building heights in excess of three (3) stories. It is the intention of this Part to accommodate high rise residential developments in appropriate locations, while at the same time assuring adequate open space, light and air, maximum residential amenities, and harmonious relationships with other land uses, all in recognition of established community values.

SECTION 9216B.1. SITE PLAN REQUIRED.

- a. Residential high rise developments may be permitted in the R-5 Zone upon the approval of a site plan. Such site plan shall be subject to the regulations and requirements of this Part and of this Article and may be subject to any other conditions necessary to assure that the purpose and intent of this or any other Article is fulfilled.

SECTION 9216B.2. PERMITTED USES.

The following uses only shall be permitted within any planned high rise residential development:

- a. One residential high rise building.
- b. Group houses including at least one (1) main building exceeding three (3) stories in height, provided that all other main buildings of lesser height, and their accessory buildings, shall be subject to the provisions of Part 16A.
- c. The following commercial uses when located within residential high rise buildings:
  1. Any use permitted in the O-P Zone.
  2. Light retail uses catering directly to the consumer as follows:
    - (a) Bakeries.
    - (b) Book stores.
    - (c) Apparel shops.
    - (d) Clothes cleaning agencies but excluding cleaning on premises.
    - (e) Drug stores.
    - (f) Florist shops.
    - (g) Grocery stores and delicatessens.
    - (h) Jewelry stores
    - (i) Luggage and leather goods shops.
    - (j) Millinery shops.
    - (k) Photographic supply shops.
    - (l) Restaurants, excluding dancing and entertainment.

- (m) Shoe stores, excluding repair.
  - (n) Sporting goods stores.
  - (o) Tailors.
  - (p) Variety stores.
  - (q) Similar light retail or service establishments when interpreted as set forth in Section 9215.3.1.
3. Every commercial use permitted shall be subject to the following conditions and limitations:
- (a) All uses shall be conducted wholly within an enclosed building.
  - (b) Storage shall be limited to accessory storage of commodities sold at retail on the premises.
- d. Commercial uses shall occupy not more than ten (10) percent of the gross floor area of any residential high rise building nor more than fifteen (15) percent of the area of the site on which any residential high rise building is established.
  - e. Commercial uses shall not be established on any floor where there are dwelling units.
  - f. Where commercial uses are established within a residential high rise building, the entrance or entrances to said commercial uses shall be from the inside of the building or court.
  - g. Signs - See Section 9502.2. (Amended by Ordinance 1042, dated 1-14-69.)
  - h. Accessory buildings such as automobile garages and carports, recreation and social buildings and structures, swimming pools and customary appurtenant buildings, laundry and storage buildings and landscaping.
    - 1. All accessory living quarters (such as for maintenance employees) or guest houses each shall be considered as a dwelling unit and shall be included as a part of the total of the maximum floor area ratio allowed.

SECTION 9216B.3. BUILDING HEIGHT LIMIT.

- a. Maximum building height shall be twelve (12) stories or one hundred sixty (160) feet, whichever is lesser.

SECTION 9216B.4. SITE CHARACTERISTICS.

- a. Minimum width of the site shall not be less than one hundred eighty (180) feet.
- b. The following site locational characteristics shall be evident prior to the approval of a site plan for any residential high rise development:

1. Location immediately adjacent to one or more major or primary arterial highways as designated on the General Plan of Streets and Highways of the City of Garden Grove.
2. Location immediately adjacent to a multiple family zone.

SECTION 9216B.5. MAXIMUM FLOOR AREA RATIO.

- a. The floor area ratio of buildings and structures constructed under the provisions of this Part shall not exceed three (3.0).

SECTION 9216B.6. PERMISSIBLE SITE COVERAGE.

- a. The total lot coverage for dwelling and accessory buildings but excluding underground parking facilities shall not exceed the following limitations:
 

(1) Four (4) to five (5) stories	- 45% maximum
(2) Six (6) to seven (7) stories	- 40% maximum
(3) Eight (8) to nine (9) stories	- 35% maximum
(4) Ten (10) to twelve (12) stories	- 30% maximum

SECTION 9216B.7. MINIMUM LOT AREA PER DWELLING UNIT.

