

MINUTES

GARDEN GROVE HOUSING AUTHORITY

A Regular Meeting of the Garden Grove Housing Authority was called to order in the Council Chamber of the Community Meeting Center, 11300 Stanford Avenue, Garden Grove, on Tuesday, September 28, 2010, at 6:36 p.m.

ROLL CALL: PRESENT: (5) VICE CHAIR BROADWATER, COMMISSIONERS DALTON, DO, JONES, NEVAREZ

ABSENT: (2) CHAIR NGUYEN, COMMISSIONER O'CONNOR

ORAL COMMUNICATIONS

Public Comments: None.

Commissioner Comments: None.

HOUSING AUTHORITY STATUS REPORT FOR AUGUST 2010 (F: H-117.2)

Staff report dated September 28, 2010, was introduced.

It was moved by Commissioner Dalton, seconded by Commissioner Do, and carried by unanimous vote of those present that the August 2010 Housing Authority Status Report regarding the Section 8 Rental Assistance Program, be and hereby is received and filed.

MINUTES

It was moved by Commissioner Dalton, seconded by Commissioner Do, and carried by unanimous vote of those present that the minutes of the Special Meeting held August 10, 2010, and the Regular Meeting held August 24, 2010, be and hereby are received and filed.

ADJOURNMENT

At 6:38 p.m., the meeting was declared adjourned.

KATHLEEN BAILOR, CMC  
SECRETARY

MINUTES

GARDEN GROVE CITY COUNCIL

A Regular Meeting of the City Council of the City of Garden Grove was called to order in the Council Chamber of the Community Meeting Center, 11300 Stanford Avenue, Garden Grove, on Tuesday, September 28, 2010, at 5:31 p.m.

ROLL CALL: PRESENT: (4) MAYOR DALTON, COUNCIL MEMBERS  
BROADWATER, DO, JONES

ABSENT: (1) COUNCIL MEMBER NGUYEN

PUBLIC INPUT ON CLOSED SESSION ITEM

None.

ADJOURN TO CLOSED SESSION

At 5:33 p.m., under the Ralph M. Brown Act, the meeting was adjourned to Closed Session in the Founders Room to discuss the following:

CONFERENCE WITH LEGAL COUNSEL – PENDING LITIGATION  
Significant exposure to litigation pursuant to Government Code Section 54956.9(a) – Van Wie v. City of Garden Grove

CONFERENCE WITH LEGAL COUNSEL  
Pursuant to Government Code Section 57957  
Public Employee Discipline/Dismissal/Release

RECESS

At 6:34 p.m., the Mayor declared a recess.

RECONVENE IN OPEN SESSION

At 6:39 p.m., Mayor Dalton reconvened the meeting with Council Members Broadwater, Do, and Jones present.

It was announced that the previously disclosed Closed Session matters were discussed and no reportable action was taken.

#### INVOCATION AND PLEDGE

Keith Jones, Public Works Director, gave the Invocation. Council Member Do led the Pledge of Allegiance to the Flag of the United States of America.

#### PRESENTATION - COMMUNITY SPOTLIGHT (F: 52.3)

Mayor Dalton called forward R.C. Gall and Lee Butterfield, 2010 Chamber Man and Woman of the Year, and presented each of them with a certificate and memento in honor of their achievement. He thanked each of them for their continued service to the community.

#### ORAL COMMUNICATIONS - PUBLIC COMMENTS

Peggy Bergin commented on the use of the Mixed-Use Land Use Designation changes proposed for the Garden Grove Municipal Code.

Tai Diep requested help in addressing the lack of safety for children walking to and from school at the intersection of Bixby Avenue and Brookhurst Street.

Chris Schaefer, Public Policy Specialist for the Orange County Chapter of the Alzheimer's Association, provided information on services available for people suffering from Alzheimer's Disease.

Rod Powell commented on the requirements to serve as a Council Member.

#### ORAL COMMUNICATIONS - COUNCIL MEMBER COMMENTS

Mayor Dalton advised members of the community to keep a proper perspective when making comments during Oral Communications.

Mayor Dalton, Council Member Do, and Council Member Broadwater supported Mr. Diep's request concerning the Bixby Avenue/Brookhurst Street intersection, and asked staff to look into the matter of making this intersection safe for pedestrians. (F: 24.11)

Council Member Broadwater addressed Mrs. Bergin's concern about contracting out for services as opposed to using staff.

RECESS

At 7:06 p.m., the Mayor declared a recess.

RECONVENE

At 7:08 p.m., Mayor Dalton reconvened the City Council meeting with Council Members Broadwater, Do, and Jones present.

