

M I N U T E S

GARDEN GROVE NEIGHBORHOOD IMPROVEMENT AND
CONSERVATION COMMISSION (NICC)

REGULAR MEETING

COMMUNITY MEETING CENTER
11300 STANFORD AVENUE
GARDEN GROVE, CALIFORNIA

MONDAY
SEPTEMBER 11, 2006

CALL TO ORDER: The regular session of the NICC Commission was called to order at 7:00 p.m. in the Council Chamber of the Community Meeting Center.

PRESENT: CHAIR SILVERBERG, VICE CHAIR BRIETIGAM,
COMMISSIONERS DIAZ, HANNA, AND J. NGUYEN

ABSENT: COMMISSIONERS M. CHONA PRESTON AND D. NGUYEN

ALSO PRESENT: Allison Mills, Project Manager; Code Enforcement Officer Patti Petruzzelli; Robert Fowler, Police Department; Chad Clanton, Recreation Services Supervisor; Chet Yoshizaki, Economic Development Department Director; Jim Dellalonga, Senior Economic Development Specialist; MaryAnn Hamamura, Deputy Community Development Director; and Judy Moore, Recording Secretary.

PLEDGE OF ALLEGIANCE

Commissioner Hanna led the Pledge of Allegiance.

APPROVAL OF MINUTES

Commissioner Hanna made a correction to the Minutes with regard to the Code Enforcement Abatement for 12301 Pentagon Street. The revised sentence shall read: "Commissioner Hanna commented that this is an insult, and the neighbors should not have to tolerate the lack of care." Vice Chair Brietigam moved to approve the Minutes, as amended, from June 5, 2006, seconded by Chair Silverberg, and was carried with the following vote:

AYES: COMMISSIONERS: BRIETIGAM, HANNA, J. NGUYEN, SILVERBERG

NOES: COMMISSIONERS: NONE

ABSENT: COMMISSIONERS: PRESTON, D. NGUYEN

ABSTAIN: COMMISSIONERS: DIAZ

PUBLIC COMMUNICATION

Ms. Verla Lambert approached the Commission and submitted photographs of the street median trees located between Palm Street and Harbor Boulevard; she further stated that the trees should be preserved; that she is pleased the sidewalk tree wells have been filled in the last two weeks; and that the City and residents can work together.

There being no further comments, the Public Communication portion of the hearing was closed.

MATTERS FROM STAFF

Review of Plans for the Buena Clinton Family Resource Center

Mr. Chad Clanton, Recreation Services Supervisor, provided an overview of the new Buena Clinton Family Resource Center, which included a color handout and fact sheet, and noted

that in 2004, the City of Garden Grove received a competitive grant to fund the design and construction of a new youth and family center; that the 6,700 square foot two-story building would serve the social service and recreation needs of the community; that currently, the site has hockey rink and a double-wide trailer; that the space would become more flexible with office, program, and recreation space; that the facility would be a place where the community could come and feel safe; that a dedicated teen room would be designed by teens; that a police substation was needed due to high crime; that there would be computer work stations, a tutoring area, indoor and outdoor recreation space for basketball courts, and office space for City staff and partner agencies; that the design process would conclude this year; and that construction would begin in early 2007 with a nine to twelve month construction duration.

Vice Chair Brietigam asked if sports facilities were included. Staff replied yes, that the current hockey rink would be used for basketball courts.

Commissioner Diaz asked staff for the number of police to be stationed at the police substation. Staff replied that the workspace would allow one or two officers on a part-time basis to interview community members while conducting investigations, to speak to people, to write reports; that officers would carry guns; and that there would be no additional officers assigned.

Commissioner Diaz asked staff if there would be other organizations who would use the facilities other than those listed on the fact sheet. Staff replied that the list is open to other organizations who could provide services, and that services would be offered for free.

Vice Chair Brietigam commented that a 'police substation' is typically permanently manned and that this office space would more like a 'drop-in' center. Staff replied that the substation name would be looked into.