- a. The minimum lot area per dwelling unit in Area Districts I, II, III, and IV shall not be less than the following:
  1. First through the third stories - twelve hundred (1200) square feet.
  2. Fourth through the twelfth stories - eight hundred (800) square feet.

SECTION 9216B.8. DISTANCE BETWEEN BUILDINGS ON SAME LOT OR BUILDING SITE.

- a. The distance between main buildings exceeding three (3) stories in height, or between main buildings exceeding three (3) stories in height and those less than four (4) stories shall be one-half (1/2) the sum of the height of both buildings.
- b. The distance between main buildings less than three (3) stories in height shall be subject to the provisions of Part 16A.
- c. A detached garage or other detached accessory structure of one (1) story in height and including covered and uncovered parking spaces shall not be closer than fifteen (15) feet to a main building. Such distance may be reduced to ten (10) feet if none of the windows of the main building directly face the accessory structure at the same or lesser height than the accessory structure with the following exception:

1. In any case, when said detached garage or other detached accessory structure is over one (1) story in height, two and one-half (2 1/2) feet shall be added at grade level for each story over the first.
- d. Distance between vehicular accessways and a main building shall not be less than five (5) feet.

SECTION 9216B.9. PLACEMENT OF BUILDINGS.

- a. All main buildings in residential high rise developments shall meet the following minimum yard requirements except that buildings less than four (4) stories in height shall be subject to the yard requirements of the R-5 Zone:

1. SIDE YARDS.

- (a) The side yard for a building abutting non-residentially zoned property shall be a minimum of seven and one-half (7 1/2) feet with two (2) feet being added at the second story for each story over the first with a maximum of twenty-five (25) feet.
- (b) The side yard for a building abutting R-1 or R-2 zoned property shall be one-half (1/2) the height of that building with such yard beginning at the second floor level. The required side yard for the first floor shall be a minimum of seven and one-half (7 1/2) feet.
- (c) The side yard for a building abutting R-3, R-4 zoned property shall be one-quarter (1/4) the height of that building with such yard beginning at the second floor level. The required side yard for the first floor shall be a minimum of seven and one-half (7 1/2) feet.

2. FRONT YARD. There shall be a front yard having a minimum depth of (15) feet plus two (2) feet added at the second floor level for each additional story over the first with a maximum of thirty (30) feet.

3. REAR YARD.

- (a) The rear yard for a building abutting non-residentially zoned property shall be a minimum of seven and one-half (7 1/2) feet with two and one-half (2 1/2) feet being added at the second floor level for each additional story over the first with a maximum of thirty (30) feet.
- (b) The rear yard for a building abutting R-1 or R-2 zoned property shall be one-half (1/2) the height of that building with such yard beginning at the second floor level. The required rear yard for the first floor shall be a minimum of seven and one-half (7 1/2) feet.

- (c) The rear yard for a building abutting R-3, R-4 or R-5 zoned property shall be one-quarter (1/4) the height of that building with such yard beginning at the second floor level. The required rear yard for the first floor shall be a minimum of seven and one-half (7 1/2) feet.
- b. All accessory structures for main buildings of any height in residential high rise developments, including covered and uncovered parking spaces, conform to the following yard requirements:
    1. Accessory structures not exceeding one (1) story in height need not observe the required interior side yard or rear yard except that where such structures abut an alley, they shall not be constructed closer than fifteen (15) feet to the centerline of such alley.
    2. Accessory structures two (2) or more stories in height shall observe an interior side yard and rear yard of seven and one-half (7 1/2) feet plus one and one-half (1 1/2) feet added at grade level for each story over the second with a maximum of twenty (20) feet. Accessory structures two (2) stories in height immediately adjacent to any non-residential zone, need not observe this requirement.
    3. Accessory structures shall observe a side street side yard of ten (10) feet plus one and one-half (1 1/2) feet added at grade level for each story over the second with a maximum of twenty (20) feet.
    4. Accessory structures shall observe a front yard of fifteen (15) feet plus two (2) feet added at grade level for each story over the second with a maximum of twenty-five (25) feet.
    5. Covered underground parking spaces may occupy any part of a front, rear or side yard.

