

City of Garden Grove
WEEKLY CITY MANAGER'S MEMO

October 5, 2017

TO: Honorable Mayor and City Council FROM: Scott C. Stiles, City Manager
Members

I. DEPARTMENT ITEMS

- A. CITY ARTICLE IN "BUSINESS IN FOCUS" ONLINE MAGAZINE**
The City of Garden Grove has been featured in the October 2017 edition of the online business publication, *Business in Focus*.
- B. SENIOR HOME IMPROVEMENT GRANT PROGRAM UPDATE**
Lisa Kim highlights implementation of the City's Senior Home Improvement Grant Program and general program guidelines.
- C. 2017 INTERNATIONAL COUNCIL OF SHOPPING CENTERS WESTERN DIVISION CONFERENCE AND DEAL MAKING**
A summary of the meeting the Economic Development Division conducted at the 2017 International Council of Shopping Centers (ICSC) Western Division Conferences is included for your information.
- D. PUBLIC RECORDS REQUESTS LOG**
A copy of the Public Records requests for the month of September 2017 is provided by the City Clerk for your information.

• OTHER ITEMS

- NEWSPAPER ARTICLES
Copies of the local newspaper articles are attached for your information.
- MISCELLANEOUS ITEMS
Items of interest are included.



SCOTT C. STILES
City Manager

City of Garden Grove

INTER-DEPARTMENT MEMORANDUM

To: Scott Stiles
Dept: City Manager
Subject: CITY ARTICLE IN 'BUSINESS IN FOCUS' ONLINE MAGAZINE

From: Ana Pulido
Dept: Community Services
Date: October 5, 2017

Furthering the City's efforts to regionally and nationally promote the benefits of living, working, visiting, and investing in Garden Grove, the City has been featured in the October 2017 edition of the online business publication, *Business in Focus*. The 8-page section, which begins on page 32, can be directly accessed at www.businessinfocusmagazine.com/current or through the publication's website at www.businessinfocusmagazine.com/

Facilitated through the Office of Community Relations, in collaboration with the Economic Development Division, the article takes cues from the City's Re:Imagine campaign by focusing on what makes Garden Grove a place "Where Entrepreneurs Can Re-Imagine."

From its tourist industry, to its manufacturing industry, Garden Grove's most prominent businesses are highlighted, including upcoming developments such as Steelcraft and Brookhurst Place, and a major facility expansion by Saint-Gobain. Never second to its commercial offerings is Garden Grove's revered quality-of-life, illustrated by the popular Open Streets event and the City's historical, cultural, and spiritual centers.

Business in Focus reaches over 468,000 subscribers every month.



ANA PULIDO
Community Services Supervisor



**WHERE
ENTREPRENEURS CAN**

Re-Imagine

In the northern part of famed Orange County, California, known for its idyllic beaches and serene quality of life, lies the suburban city of Garden Grove.



GARDEN GROVE

Written by Samita Sarkar

With a population of 175,000, Garden Grove is conveniently located less than one mile from the Disneyland Resort, 12 miles from oceanside beaches, and 35 miles (about an hour's drive) from downtown Los Angeles.

Founded in 1874, Garden Grove was a rural crossroads until the arrival of the Pacific Electric Railroad in 1905. The rail connection helped Garden Grove prosper into an agricultural town with crops, tourists, and eventually settlers. After World War II, servicepeople who visited California during training returned to raise families. The sudden boom turned Garden Grove into the fastest growing city in the nation in the 1950s. In 1956, over 60 years ago, the City of Garden Grove incorporated.

its competitive land costs and lease rates, its proximity to the Pacific Ocean and LAX International Airport, and its convenient location between the West Coast capital of Los Angeles and the border town of San Diego, all combine to make Garden Grove a prime location for businesses in the heart of Southern California.

"The City has grown into one of the most diverse, innovative, and forward-thinking communities in Orange County," Mayor Steven Jones tells *Business in Focus*. "We're a place that's re-imagining itself every day, through programs, projects, and developments that create a unique sense of 'place' for people to live, work, visit, and play." ►►



It feels good to know we're all connected.

At Kaiser Permanente Orange County, our commitment to well-being goes beyond health care. We're also committed to improving the communities we serve by providing high-quality, affordable health care to more than 500,000 members in the Orange County area.

