

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  
DECEMBER 4, 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; MaryAnn Hamamura, Deputy Community Development Director; Nancy Ragen, Department Secretary; Judy Moore, Recording Secretary.

PLEDGE OF ALLEGIANCE

Commissioner Hanna led the Pledge of Allegiance.

APPROVAL OF MINUTES

Vice Chair Brietigam moved to approve the Minutes from September 11, 2006, seconded by Commissioner John Nguyen, and was carried with the following vote:

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

NOES: COMMISSIONERS: NONE

ABSENT: COMMISSIONERS: PRESTON, D. NGUYEN

PUBLIC COMMUNICATION

Mr. Matthew Holland, a resident at 11692 Medina Drive, approached the Commission and stated that since the last meeting on September 11, the property at 11701 Medina Drive still has a truck parked on a non-paved surface that should be grass; that a refrigerator is still visible from the street, along with other debris and weeds; that the property is listed on the Garden Grove website as a house that needs help; that the house next door to 11701 has new owners, and that they removed their landscaping and are also now parking on the dirt.

Chair Silverberg asked staff if the law states that vehicles have to park on paved surfaces. Staff replied yes.

Mr. Holland also stated he has been in communication with Code Enforcement for a long time; that he had called on the neighboring property as well; and that he would like to know the status on correcting the 11701 Medina Drive property.

Commissioner Hanna stated that she had also called Code Enforcement and that it appears that the doors had not been removed from the refrigerator, which constitutes a danger to neighborhood children.

Commissioner J. Nguyen asked Mr. Holland when was the last time he called Code Enforcement. Mr. Holland replied that it was November; that he had reported all of the problems then; and that the abatement information was on the City Attorney's desk.

Staff interjected and asked Mr. Holland for his phone number so that Code Enforcement could be called the next day, December 5, 2006, and staff would get back to him the same day.

Vice Chair Brietigam pointed out that the Commission had voted to abate the property with a 21-day notice; that the owner is not complying; and that the City Attorney would take action at this point.

Chair Silverberg added that after 90 days, there should have been some progress on the abatement.

Staff stated that the process includes asking the homeowner to cure the violations within 21 days; that if they don't, the home is declared a public nuisance; that the case goes to the City Attorney's office where the legal abatement process begins; and that Code Enforcement is diligent.

#### PUBLIC HEARING ITEMS

Substantial Amendment No. 1 to the 2006/07 Action Plan for the use of HUD (U.S. Department of Housing and Urban Development) funds.

Staff read a summary of the Substantial Amendment and pointed out that the opportunity for public review and comment had been available since November 13<sup>th</sup>, 2006; that no comments have been received; that tonight, the Commission would conduct a public hearing to accept public comments and recommend transmittal of Substantial Amendment No. 1 to the City Council.

Chair Silverberg asked staff where the multi-family funds came from. Staff replied that during the mid-year financial reconciliation, \$615,000 was noted as not being currently allocated to any activities; that the City would like to have those funds available for the multi-family acquisition; that \$455,000 currently allocated for the Brookhurst Sewer would be moved over to fund the Yockey Storm Drain; and that the Brookhurst Sewer funds would be replaced by sewer bond money.

Commissioner Diaz asked staff to explain the \$455,000 funds for the Yockey Storm Drain. Staff replied that the funds being used are CDBG (Community Development Block Grant) funds that are currently budgeted for the Brookhurst Sewer; that the City recently received bond revenue and that the funds received from the bond could be used to pay for the Brookhurst Sewer, though the funds could not be used to pay for the Yockey Storm Drain; and again, that the City proposes to move the Brookhurst Sewer funds to fund the Yockey Storm Drain project, and the City would replace the Brookhurst Sewer transferred funds with the bond money.

Vice Chair Brietigam asked staff if the storm drains were under the Orange County Water District. Staff replied no, that this is a City project.

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

Vice Chair Brietigam pointed out that there is not a formal amendment to approve. Staff responded that the written amendment is the Public Notice attached to the staff report.