#### SECTION 9216B.10 REQUIRED FENCING.

- a. A six (6) foot masonry or concrete block wall shall be provided along the rear yard and interior side yard of any building site except where the face of a building is one the property line, or except where access to an alley is provided. That part of the wall extending into the required front yard shall not exceed forty-two (42) inches in height.

#### SECTION 9216B.11 RECREATIONAL AND LEISURE AREAS.

Recreational and leisure area shall be provided as in the R-5 Zone with the following exceptions:

- a. Twenty-five (25) percent of the required side yard or rear yard may contribute to the recreational and leisure area requirement when the building site abuts any "R" zoned property.
- b. Fifty (50) percent of the required open space between buildings may count in the recreational and leisure area requirement.



SECTION 9216B.12. OTHER GENERAL PROVISIONS.

- a. Except as otherwise provided herein, the land area per dwelling unit, floor space per dwelling unit, building height limitations, required side and rear yards, placement of buildings, off-street parking and other general provisions shall be the same as those for the zone and area district in which the property is located and for the type of building proposed.

SECTION 9216B. 13. LANDSCAPING.

Landscaping shall be installed and maintained as required by Chapter 4 of this Article.

(added by Ordinance 1042, dated 1-14-69.)

## GARDEN GROVE AGENCY FOR COMMUNITY CENTER DEVELOPMENT

RESOLUTION ADOPTING RULES  
FOR RE-ENTRY IN PROJECT AREA NO. 1

## RESOLUTION NO. 11

WHEREAS, by authority provided by the Community Redevelopment Law of the State of California, the Garden Grove Agency for Community Center Development has been created, and

WHEREAS, the Agency desires to adopt rules for re-entry in project area No. 1 pursuant to State law,

NOW, THEREFORE, be it resolved that the attached Rules for Re-entry be and hereby are adopted by the Garden Grove Agency for Community Center Development.

Moved by Agency Member                      Lake,

Seconded by Agency Member                  Dean.

AYES:                      ADAMS, LAKE, SCHMIT, DEAN

NOES:                      BALLARD

ABSENT:                    NONE

/s/ JOHN R. DEAN  
Chairman

ADOPTED:    March 23, 1971

RULES FOR RE-ENTRY - PROJECT AREA NO. 1

WHEREAS, Section 33339.5 of the California Community Redevelopment Law provides that Redevelopment Agencies shall extend reasonable preference to persons who are engaged in business in the project area to re-enter in business within the redevelopment area if they otherwise meet the requirements prescribed by the Redevelopment Plan; and

WHEREAS, Section 33339.5, California Community Redevelopment Law also required the Agency to prescribe and adopt rules and regulations to implement the operation of the re-entry of businesses or persons into the redevelopment project. The Redevelopment Agency does hereby adopt the following rules for re-entry of persons engaged in business in the Project Area:

1. All persons engaged in business within the boundaries of the Project Area may re-enter the area in accordance with the following provisions: Should said persons desire to purchase land in the area from the Agency they will be subject to all rules, regulations and conditions governing any other person desiring to purchase property same within the project area.
2. (a) All persons engaged in business in the project area shall be afforded special consideration regarding their redevelopment plans provided their plans are as good or better than persons not previously located within the project area.  
  
(b) All persons engaged in business in the project area shall agree to construct all improvements in accordance with the Redevelopment Plan adopted by the Agency and the Mayor and Common

Council of the City of Garden Grove. All persons previously engaged in business in the project area shall agree to remove or permit the Agency to remove any and all restrictions existing against the property contained in said Redevelopment Plan or the Declaration of Restrictions and shall permit the Agency to impose said restrictions on their property.