JOINT PUBLIC HEARING WITH THE GARDEN GROVE AGENCY FOR COMMUNITY DEVELOPMENT: RESOLUTION APPROVING THE FIRST AMENDMENT TO THE DISPOSITION AND DEVELOPMENT AGREEMENT WITH CENTURY VILLAGE GROUP, LLC, FOR THE DEVELOPMENT OF REAL PROPERTY COMMONLY KNOWN AS THE CENTURY TRIANGLE, LOCATED ON THE NORTHWEST CORNER OF THE INTERSECTION OF CENTURY BOULEVARD AND TAFT STREET (F: A-55.360) (XR: A-116.4) (XR: 43.4)

Council/Agency Member Jones announced that he has a business relationship with the Developer and recused himself from considering this matter due to a potential conflict of interest.

COUNCIL/AGENCY MEMBER JONES LEFT THE MEETING AT 7:09 P.M.

Staff report dated September 28, 2010, was introduced and reviewed by staff.

Council Member/Chair Broadwater declared the Public Hearing open and asked if anyone wished to address the City Council/Agency on the matter.

There being no response from the audience, the Public Hearing was declared closed.

RESOLUTION NO. 9013-10

It was moved by Council Member Do, seconded by Mayor Dalton, and carried by unanimous vote of those present that full reading of Resolution No. 9013-10, be waived, and said Resolution entitled A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GARDEN GROVE CONSENTING TO AND APPROVING THE FIRST AMENDMENT TO THE DISPOSITION AND DEVELOPMENT AGREEMENT BY AND BETWEEN THE GARDEN GROVE AGENCY FOR COMMUNITY DEVELOPMENT AND CENTURY VILLAGE GROUP, LLC, be and hereby is adopted.

RESOLUTION NO. 690

It was moved by Agency Member Do, seconded by Agency Member Dalton, and carried by unanimous vote of those present that full reading of Resolution No. 690, be waived, and said Resolution entitled A RESOLUTION OF THE GARDEN GROVE AGENCY FOR COMMUNITY DEVELOPMENT APPROVING THE FIRST AMENDMENT TO THE DISPOSITION AND DEVELOPMENT AGREEMENT BETWEEN THE AGENCY AND CENTURY VILLAGE GROUP, LLC AND MAKING CERTAIN OTHER FINDINGS IN CONNECTION THEREWITH, be and hereby is adopted; and the Agency Director is authorized to execute the Agreement, and any other pertinent documents required to effectuate the First Amendment to the Disposition and Development Agreement on behalf of the Agency.

COUNCIL/AGENCY MEMBER JONES RETURNED TO THE MEETING AT 7:10 P.M.

RECESS

At 7:11 p.m., the Mayor declared a recess.

RECONVENE

At 7:14 p.m., Mayor Dalton reconvened the City Council meeting with Council Members Broadwater, Do, and Jones present.

AGREEMENT WITH HOGLE-IRELAND, INC., FOR PROFESSIONAL SERVICES RELATED TO THE DEVELOPMENT OF MIXED-USE LAND USE DESIGNATIONS FOR THE GARDEN GROVE MUNICIPAL CODE TITLE 9 (F: 55) (XR: 57.1)

Staff report dated September 28, 2010, was introduced.

It was moved by Council Member Do, seconded by Council Member Jones, and carried by unanimous vote of those present that the Finance Director be authorized to transfer \$140,000 from the General Plan Trust Account to Fund 111, General Purpose; that this allocation of \$140,000 be designed to fund the consultant agreement with Hogle-Ireland, Inc.; that the Agreement by and between the City of Garden Grove and the Hogle-Ireland, Inc. for the preparation of Municipal Code standards to implement six Mixed Use Land Use Designations for Title 9 of the City's Municipal Code, in an amount not to exceed \$140,000, be and hereby is approved; and the City Manager is authorized to make minor modifications and execute the agreement on behalf of the City.

PURCHASE AND SALE AGREEMENT FOR ACQUISITION OF A 200 SQUARE FOOT EASEMENT OVER REAL PROPERTY AT 13562 ROBYN COURT, GARDEN GROVE (F: 116.PUD-124-10) (XR: 80.1)

This matter was considered later in the meeting.

ACCEPTANCE OF PROJECT AS COMPLETE FOR PROJECT NO. 7113 – EIGHT SCHOOL PEDESTRIAN-ACTUATED TRAFFIC SIGNALS AND TWO TRAFFIC SIGNAL MODIFICATION INSTALLATIONS (F: 96.PROJ.7113) (XR: 24.11)

Staff report dated September 28, 2010, was introduced.