By working hard to make a difference and collaborating with each other, we improve the quality of health and life in our communities.

Join us at kp.org/orangecounty.



WE'RE ALL IN THIS TOGETHER.

At Kaiser Permanente, we don't see health as an industry. We see it as a cause. And one that we very much believe in. That's why we're excited to be a part of Orange County. Our doors, hearts and minds are always open to help every last one of you thrive. Learn more at kp.org/orangecounty.

KAISER PERMANENTE  **thrive**

► Jones states that the current ReImagine Garden Grove project will create a better and brighter future for the City. The project encourages the community to re-imagine Garden Grove in a whole new and exciting way. "Part of that master plan includes future transportation modes such as bike lanes that will connect one district to the next, and cultural arts and engaging activities placed throughout a more walkable- and outdoor- friendly city," he says.

Garden Grove will also be upgrading its excellent transportation system to include the future OC Streetcar. "The OC Streetcar will be Orange County's first streetcar. It will connect Santa Ana's bustling downtown area with one of Garden Grove's busiest thoroughfares, Harbor Boulevard, right at the border of Anaheim's Disneyland Resort," says City Manager Scott Stiles.

"Garden Grove is planning several prominent hotels and restaurant developments that will increase both jobs and tax revenue."

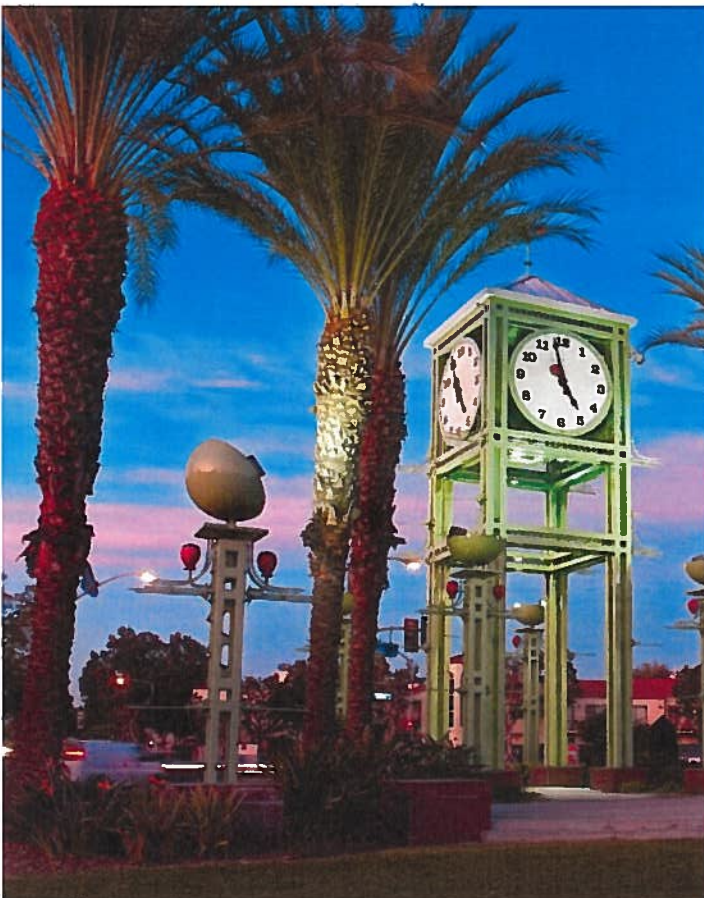
The City is always expanding and creating business developments that generate both temporary and permanent job openings in diverse fields. Current and future job opportunities include tourism and hospitality, the service industry, manufacturing, retail, and more.

One of the City's largest job creation areas is the Grove District-Anaheim Resort, known as The OC's leading family-friendly resort destination. Shared with the neighboring city of Anaheim, California, it is composed of several modern hotels and is home to brand name companies, like the Hyatt Regency, Marriott Suites, Sheraton, Red Robin Gourmet Burgers, and Outback Steakhouse. The area is just a one-mile walk from Disneyland.

The Great Wolf Lodge Southern California is one of the many hotels in the Grove District-Anaheim Resort. Currently the number-one job-creating tax generator for the City, the Great Wolf Lodge Southern California offers an indoor water park, onsite accommodations, kid spa, and series of restaurants all in one resort.