3. All persons previously engaged in business in the project area shall agree to make a part of any lease, rental agreement, occupancy permit, sales agreement or construction contract a provision that there be no restrictions in regard to race, sex, creed, color or national origin.
4. Said persons hereby agreed to aid the Agency in every way possible in the temporary relocation of their business prior to their re-entry into the project area.
5. Said persons agree to participate in any total parking procedure developed for the project area.
6. Said persons agree to maintain and operate their properties in accordance with the Redevelopment Plan and all covenants, conditions and restrictions thereof.
7. All persons who may re-enter the Redevelopment Project shall have access to copies of the Plan and such other data, information and records on file in the Agency's office as may be allowed by the Agency at reasonable office hours and at the decision of the Agency at any reasonable appointed time. Such persons may meet with the Agency Members at any regular or special meeting of the Agency to discuss the plan as it affects them, providing

such person shall make a request so to meet with the Agency Members at least four (4) working days prior to the time set for such meeting.

GARDEN GROVE AGENCY FOR COMMUNITY CENTER DEVELOPMENT

RESOLUTION ADOPTING RULES AND REGULATIONS  
FOR OWNER PARTICIPATION IN PROJECT AREA No. 1

RESOLUTION NO. 12

WHEREAS, by authority provided by the Community Redevelopment Law of the State of California, the Garden Grove Agency for Community Center Development has been created, and

WHEREAS, the Agency desires to adopt rules and regulations for owner participation in project area No. 1 pursuant to State law,

NOW, THEREFORE, be it resolved that the attached Rules and Regulations for Owner Participation be and hereby are adopted by the Garden Grove Agency for Community Center Development.

Moved by Agency Member Lake,

Seconded by Agency Member Schmit,

AYES: ADAMS, LAKE, SCHMIT, DEAN

NOES: BALLARD

ABSENT: NONE

/s/ JOHN R. DEAN  
Chairman

ADOPTED: March 23, 1971

RULES AND REGULATIONS FOR OWNER PARTICIPATION

PROJECT AREA No. 1

WHEREAS, Section 33339 of the California Community Redevelopment Law requires every Redevelopment Plan to provide for participation in the redevelopment of property in the project area by owners of all or part of such property if the owners agree to participate in the redevelopment in conformity with the Redevelopment Plan adopted by the legislative body of the area; and

WHEREAS, Section 33345 of the California Community Redevelopment Law requires the Agency to adopt rules and regulations to implement the operation of owner participation in connection with the plan,

NOW, THEREFORE, said Agency does hereby adopt the following rules and regulations concerning owner participation in said project area:

1. A project area property owner or owners may be offered an Owner Participation Agreement by the Agency if the following minimum requirements are met regarding his property:
  - a. The property shall meet or shall be brought up to meet at the owner's expense, a structural condition equal to or better than the seismic requirements of the State of California for this area.
  - b. The improvements as existing or rehabilitated conform to the Redevelopment Plan.
  - c. The property owner can demonstrate to the satisfaction of the Agency that he is financially capable of performing

any and all modifications or rehabilitation or modernization on the existing property in order that it will conform to the Redevelopment Plan.

2. Only an owner or owners of the fee simple of a parcel or parcels of real property in the project area may participate in the redevelopment of his property.
3. An owner or owners of property within the project area shall agree to participate with the redevelopment thereof in accordance with the Redevelopment Plan adopted by the Agency and the Mayor and Common Council of the City of Garden Grove and such owner shall agree to remove, demolish, alter, improve or rehabilitate existing structures and improvements on his property and to thereafter use and maintain the same in such manner as shall be required by said Redevelopment Plan and a declaration of restrictions adopted by the Agency.
4. A participating owner shall agree to pay when requested by the Agency his proportionate share of the costs of repaving streets, the cost of installing lights, sidewalks, sewers and street lighting as may be attributable to his property in accordance with the adopted Redevelopment Plan.
5. A participating owner shall agree to remove or permit the Agency to remove any and all restrictions existing against his property which are contrary to those contained in said Redevelopment Plan or said Declaration of Restrictions and to impose or permit the Agency to impose said Declaration



of Restrictions on his property.

