

  
**PUBLIC LAW CENTER**  
PROVIDING ACCESS TO JUSTICE  
FOR ORANGE COUNTY'S LOW INCOME RESIDENTS

**Submitted Electronically Via City of Garden Grove Website**

January 19, 2017

City of Garden Grove  
Public Records Request Officer  
11222 Acacia Parkway  
Garden Grove, CA 92840

**RE: Public Records Act Request**

To Whom It May Concern:

Pursuant to the California Public Records Act, Gov. Code § 6250, *et seq.*, we request that, within ten days, you make the records requested below available to us for our review and copying. Because it is our desire to secure these records efficiently, please do not hesitate to contact me if you have any questions about this request.

**Definitions Used for these Requests:**

Please use the following definitions when processing this request:

1. "CITY" means the City of Garden Grove and any officers, agents, attorneys, representatives, and all others acting or purporting to act on their behalf, including but not limited to, the City of Garden Grove as Successor Agency to the Garden Grove Agency for Community Development, the Mayor of the City of Garden Grove, the Garden Grove City Council, the Garden Grove Agency for Community Development, the Garden Grove Housing Authority, the Garden Grove Housing Authority as Housing Successor to the Garden Grove Agency for Community Development, and the Garden Grove Planning Division.
2. "PROPERTIES" means each and all of the following properties located in the City of Garden Grove:
  - 11352 Acacia Parkway, Garden Grove, CA (APN: 090-172-29);
  - 11412 Acacia Parkway, Garden Grove, CA (APN: 090-173-22);
  - 11361 Garden Grove Blvd., Garden Grove, CA (APN: 090-173-09);
  - 11391 Garden Grove Blvd., Garden Grove, CA (APN: 090-173-11);
  - 12902 7<sup>th</sup> Street, Garden Grove, CA (APN: 090-173-04);

- 12911 7<sup>th</sup> Street, Garden Grove, CA (APN: 090-172-18);
  - 12912 7<sup>th</sup> Street, Garden Grove, CA (APN: 090-173-05);
  - 12932 7<sup>th</sup> Street, Garden Grove, CA (APN: 090-173-07);
  - 12911 8<sup>th</sup> Street, Garden Grove, CA (APN: 090-173-16);
  - 12932 8<sup>th</sup> Street, Garden Grove, CA (APN: 090-174-05);
  - 12931 9<sup>th</sup> Street, Garden Grove, CA (APN: 090-174-11);
  - 12941 9<sup>th</sup> Street, Garden Grove, CA (APN 090-174-10);
  - 12951 7<sup>th</sup> Street, Garden Grove, CA (APN: 090-172-15);
  - 12942 8<sup>th</sup> Street, Garden Grove, CA (APN: 090-174-06);
  - 11421 Garden Grove Blvd., Garden Grove, CA (APN: 090-174-07);
  - 11301 Garden Grove Blvd., Garden Grove, CA (APN: 090-172-31); and
  - 11461 Garden Grove Blvd., Garden Grove, CA (APN: 090-174-19).
3. "DEVELOPER" means LAB Holding, LLC, and any successors or assigns.

**Records Requested:**

1. Any and all documents relating to the CITY'S purchase or acquisition of the PROPERTIES, including but not limited to any and all sales contracts, assignments, deeds, mortgages, title commitments, title records, title searches, resolutions, and justifications.
2. Any and all documents showing the source(s) of funds that the CITY used to purchase or acquire the PROPERTIES.
3. Any and all documents relating to the transfer of the PROPERTIES from the Garden Grove Agency for Community Development to any other entity within the CITY.
4. Any and all documents relating to the proceeds from the sale or lease of the PROPERTIES to DEVELOPER, including but not limited to any and all justifications and resolutions, and any and all documents showing the amount of the proceeds and where the proceeds were deposited, including the location of any and all proceeds that were deposited since the time of the sale or lease of the PROPERTIES to DEVELOPER.
5. Any and all documents showing the amounts in the CITY's Low and Moderate Income Housing Fund or its Housing Asset Fund from January 1, 2016, to the present, including but not limited to, any and all documents evidencing the balance of the Fund, accounting of the Fund, and deposits or payments made pursuant to the sale of the PROPERTIES.

6. Any and all documents relating to the construction, conversion, renovation, land use, or plans for the change in use of the PROPERTIES, including but not limited to construction plans, project designs, permit applications or approvals, and inspection requests from January 1, 2016, to the present.
7. Any and all documents relating or referring to the development of replacement low-income and moderate housing from January 1, 2016, to the present.

We have attempted to be as specific as we can in designating public records without having access to the records themselves. If you find that any of these requests are insufficiently focused, we request that you provide the assistance required by Government Code § 6253.1, including “assisting the member of the public to identify records and information that are responsive to the request or to the purpose of the request.”

If you believe any portion of the information we have requested is exempt from disclosure by express provision of the law, Government Code § 6253(a) additionally requires segregation or deletion of that material and the release of the remainder of the information. Please make the information requested available for our review before charging us for copies. Where the information is contained in electronic databases, we request that such information be provided in electronic form, pursuant to Government Code § 6253.9.

Please do not hesitate to contact us should you have any questions. Thank you in advance for your timely attention to this request.

Sincerely,



Ugochi Anaebere-Nicholson