Commissioner John Nguyen asked staff when the center would be open to visit. Staff replied around the end of 2007.

Commissioner Diaz asked if parking had been addressed. Staff replied that the available parking would be limited and that the parking is meant to serve only the community; however, the facility would be available to rent.

Commissioner Dina Nguyen joined the meeting at 7:15 p.m.

Economic Development Department Update Power Point

Mr. Chet Yoshizaki, Economic Development Director, provided an overview of the Economic Development Department's current projects noting that community enhancements include the groundbreaking of the Sheraton Hotel to be completed in approximately 15 months; the relocation of Green's Glass and Los Sanchez restaurant; the discussion of a second tower with 225 rooms, a new restaurant, new meeting facilities, and a resort pool and deck for the Embassy Suites; a new Oggi's Restaurant in the restaurant cluster on Harbor Boulevard; the continued marketing discussion for the former Fire Station Motel site; the laundry facilities, and shower/restroom upgrades to the RV Park next door, that now has 71 spaces occupied through attrition down from 113 spaces; the proposed Avista Hotel that would have larger room sizes and multiple bedrooms for the longer-stay visitor; the master plan by the developer for Century Triangle, located between Costco and Home Depot; the Grove Street Housing project that has 100 condominium units; the Garden Grove Festival, which is ready for occupancy; the forward movement on the Contractor's Warehouse on Grove Street, at the former Costco site; the continued discussion on the Brookhurst Triangle to include 800 housing units and retail; the scoping discussions for Wal Mart, that would be completed in approximately nine months; and the new Nissan dealership.

Mr. Jim Dellalonga, Senior Economic Development Specialist, stated the importance of business retention in the City citing three programs that include The Mayor's Link, which connects City staff with businesses to discuss issues; The Mayor's Business Breakfast, which hosted over 40 new businesses in the community to welcome the businesses and provide resources (the next Breakfast would be held on October 10 2006); The Mayor's Luncheon in May, which honored 17 businesses that have been a part of the Garden Grove community for 50 years or more.

Mr. Dellalonga also noted that on August 9th, Kaiser Permanente was honored for contributions to the City of Garden Grove's 50th Anniversary; that a lunch would be held quarterly; that in May, staff attended the International Council of Shopping Centers (ICSC) conference in Las Vegas to network for major projects; that the Economic Development website is now active on the Garden Grove website and includes a portal with business resource information; and that in the next month, there would be an updated market and feasibility study for the International West corridor to present to City Council.

Mr. Chet Yoshizaki added that the Planning Services Department is currently updating the General Plan, which would include an Economic Development Plan citing economic strengths that would be the basis for the Strategic Plan.

Commissioner Diaz asked staff for the revenue amount for the new Sheraton Hotel. Staff replied that within one year, the revenue would be approximately \$1,000,000 between property tax and transient tax on an annual basis.

Commissioner Diaz asked staff if some of the residents of the RV Park had been relocated. Staff replied that some residents had moved, some remained on an on-going basis; that when the Agency purchased the property, new rules and regulations were implemented; that there are no new tenants; and that assistance is being given to the current residents to find more permanent housing.

Commissioner Diaz asked staff if the Avista Hotel would be a time-share property. Staff replied that the owner/developer has not determined the type of hotel yet; however, a time-share is a possibility.

Commissioner Diaz asked staff when the Wal Mart Environmental Impact Report would be completed. Staff replied that the report would be completed in approximately nine months; that the report would indicate impacts to local businesses; and that struggling businesses may relocate near Wal Mart.

Commissioner Hanna asked staff if the property located north of the Brookhurst Triangle, across Stanford Avenue, was included in the Brookhurst Triangle. Staff replied no, however, a developer has submitted plans for review.

Commissioner Hanna asked staff if the Contractor's Warehouse would be a membership store. Staff replied that the store would be open to the public; however, the store would cater to the contractor.