6. A participating owner shall agree to insert into and make a part of any lease, rental agreement, occupancy permit, use or sales agreement pertaining to his property or any other document a provision that there shall be no restrictions imposed thereon because of race, sex, creed, color or national origin.
7. If a participating owner agrees to remove, demolish, alter, improve or rehabilitate existing structures and improvements on his property, he shall also agree to do such within specified time limits established by the Agency. If the participating owner agrees to construct new structures and/or improvements on his property or to remove, demolish, alter, improve or rehabilitate his existing property he shall agree to do so only after plans, specifications and artist's renderings of the building have been presented to and approved by the Agency and shall perform such construction after said approval within specified time limits set by the Agency.
8. All owner participants who may be offered Owner Participation Agreements by the Agency to participate in the redevelopment of their property in the project area in accordance with the Redevelopment Plan shall enter into such Owner Participation Agreement within the time limits specified by the Agency.

9. All project area property owners who may be offered Owner Participation Agreements by the Agency and who may participate in the Redevelopment Plan shall have access to copies of said Plan and to such other data, information and records on file in the Agency's office as may be allowed by the Agency at reasonable appointed time. Such property owners may meet with the Agency members at any regular or special meeting of the Agency to discuss the plan as it affects their property, providing such owners shall make a request so to meet with the Agency members at least four (4) working days prior to the time set for such meeting.
10. Each Owner Participation Agreement may contain a section designating the Agency's purchase price of the parcel for which owners of property shall agree to sell in the event the Agency is required to declare a default or a breach of any or all of the terms and conditions of the Owner Participation Agreement and alternative provisions of the plan for property owners within the Project Area who fail to execute an Owner Participation Agreement in conformity with Section 33339 (as stated above) and said rules and regulations of the Agency, or after the execution of such an Owner Participation Agreement within the time specified, fail to participate in the redevelopment as therein agreed, shall forfeit any and all rights to participate by Owner Participation Agreement in the Plan; and their property

within the boundaries of the Project Area may be acquired by the Agency for redevelopment in accordance with the Plan. Any such property not so acquired shall be required to conform to applicable building and safety codes and/or ordinances of the State of California and the City of Garden Grove.

GARDEN GROVE AGENCY FOR COMMUNITY CENTER DEVELOPMENT

RESOLUTION OF THE GARDEN GROVE AGENCY FOR COMMUNITY CENTER DEVELOPMENT TO APPROVE AND ADOPT THE GARDEN GROVE AGENCY FOR COMMUNITY CENTER DEVELOPMENT RELOCATION GUIDELINES.

RESOLUTION NO. 23

WHEREAS, on March 8, 1971, the Garden Grove Community Center Development Agency directed the staff to prepare a Community Center Development Agency Relocation Policy; and

WHEREAS, the above mentioned Relocation Policy is a result of concern expressed by the Community Center Development Agency and other interested persons for those residents or businesses affected by an Agency approved project; and

WHEREAS, on September 13, 1971, the Garden Grove Agency for Community Center Development in their Resolution No. 15, set forth a relocation policy without monetary consideration; and

WHEREAS, Section 33415 of the Health and Safety Code of the State of California requires the Agency to provide relocation assistance and payments pursuant to Section 7260 of the Government Code of the State of California; and

WHEREAS, these requirements have been implemented by the Division of Highways, Department of Public Works, State of California in their "Relocation Assistance Handbook, Part I" dated September 22, 1971; and

WHEREAS, the above-mentioned "Handbook" provides a uniform and effective relocation assistance program; and

WHEREAS, the attached "Residential Relocation Assistance" and "Business and Farm Relocation Assistance" are abstracts of the above mentioned "Handbook" which provide non-technical statements regarding relocation assistance.

NOW, THEREFORE, BE IT RESOLVED that the Garden Grove Agency for Community Center Development adopt the "Relocation Assistance Handbook, Part I" of the Division of Highways, Department of Public Works, State of California, published September 22, 1971 by reference and the attached "Residential Relocation Assistance" and "Business and Farm Relocation Assistance" guidelines to be the Relocation Guidelines and Procedures for the Garden Grove Agency for Community Center Development.

Moved by Agency Member:	ADAMS
Seconded by Agency Member:	BUTTERFIELD
AYES:	ADAMS, BUTTERFIELD, LAKE, SCHMIT, DONOVAN
NOES:	NONE
ABSENT:	NONE

W. E. DONOVAN  
Chairman

ADOPTED: May 1, 1973

ORDINANCE NO. 1259

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GARDEN GROVE AMENDING THE GARDEN GROVE MUNICIPAL CODE AND PARTICULARLY ARTICLE IX THEREOF ENTITLED "LAND USE "

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

SECTION 1:

Article IX of the Municipal Code of the City of Garden Grove is hereby amended by the following addition:

SECTION 9203.20.174

Planned Unit Development No. PUD-102-72 is hereby adopted. Zone Map Part C-10 is amended accordingly.

