### **CITY OF GARDEN GROVE**

#### INTER-DEPARTMENT MEMORANDUM

To:

Matthew J. Fertal

From: William E. Murray

Dept:

City Manager

Dept: Public Works

Subject:

RECONVEYANCE OF VEHICULAR

Date: October 23, 2012

ACCESS RIGHTS FROM 14101

**EUCLID STREET** 

## **OBJECTIVE**

It is requested that the Garden Grove City Council ("City") authorize the reconveyance of previously relinquished vehicular access rights to Euclid Street from property located at 14101 Euclid Street, Garden Grove ("subject property"), owned by HMZ Apartments LP ("Owner").

# BACKGROUND/DISCUSSION

On April 28, 1959, City approved Amendment No. A-129-59 and Precise Plan No. D-101-59 for the development of approximately 20 acres located at the southwest corner of Euclid Street (formerly Verano Street) and Westminster Avenue. As part of the Precise Plan, the property was rezoned from R-1 to C-1 and the owner at the time was to relinquish vehicular access rights onto Euclid Street along the south 192.65 feet of the development. Ultimately, 3 acres of the subject property was developed for high-density residential development, while the remaining 17 acres were commercially developed.

In June of 2012, staff was approached by a prospective buyer of the subject property for the reconveyance of the relinquished vehicular access rights back to the property owner. The prospective buyer acquired the subject property and intends on using it as collateral for future projects. The Owner informed staff that he has not been able to obtain financing because the subject property does not have legal access rights to a public street. The subject property has only one access point, that being on Euclid Street. The Owner is requesting that vehicular access rights be granted back to him in order to proceed with financing.

Staff has investigated the request and does not foresee any detriments in conveying vehicular rights back to the Owner.

## FINANCIAL IMPACT

The Owner will be charged \$1,000 for research and processing of the necessary documents.

RELINQUISHING OF VEHICULAR ACCESS RIGHTS AT 14101 EUCLID STREET October 23, 2012 Page 2

# RECOMMENDATION

It is recommended that City Council:

 Approve the reconveyance of the previously relinquished vehicular access rights to Euclid Street from property located at 141`01 Euclid Street, Garden Grove, to HMZ Apartments, LP and authorize the City Manager to execute a quitclaim deed or other instrument approved by the City Attorney to effectuate the reconveyance; and

WILLIAM E. MURRAY
Public Works Director

By: Carlos Marquez

Senior Real Property Agent

Recommended for Approval

Matthew Fertal City Manager