Vice Chair Brietigam asked staff to explain the distribution of the \$615,000 multi-family funds. Staff replied that the Multi-Family Housing Acquisition is virtually the same as the Multi-Family Housing Acquisition funded by HOME (Home Investment Partnership Act Program) funds, and that the City is running low on HOME funds. Staff added that the City is looking to acquire another property, located on Tamerlane Drive, that would be brought to City Council on December 12<sup>th</sup> if the funds were approved; and that with the funds, the City could move forward with the project.

Chair Silverberg asked staff to clarify what improvements would be done to the property with the funds. Staff explained that the City has been working with Vista Communities, who go out to acquire and rehabilitate apartments located on the north end of Tamerlane Drive; that approximately 14 apartment buildings have been acquired; that through the acquisition and rehabilitation, the apartments have been brought into compliance with housing quality standards; and that affordability covenants have been placed on the properties so that the units are available to low-income households.

Commissioner Dina Nguyen joined the meeting at 7:20 p.m.

Commissioner Hanna asked staff if the City would sell the apartments back to Vista Communities. Staff replied that Vista Communities would own the apartments and that the City is assisting with the acquisition and the rehabilitation; that there would be no revenue to the City; that the City would receive affordability covenants; that Vista Communities would enter into an affordable housing agreement; that the end result is an upgraded neighborhood and crime is reduced; and that an example of Vista Communities work could be found at the Arroyo Vista at Haster Street and Lampson Avenue.

Commissioner J. Nguyen asked staff to explain the consequences if the Amendment was not approved. Staff replied that the Commission's decision would be transmitted to the City Council; and that a public hearing is also scheduled to occur at City Council on December 12<sup>th</sup> to hear additional thoughts and recommendations.

Commissioner J. Nguyen expressed his concern that there was not enough information presented.

Chair Silverberg clarified that the vote would be to continue an on-going program that has proven to be successful.

Vice Chair Brietigam commented that he would like a more detailed clarification; and that he would like to know the intent of the funds to be used for the multi-family housing program, especially for such a large sum.

Staff clarified that the money has to be available for the Council to vote on it; that while the specific projects do not come to the NICC, the Amendment goes to City Council for approval; that the Tamerlane Drive project requires a pro forma from the developer first and that the contract has to be reviewed by the City Attorney; that at this point, the NICC would recommend that the money would be used for multi-family purposes, then the City Council would approve the movement of the money, and later, the project; that the Action Plan includes multi-family housing acquisition and rehabilitation as one of its priorities to be funded only by HOME funds; that this recommendation takes the unallocated CDBG funds and makes those funds available for an existing activity that has been identified as a priority.

Commissioner D. Nguyen asked staff if the \$615,000 was in the original plan. Staff responded that the money was identified through the mid-year budget reconciliation; that the money came from activities that had been funded in past years that the City chose to cancel and not move forward with, though the money remained allocated to those activities; that the mid-year budget review indicated that those activities had been canceled and the funding had become available; that the \$455,000 is currently budgeted for the Brookhurst sewer improvements, however, the City passed a bond, so the funds from the bonds could be used for the Brookhurst sewer; that the \$455,000 would be transferred to the new Yockey Storm Drain project because the bond revenue can not be used for the storm drain; and that the bonds do not come from the HUD funds.

Commissioner Hanna moved to recommend the transmittal of the Substantial Amendment No. 1 to City Council, seconded by Commissioner D. Nguyen, and was carried with the following vote:

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

MATTERS FROM STAFF

Staff announced the NICC meeting dates for 2007 as listed, with the possibility for a special meeting to occur in April to review and comment on the Action Plan:

Monday March 5, 2007  
Monday June 4, 2007  
Monday September 10, 2007  
Monday December 3, 2007

Commissioner Diaz moved to approve the NICC meeting dates for 2007, seconded by Commissioner Hanna and was carried with the following vote:

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

Staff then introduced Nancy Ragen as the new NICC Recording Secretary.

MATTERS FROM COMMISSION

Chair Silverberg, Vice Chair Brietigam, and Commissioners Hanna, J. Nguyen, D. Nguyen, and Diaz each expressed their holiday and new year good wishes and thanked each other and staff for the opportunity to serve on the Commission.

Commissioner Diaz also added that this is the time to remember the less fortunate.

ADJOURNMENT: The meeting was adjourned at 7:45 p.m. to March 5, 2007.

JUDITH MOORE  
Recording Secretary