The amendment as provided by this Section shall be subject to all the conditions and provisions as set forth in the Planning Commission Resolution No. 2568 approving Planned Unit Development No. PUD-102-72.

SECTION 2:

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 Councilmen voting for and against the same in the Orange County Evening News, a newspaper of general circulation, printed, 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 2nd day of May, 1972.

BERNARD C. ADAMS  
MAYOR

ATTEST:

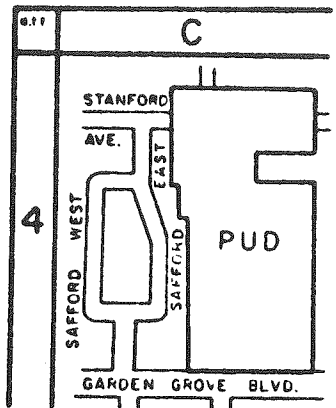
RUBY K. SILVA  
CITY CLERK

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

I, RUBY K. SILVA, City Clerk of the City of Garden Grove, do hereby certify that the foregoing Ordinance had its first reading on April 25, 1972, and had its second reading on May 2, 1972, and was passed by the following vote, to wit:

AYES:       COUNCILMEN:       BUTTERFIELD, DONOVAN, LAKE, SCHMIT, ADAMS  
NOES:       COUNCILMEN:       NONE  
ABSENT:     COUNCILMEN:       NONE

RUBY K. SILVA  
CITY CLERK



VISUAL SCALE  
IN FEET



PUD-102-72  
ZONE MAP  
PART C-10

RESOLUTION NO. 2568

A RESOLUTION OF THE PLANNING COMMISSION  
OF THE CITY OF GARDEN GROVE APPROVING  
PLANNED UNIT DEVELOPMENT NO. PUD-102-72

WHEREAS, in the matter of Planned Unit Development No. PUD-102-72, the Planning Commission of the City of Garden Grove does report as follows:

1. The subject case was initiated by S & S Construction Company, as applicant.
2. The applicant requests rezoning of 16.68 acres from the R-1, One-Family Residential Zone, to the PUD, Planned Unit Development Zone, and approval of a General Development Plan for the construction of 188 residential townhouse units to include .64 acres of common area with park and recreation facilities on property located at the north terminus of Newhope Street at Garden Grove Boulevard, at 11731 Garden Grove Boulevard.
3. The subject property is zoned R-1 and is currently used for agricultural crops.
4. Existing land use and zoning of property in the vicinity of the subject property have been reviewed.
5. Staff Report submitted by the City's Staff was reviewed.
6. Public testimony was heard.

WHEREAS, the Planning Commission findings are as follows:

1. Subject Planned Unit Development possesses characteristics that would indicate justification of the request for adoption as per Municipal Code Section 9213F and 9220.
2. The storm drain system proposed to be constructed through the development from Garden Grove Boulevard to the intersection of George and Dorada Streets will have the effect of satisfying an important community need and would therefore justify the application for full credit for the required Drainage Fees.
3. In order to fulfill the purpose and intent of the Municipal Code and thereby promote the public health, safety, and general welfare, the following conditions of approval shall apply to the subject case:
  - a. Approval of this Planned Unit Development shall not be construed to mean any waiver of the applicable and appropriate zoning and other regulations. Wherein not otherwise specified, all requirements of the City of Garden Grove Municipal Code shall apply.
  - b. Minor modifications to Planned Unit Development No. PUD-102-72 may be approved by the Zoning Administrator or the Building-Zoning Manager. If other than minor changes are made in the proposed development, a new P.U.D. application shall be filed which reflects the revisions made.
  - c. Undergrounded marbelite street lights shall be installed along public rights of way by the developer before any utility release.
  - d. A tentative tract shall be filed within 15 days of final City Council action approving PUD-102-72. Prior to or simultaneous with the recordation of a final development plan as specified in Municipal Code Section 9213F., a final tract map shall be recorded in substantial agreement with the approval of said subdivision.