Commissioner D. Nguyen asked staff to clarify the parking for homes and businesses in the Brookhurst Triangle. Staff replied that a 'Texas Wrap' concept was being reviewed, noting that units are wrapped around a central parking structure; that there would be approximately three such structures; that in subsequent phases, some units would be located in twin towers; that the preliminary number of parking spaces meets the code requirements; and that a traffic study would be done.

Commissioner D. Nguyen asked staff to state the income to be generated by the RV Park site. Staff replied that the re-use of the site would determine the income; that a hotel is a possibility with an approximate \$800,000-\$2,000,000 revenue; that retail would generate less

revenue; and that the Sheraton Hotel land was acquired by the Agency through a certificates of participation bond issue as part of the City's agreement with the Developer.

Vice Chair Brietigam asked staff to clarify the parking at the proposed Oggi's restaurant in the restaurant cluster on Harbor Boulevard. Staff replied that adequate parking is available for the hotels and restaurants; that hotel and restaurant guests tend to park in the front instead of the rear; that the parking is not controlled by the City; that the City continues to work with the restaurant and hotel operators for a solution; and that a proposed parking structure had been an option, however, the bond proceeds were used to purchase additional land for future development that included the Fire Station Motel and the RV Park sites.

2005-2006 CAPER

Staff stated that 'CAPER' stands for Consolidated Annual Performance and Evaluation Report; that each year, the City receives three types of funds from HUD; that to continue to receive the funds, the City must submit a CAPER each September for the previous year; that CAPER is an ongoing plan for Housing and Urban Development (HUD) funds through a citizen participation process; that the five-year consolidated plan for housing and development identifies the priority housing, homeless and social service needs; that staff recommends an action plan of projects and budget allocations to address needs in the consolidated plan; that the NIC Commission reviews the action plan before City Council adopts the plan; that after the action plan is approved, contracts are executed, projects are implemented, and funds are expended according to that plan; that at the end of the year a CAPER is used to measure the progress and that progress is reported; that this year's CAPER covers the first year of the five-year period; that the CAPER allows citizens a venue for public comment for 16 days; that the City is not required to adopt the CAPER, however, the CAPER is submitted to HUD; that the NIC Commission may submit a report to City Council to be heard on September 26, 2006; that in 2005, the City received \$4.2 million dollars in HUD funds; that Community Development Block Grant (CDBG) funds are used to address housing, social service and neighborhood improvement needs of low and moderate income household and neighborhoods; that Home Investment Partnership Act Program (HOME) funds are used to expand the supply of decent and affordable housing for low and very low-income households; and that emergency service grants address the needs of the homeless or those at risk of homelessness.

Commissioner D. Nguyen asked staff if CAPER addressed senior housing acquisitions. Staff replied that the City has a Senior Grant Program in which low-income seniors can receive \$3,500 to rehabilitate their owner occupied property.

Commissioner Diaz asked staff to clarify if CAPER addresses Section 8 housing. Staff replied that the units mentioned in the CAPER report do not include Section 8 housing; that the City has acquired units with affordability covenants that require the units be available to those with lower incomes; that the 2,300 families are reviewed on an annual basis; that the families must qualify based on their income and that if families become income ineligible they are taken off the program; that the average number of families removed from the program is 10-12 per month; that the Housing Authority has a voluntary Family Self Sufficiency program with incentives; that families may submit several applications, however, they may only receive one form of assistance; that there is a Garden Grove residency preference in that Garden Grove residents have first choice over outside residents; that the City requires that participants do not need to be citizens but must be documented with a green card; and that assistance is pro-rated with extended families.

Vice Chair Brietigam moved to transmit the 2005-2006 CAPER to City Council, seconded by Commissioner J. Nguyen, and was carried with the following vote:

AYES: COMMISSIONERS: BRIETIGAM, DIAZ, HANNA, D. NGUYEN, J. NGUYEN, SILVERBERG
NOES: COMMISSIONERS: NONE
ABSENT: COMMISSIONERS: PRESTON

PUBLIC HEARING ITEMS

Code Enforcement Abatement for 11701 Medina Drive

Sergeant Robert Fowler, of the Police Department, stated that Code Enforcement is now under a division of the Police Department.