Because tourism is a very important income generator in Southern California, Garden Grove is planning several prominent hotels and restaurant developments that will increase both jobs and tax revenue. The Disneyland Resort continues to grow with the added Star Wars-themed attraction that is due to open in 2019. The Grove District-Anaheim Resort will continue to accommodate Disneyland visitors and develop new attractions, like the Nickelodeon Resort. The City will also benefit from the 200,000 square-foot expansion of the Anaheim Convention Center. An upcoming development, known as "Site C," will be located in the Grove District-Anaheim Resort. It is expected to be one of the City's most ambitious hotel developments with three hotel towers on 4.3 acres of land.

Outside of the resort scene, tourists are drawn to local landmarks, such as the world-renowned Christ Cathedral, formerly known as the Crystal Cathedral. The breathtaking, postmodern reflective glass building seats almost 3,000 people. Today, it is the center of the Roman Catholic Diocese of Orange. ►►





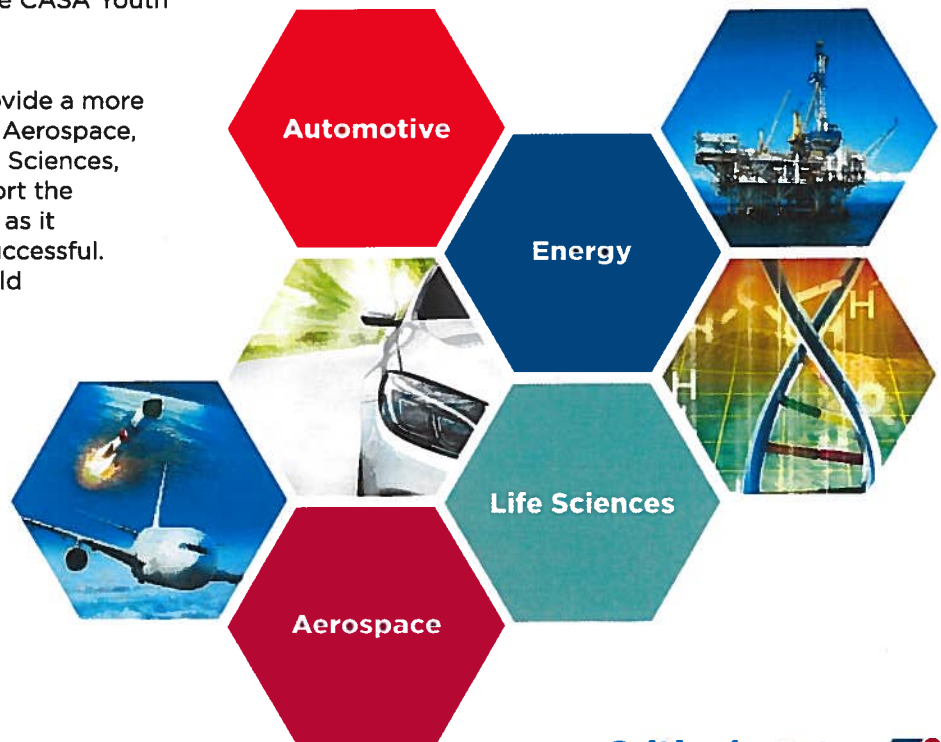
GARDEN GROVE IS GROWING IN DIVERSITY AND OPPORTUNITY AND SO ARE WE!

About Us: Saint-Gobain Performance Plastics has called Garden Grove home for our Seals and Process Systems businesses since 1999 when we acquired Furon – designing, engineering and manufacturing sealing and tubing products. By the end of 2017, we will be expanding as we make way for our Life Sciences and Sekurit (producers of automotive glass) team members.

With a workforce of 40% Hispanic, 40% Asian and 20% other, Garden Grove represents true diversity... similar to our global parent company, Saint-Gobain, who is present in 67 different countries with more than 170,000 employees.

Our Commitment: We have had the fortune of working with many local businesses to support high quality of life, economic diversity and community outreach: Garden Grove Community Foundation, the Orange County Food Bank, the Boys and Girls of Garden Grove Club and the CASA Youth Center among others.

Our Goal: As we grow to provide a more diverse range of solutions in Aerospace, Automotive, Energy and Life Sciences, we will also be here to support the community of Garden Grove as it grows and becomes more successful. Please contact us if you would like more information!