e. A detailed landscaping plan shall be submitted for approval by the Zoning Administrator prior to issuance of building permits, showing plant size, location, type, and method of sprinkling system. The landscaped median shall be incorporated into the project sprinkling system and shall be maintained as part of the project common area.

f. A reciprocal maintenance agreement or by-laws of a homeowners association providing for permanent maintenance of the grounds, drives, and building exteriors shall be submitted to the City Attorney along with C.C. & R.'s for approval, and shall be recorded along with the Affidavit of Acceptance of Conditions of Approval and Final Development Plan.

g. Signing in the residential area shall be in accordance with the R-2, Limited Residential Zone, shall be uniform, and shall be subject to Zoning Administrator approval.

h. A six-foot masonry block wall shall be constructed along the west, north, and east property lines of the subject property, except within 20 feet of Garden Grove Boulevard, where the maximum height shall be 42 inches. Said six-foot wall need not be constructed along the north, west, and south property lines of the parcel designated "Not a Part," but shall be constructed along the east property line as part of the required subject property wall.

i. Standard trash enclosures meeting the requirements of Municipal Code Section 9205.10 shall be constructed adjacent to those driveways and private streets which can be served by the trash pick-up service without the necessity of backing up.

j. No patio covers shall be constructed so as to connect the dwelling units and the garages, and no patio covers in excess of 175 square feet shall be permitted.

k. Substitution of models shall be subject to Zoning Administrator approval provided that the total number of bedrooms in the project shall not exceed 564.

l. Phase I shall include buildings 1 through 15, including necessary private drives and parking, all off-site improvements, terminations for Stanford and George Streets as indicated in Condition m., the required storm drain, main project drive, private park, pool and recreation building, and tot lot. Phase II shall include buildings 16 through 28 and the remaining private drives and parking.

m. George Street and Stanford Avenue, both east and west of the subject property, shall be terminated with a radius meeting City standards. Said Stanford terminations shall include crash gates in the perimeter wall for emergency vehicle access. No pedestrian or other than emergency vehicle access shall be permitted. Access rights to George Street and the east and west terminations of Stanford shall be dedicated to the City of Garden Grove.

n. The existing single family dwelling on the parcel designated "Not a Part" shall be connected to the City water system and Garden Grove Sanitary District sewer.

o. The change of zone from R-1 to PUD shall not include the parcel designated "Not a Part," and any future development of said parcel shall be subject to a new PUD application.

p. The proposed dedicated street shall terminate with the City Standard B-110 offset cul-de-sac.

q. The proposed dedicated street shall be improved to City standards and shall be dedicated to the City upon compliance with Condition below.



r. An underground storm drain system shall be constructed through the development from Garden Grove Boulevard to the intersection of George and Dorada Streets, including catch basins at that intersection and other required appurtenances. Said system shall be constructed to City standards and shall be within public streets or dedicated drainage easements.

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission of the City of Garden Grove does hereby recommend approval of Planned Unit Development No. PUD-102-72, subject to the conditions stated above, and does recommend further that the applicant be granted full credit for the required Drainage Fees to be applied against the cost of construction of the storm drain system required by Condition r above, and does further recommend to the City Council rezoning to the Planned Unit Development Zone as indicated on the maps attached hereto and made a part hereof.

ADOPTED this 9th day of March, 1972.

/s/ JAMES E. MC NAMARA  
CHAIRMAN

I HEREBY CERTIFY that the foregoing resolution was duly adopted at a regular meeting of the Planning Commission of the City of Garden Grove which was held on March 9, 1972, and carried by the following vote, to wit:

AYES: COMMISSIONERS: DONOVAN, MC NAMARA, SHELSTAD, WOOLLEY  
NOES: COMMISSIONERS: CONN, MC CLEARY, SHELTON  
ABSENT: COMMISSIONERS: NONE

/s/ NORENE SHERRARD  
CLERK OF THE PLANNING AGENCY