It was moved by Council Member Do, seconded by Council Member Jones, and carried by unanimous vote of those present that Project No. 7113 – Eight School Pedestrian-Actuated Traffic Signals and Two Traffic Signal Modification Installations Project be accepted as complete; the Mayor is authorized to execute the Notice of Completion of Public Works Improvement and Work; and the Finance Director is authorized to release the retention payment when appropriate to do so.

WARRANTS (F: 60.5)

It was moved by Council Member Do, seconded by Council Member Jones, and carried by unanimous vote of those present that Regular Warrants 478873 through 479151, Wires W665 through W672; and Payroll Warrants 167329 through 167475, Direct Deposits D193493 through D194156, and Wires W1593 through W1596, which have been audited for accuracy and availability of funds by the Finance Director, be and hereby are approved.

WAIVER OF FULL READING OF ORDINANCES LISTED

It was moved by Council Member Do, seconded by Council Member Jones, and carried by unanimous vote of those present that full reading of all Ordinances listed for consideration of adoption be waived.

PURCHASE AND SALE AGREEMENT FOR ACQUISITION OF A 200 SQUARE FOOT EASEMENT OVER REAL PROPERTY AT 13562 ROBYN COURT, GARDEN GROVE (F: 116.PUD-124-10) (XR: 80.1)

Council Member Jones announced that he has a business relationship with the Developer and recused himself from considering this matter due to a potential conflict of interest.

COUNCIL MEMBER JONES LEFT THE MEETING AT 7:15 P.M.

Staff report dated September 28, 2010, was introduced.

It was moved by Council Member Do, seconded by Council Member Broadwater, and carried by unanimous vote of those present that the Purchase and Sale Agreement by and between the City of Garden Grove and Huy Quoc Dao and Tram-Anh Ngoc Nguyen, for acquisition of an easement for water line purposes at 13562 Robyn Court, Garden Grove, in the amount of \$1,500, be and hereby is approved; the City Manager is authorized to make minor modifications as needed, and execute the Agreement on behalf of the City; the City Clerk is authorized to accept the Easement Deed on behalf of the City; and the Finance Director is authorized to draw warrant in the amount of \$1,500 when appropriate to do so.

COUNCIL MEMBER JONES RETURNED TO THE MEETING AT 7:16 P.M.

JOINT PUBLIC HEARING WITH THE GARDEN GROVE AGENCY FOR COMMUNITY DEVELOPMENT: RESOLUTION APPROVING THE FIRST AMENDMENT TO THE DISPOSITION AND DEVELOPMENT AGREEMENT WITH CENTURY VILLAGE GROUP, LLC, FOR THE DEVELOPMENT OF REAL PROPERTY COMMONLY KNOWN AS THE CENTURY TRIANGLE, LOCATED ON THE NORTHWEST CORNER OF THE INTERSECTION OF CENTURY BOULEVARD AND TAFT STREET (F: A-55.360) (XR: A-116.4) (XR: 43.4)

This matter was considered earlier in the meeting.

PUBLIC HEARING - CITY OF GARDEN GROVE'S 2010 DRINKING WATER PUBLIC HEALTH GOAL REPORT (F: 24.12)

Staff report dated September 28, 2010, was introduced and reviewed by staff.

Mayor Dalton declared the Public Hearing open and asked if anyone wished to address the City Council on the matter.

There being no response from the audience, the Public Hearing was declared closed.

It was moved by Council Member Broadwater, seconded by Council Member Do, and carried by unanimous vote of those present that the City's 2010 Drinking Water Public Health Goal Report, be and hereby is approved.

PUBLIC HEARING - DEVELOPMENT AGREEMENT WITH THE OLSON COMPANY  
IN CONJUNCTION WITH THE DEVELOPMENT OF A TWELVE-LOT SUBDIVISION  
AT 12034 GARDEN GROVE BOULEVARD, GARDEN GROVE, ON THE  
SOUTHWEST CORNER OF GARDEN GROVE BOULEVARD AND WEST STREET  
(F: 106.DA-182-10) (XR: 80.1)

Staff report dated September 28, 2010, was introduced and reviewed by staff.

Mayor Dalton declared the Public Hearing open and asked if anyone wished to address the City Council on the matter.

Peggy Bergin commented on the limited parking.

Karl Huy from Travis Companies, representing Victor and Aida Gomez the owners of the Los Sanchez Restaurant, as a result of the wording on the Public Notice for this item and in abundance of caution, provided the following comments for the record: the owners of the Los Sanchez Restaurant are not in opposition to the Development Agreement or to the action before the City Council; as a result of the relocation of the Los Sanchez Restaurant from Harbor Boulevard to Garden Grove Boulevard, the restaurant was placed adjacent to residential uses, which may have created incompatible uses; as a result, the City may be subject to complaints from the new residents who may occupy this project relative to noise and parking; and parking improvements currently utilized by the Los Sanchez Restaurant are in the process of being removed, and the property owners are fulfilling their requirements per the license agreement.