7301 Orangewood Ave, Garden Grove, CA 92841
<https://www.saint-gobain-northamerica.com/careers>



► Garden Grove’s most popular event is the annual Strawberry Festival, now in its 60th year. Over Memorial Day weekend, over 300,000 visitors participate in the largest community festival in California. Held at the City’s oldest park, the Village Green, guests can enjoy everything strawberry—including a slice of strawberry shortcake served by a local celebrity—while honoring the City’s agricultural roots.

But, even though Garden Grove boasts some of the most popular resorts and destinations in California, tourism is not all the City is known for. “Besides our tourist industry, our industrial area is home to some of the biggest manufacturing companies in Orange County. Companies like GKN Aerospace; American Metal Bearing Company; and Saint-Gobain Performance Plastics, a world leading producer of engineered, high-performance polymer products, sell to national and global markets,” Stiles tells us.

In fact, Saint-Gobain, a manufacturer with a hold in virtually every industry, has just announced a major product expansion

and new facility for new, value-added, manufacturing production lines of automotive glass for an electric vehicle manufacturer in California.

There is also no shortage of retail businesses in Garden Grove. Several well-known companies that include ALDI, Smart and Final, and Gold’s Gym have recently been welcomed to the growing city. “I don’t want to forget the companies currently doing business in our city. Companies like Costco Wholesale, Walmart, Burlington Coat Factory, Home Depot, and several new car dealerships, including Hyundai, Kia, Volkswagen, Toyota, Nissan, and Chevrolet add to Garden Grove’s strong job and business presence,” Stiles adds.

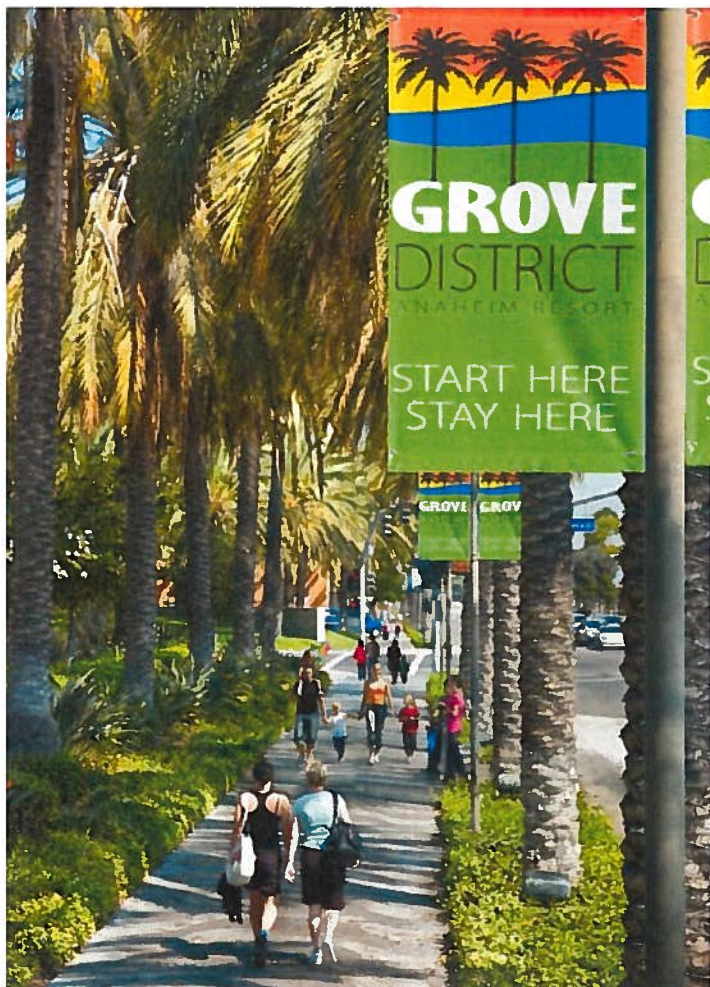
“SteelCraft Garden Grove will feature boutique eateries, a brewery and wine vendor, micro-retail, and incubator space.”

Moreover, reasonable housing prices, year-round pleasant weather, and national award-winning schools make Garden Grove a desirable place to live. Garden Grove has city projects in the works that are designed to enhance its status not only as a popular tourist destination, but also as a place that newcomers would like to imagine having as their permanent home.