Ms. Patti Petruzzelli, Code Enforcement Officer, reviewed the 11701 Medina Drive property code violations from the 1990's that consisted of inoperable vehicles, debris, and lack of landscaping, and added that the new concerns for the neighbors are that the house needs painting and the roof needs to be replaced; that minimal work was done when code violation letters were sent; that since March of 2005 no work has been done; that there has been no contact with the owner; that the property owner has been notified several times by mail; that a grant was offered to maintain the property; that the property has been non-compliant on a continuous basis; that the condition of the property does not conform to the neighborhood; that the City receives continual complaints; and that Code Enforcement feels the only remedy is to bring this issue to the NIC Commission.

Staff then gave a power point presentation to indicate the condition of the property, and recommended that the NIC Commission conduct the public hearing; that it be determined that a public nuisance exists; and that the City Manager be authorized to take all actions necessary to abate the nuisance, including the obtaining of warrants should the property owner fail to cure the violations within 21 days from this hearing.

Vice Chair Brietigam asked staff to explain why there had been no contact with the property owner. Staff clarified that though they have the property owner's name, they could not properly serve the owner; and that with Code Enforcement now under the Police Department, more resources would be available.

Commissioner D. Nguyen asked staff to clarify the 'notice' sent to the property owner. Staff replied that the property owner had signed the certified letter notifying him of the hearing, however, the owner has never been seen.

Commissioner Hanna asked staff to clarify the debris issue. Staff replied that the slatted fence on the side of the house blocks the debris.

Chair Silverberg opened the public hearing to receive testimony.

Mr. Matthew Holland, a neighbor across the street at 11692 Medina Drive, approached the Commission and stated that the property has been an embarrassment and blight for ten years at least, and that there is a concern for the safety of children.

There being no further comment the public portion of the hearing was closed.

Vice Chair Brietigam moved to approve Resolution No. 05-06, with the 21 day period, seconded by Commissioner Hanna and was carried with the following vote:

AYES: COMMISSIONERS: BRIETIGAM, DIAZ, HANNA, D. NGUYEN, J. NUGYEN, AND SILVERBERG
NOES: COMMISSIONERS: NONE
ABSENT: COMMISSIONERS: PRESTON

COMMISSION COMMUNICATION

Commissioner Diaz, who lives at 11591 Candy Lane, noticed plumber and carpet trucks parked in his residential area and asked staff if those vehicles were allowed to park in the driveways. Staff replied no, that F-150 trucks, of one ton or greater, are considered commercial vehicles; that vans and F-150 trucks with the name of the businesses are allowed; that trucks with stored debris materials are violations when parked on the property or the street in a residential area; and that Code Enforcement would look into the Candy Lane issue.

Vice Chair Brietigam asked staff if the Public Hearing portion of the Agenda could be moved to the top of the Agenda. Staff replied that the change would be made.

Vice Chair Brietigam commented that he would like the median trees, as mentioned by Verla Lambert in the Public Communication portion, be saved and preserved as well, and that his statement be forwarded to City Council via the meeting Minutes.

Commissioner Hanna asked staff if the grant funds for the senior meals would be reviewed by City Council. Staff replied that the grant funds were recalculated for a more equitable distribution and the result was approved by City Council and transmitted to HUD.

STAFF COMMUNICATION

Staff briefed the Commissioners on the reorganization of the City departments and noted that Kim Huy, the former Neighborhood Improvement Manager is now the Community Services Director; that MaryAnn Hamamura, Manager of Housing Authority, was promoted to Deputy Director of Community Development; and that Housing Authority had been under Community Service, but has now merged with Community Development.

Commissioner D. Nguyen commended the new director for taking on two jobs.

Commissioner J. Nguyen asked that those present acknowledge September 11. Chair Silverberg, in turn, asked that a minute of silence be observed for the families and victims of 911.

ADJOURNMENT: The meeting was adjourned at 8:30 p.m. to December 4, 2006.

JUDITH MOORE
Recording Secretary