There being no further response from the audience, the Public Hearing was declared closed.

Council Member Do asked if the restaurant lost any parking spaces as a result of the relocation. Mr. Huy responded the total number of parking spaces were compatible.



Council Member Broadwater inquired as to the progress of the project. A representative from the Olson Company responded that the financing is in place and the City is currently reviewing the plans.

It was moved by Council Member Do, seconded by Council Member Jones, and carried by unanimous vote of those present that full reading of all Ordinances listed for consideration of adoption be waived.

ORDINANCE NO. 2781 was introduced for first reading and the title read in full, entitled AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GARDEN GROVE ADOPTING A DEVELOPMENT AGREEMENT BETWEEN THE OLSON COMPANY (PROPERTY OWNER), AND THE CITY OF GARDEN GROVE

It was moved by Council Member Jones, seconded by Council Member Do, and carried by unanimous vote of those present that Ordinance No. 2781 be and hereby is passed to second reading.

PUBLIC MEETING FOR THE PROPOSED GARDEN GROVE TOURISM IMPROVEMENT DISTRICT (F: 32) (XR: 43.4)

Staff report dated September 28, 2010, was introduced and reviewed by staff.

Staff provided information on the process to establish the Garden Grove Tourism Improvement District in accordance with the Parking and Business Improvement Area Law of 1989, California Streets and Highways Code Section 36500 et seq. Government Code Section 54954.6(a)(1) requires both a Public Meeting and a Public Hearing be held prior to adopting any new or increased assessment.

The purpose of the Public Meeting is to accept the testimony for or against establishing the Tourism District, the extent of the District, or furnishing specified types of improvements or activities. The Public Hearing is scheduled for October 12, 2010, at which time additional testimony will be accepted and written protests, if any, will be tabulated.

Mayor Dalton declared the Public Meeting open and asked if anyone wished to address the City Council on the matter.

There being no response from the audience, the Public Meeting was declared closed.

MATTERS FROM THE MAYOR, CITY COUNCIL MEMBERS, AND CITY MANAGER

Council Member Broadwater requested staff determine what could be done to clean up the vacant lots at the southwest corner of Euclid Street and Garden Grove Boulevard; and at the intersection of Brookhurst Street and Stanford Avenue.

Council Member Jones commended Lee Butterfield on being named Woman of the Year. He expressed appreciation for her work as a Planning Commission Chair and the lessons he learned from her while serving as a Planning Commissioner. He commented on his time at the Arab American Festival this past weekend, and encouraged residents to take advantage of our community's diversity by attending the different festivals in the city.

Council Member Do thanked Mr. Diep for bringing his concern forward; the City Council and staff cannot be aware of all of the issues within the city's boundaries. He encouraged all residents to follow this example to work together to make our city better.

Mayor Dalton announced the Orange County Register readers recently named Atlantis Play Center as the number one park in Orange County; and the Strawberry Festival as the third best parade/community festival. He also encouraged residents to attend the different festivals in the city; and announced that the Burlington Coat Factory at Harbor Boulevard and Garden Grove Boulevard is open. (F: 73.6) (XR: 42.3)

Mayor Dalton offered his condolences to the Hain family on the passing of Dick Hain, a long time community leader in Garden Grove, and adjourned the meeting in his memory.

ADJOURNMENT

At 7:39 p.m., the meeting was declared adjourned in memory of Dick Hain.

KATHLEEN BAILOR, CMC  
CITY CLERK

## MINUTES

### GARDEN GROVE AGENCY FOR COMMUNITY DEVELOPMENT

A Regular Meeting of the Garden Grove Agency for Community Development was called to order in the Council Chamber of the Community Meeting Center, 11300 Stanford Avenue, Garden Grove, on Tuesday, September 28, 2010, at 6:45 p.m.

ROLL CALL: PRESENT: (4) CHAIR BROADWATER, MEMBERS DALTON, DO, JONES

ABSENT: (1) MEMBER NGUYEN

#### ORAL COMMUNICATIONS

Public Comments: None.

Agency Member Comments: None.

JOINT PUBLIC HEARING WITH THE GARDEN GROVE CITY COUNCIL:  
RESOLUTION APPROVING THE FIRST AMENDMENT TO THE DISPOSITION  
AND DEVELOPMENT AGREEMENT WITH CENTURY VILLAGE GROUP, LLC, FOR  
THE DEVELOPMENT OF REAL PROPERTY COMMONLY KNOWN AS THE  
CENTURY TRIANGLE, LOCATED ON THE NORTHWEST CORNER OF THE  
INTERSECTION OF CENTURY BOULEVARD AND TAFT STREET (F: A-55.360)  
(XR: A-116.4) (XR: 43.4)

Agency/Council Member Jones announced that he has a business relationship with the Developer and recused himself from considering this matter due to a potential conflict of interest.

AGENCY/COUNCIL MEMBER JONES LEFT THE MEETING AT 7:08 P.M.

Staff report dated September 28, 2010, was introduced and reviewed by staff.

Chair Broadwater declared the Public Hearing open and asked if anyone wished to address the City Council on the matter.

There being no response from the audience, the Public Hearing was declared closed.

RESOLUTION NO. 9013-10

It was moved by Council Member Do, seconded by Mayor Dalton, and carried by unanimous vote of those present that full reading of Resolution No. 9013-10, be waived, and said Resolution entitled A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GARDEN GROVE CONSENTING TO AND APPROVING THE FIRST AMENDMENT TO THE DISPOSITION AND DEVELOPMENT AGREEMENT BY AND BETWEEN THE GARDEN GROVE AGENCY FOR COMMUNITY DEVELOPMENT AND CENTURY VILLAGE GROUP, LLC, be and hereby is adopted.

RESOLUTION NO. 690

It was moved by Agency Member Do, seconded by Agency Member Dalton, and carried by unanimous vote that full reading of Resolution No. 690, be waived, and said Resolution entitled A RESOLUTION OF THE GARDEN GROVE AGENCY FOR COMMUNITY DEVELOPMENT APPROVING THE FIRST AMENDMENT TO THE DISPOSITION AND DEVELOPMENT AGREEMENT BETWEEN THE AGENCY AND CENTURY VILLAGE GROUP, LLC AND MAKING CERTAIN OTHER FINDINGS IN CONNECTION THEREWITH, be and hereby is adopted; and the Agency Director is authorized to execute the Agreement, and any other pertinent documents required to effectuate the First Amendment to the Disposition and Development Agreement on behalf of the Agency.

AGENCY/COUNCIL MEMBER JONES RETURNED TO THE MEETING AT 7:10 P.M.

MATTERS FROM AGENCY MEMBERS AND DIRECTOR: None.

ADJOURNMENT

At 7:11 p.m., the meeting was declared adjourned.

KATHLEEN BAILOR, CMC  
SECRETARY

## MINUTES

### GARDEN GROVE SANITARY DISTRICT

A Regular Meeting of the Garden Grove Sanitary District Board of Directors was called to order in the Council Chamber of the Community Meeting Center, 11300 Stanford Avenue, Garden Grove, on Tuesday, September 28, 2010, at 6:45 p.m.

ROLL CALL: PRESENT: (4) PRESIDENT DALTON, MEMBERS BROADWATER, DO, JONES

ABSENT: (1) MEMBER NGUYEN

#### ORAL COMMUNICATIONS

Public Comments: None.

District Member Comments: None.

#### RECESS

At 7:06 p.m., President Dalton declared a recess.

#### RECONVENE

At 7:12 p.m., President Dalton reconvened the meeting with Members Broadwater, Do, and Jones present.

#### AMENDMENT TO THE AGREEMENT WITH AKM CONSULTING ENGINEERS FOR ENGINEERING SERVICES FOR PROJECT NO. 7806, TIFFANY AND BELGRAVE SEWER PUMP STATIONS IMPROVEMENTS (F: 92.proj.7806) (XR: S-55.12) (XR: S-92)

Staff report dated September 28, 2010, was introduced.

It was moved by Member Do, seconded by Member Broadwater, and carried by unanimous vote of those present that the Amendment to the Agreement by and between the Garden Grove Sanitary District and AKM Consulting Engineers to continue construction management and inspection services for Project No. 7806 - Tiffany and Belgrave Sewer Pump Station Project, for an additional amount of \$59,125, be and hereby is approved; and the General Manager is authorized to execute the agreement on behalf of the District.

MINUTES (F: Vault)

It was moved by Member Do, seconded by Member Broadwater, and carried by unanimous vote of those present that the minutes of the Special Meetings held June 8, 2010, and July 13, 2010, and the Regular Meeting held August 24, 2010, be and hereby are received and filed.

ADJOURNMENT

At 7:13 p.m., the meeting was declared adjourned.

KATHLEEN BAILOR, CMC  
SECRETARY