One such new development is SteelCraft Garden Grove, a unique venture that ties together open spaces and public places to create a sustainable indoor/outdoor urban eatery built primarily out of recycled metal shipping containers. It will feature boutique eateries, a brewery and wine vendor, micro-retail, and incubator space. Entrepreneurs can rent these incubators, which provide a low-risk opportunity to create a local artisanal food business.

“Once completed, SteelCraft Garden Grove will bring fresh new faces to the area and bridge the gap between our Historic Downtown Main Street and up-and-coming businesses,” says Mayor Jones.

Main Street, the original center of town, serves as an important landmark for Garden Grove. The charming area is a well-suited location for SteelCraft Garden Grove due to its unique eateries, shops, and iconic Gem Theatre, originally a 1930s movie theater, as well as the Festival Amphitheater. An additional new draw to the downtown core is the Open Streets event, a large component of the Re:Imagine Garden Grove project. Earlier this year, it attracted over 15,000 local and regional attendees to the downtown area to enjoy a 2.5-mile route closed to cars. Activities, demonstra-





tions, art displays, live entertainment, gourmet food trucks and wine-tasting were just some of the many attractions.

"Another venture that's been in the works for several years is Brookhurst Place, located along Garden Grove's major thoroughfares, at Brookhurst Street and Garden Grove Boulevard," the Mayor shares. This project will be the largest mixed-use, commercial and residential development to date. Phase I is planned to open November 2017.


"Not only will Brookhurst Place bring new investments and amenities to our community, it will be another indication of the benefit of doing business with our city," says Mayor Jones.

There are also many other options for incoming businesses who are interested in locating to this diverse and vibrant community. The Little Saigon area has the largest population of Vietnamese-Americans in the United States, and is well known for its food, culture, and thriving businesses. Additionally, the Korean Business District, which draws many Korean entrepreneurs and patrons, allows residents to enjoy the Korean-American culture offered by the variety of shops and restaurants along Garden Grove's namesake thoroughfare.

Whether seeking a new location for a manufacturing plant, a hotel development, or an artsy downtown boutique, businesspeople and investors should consider the City of Garden Grove, which is entrepreneurial and welcoming in its constant strive for growth and success.

The possibilities are unlimited in this expanding city, where life is whatever you imagine it to be. ■

**"We're a place that's
re-imagining itself every day,
through programs, projects,
and developments."**



AMB
ESTABLISHED 1921

American Metal Bearing would like to thank all the people of Garden Grove including Mayor Steve Jones and his team of City planners, Building, Permit, Fire and Police departments for helping **AMB** in upgrading our machinery to expand our capacity.

We would also like to thank the Board and all its members of the Garden Grove Chamber of Commerce for helping us in this great endeavor.

Respectfully,
John Henderson
President of AMB

www.ambco.net

City of Garden Grove

INTER-DEPARTMENT MEMORANDUM

To: Scott Stiles
 Dept: City Manager
 Subject: SENIOR HOME IMPROVEMENT GRANT PROGRAM UPDATE

From: Lisa L. Kim
 Dept: Community and Economic Development
 Date: October 6, 2017

OBJECTIVE

The purpose of this memorandum is to highlight implementation of the City's Senior Home Improvement Grant Program and general program guidelines.

BACKGROUND

The Neighborhood Improvement team currently administers the Senior Home Improvement Grant Program ("SHIG") that provides for grant funds of up to \$5,000 to qualified applicants to correct code violations and eligible home repairs for low- and moderate-income senior homeowners. This Program is available on a citywide basis. The SHIG Program can assist with exterior minor home repairs such as installation of safety mobility and security devices, paint, window replacements and roof repair/replacement. The SHIG Program also provides for interior repairs that address health and safety issues.

DISCUSSION

Over a four-year period from FY 2016-17 through FY 2019-20, it is estimated that \$360,000 (or \$90,000 annually) of CDBG funds will be programmed for the SHIG Program that would assist approximately seventy-two (72) housing units. Implementation of the SHIG programs requires extensive underwriting with each qualified applicant. The Table below represents a general overview of the SHIG Program process:

SHIG Program Tasks	Estimated Time to Complete (per applicant)
1. Applicant Eligibility	1 hour
2. Environmental Review	1 hour
3. Initial Inspection	1 week
4. Bidding	3 weeks
5. Insurance Approval	3 weeks
6. Construction	2 weeks
7. Final Inspection	1 week
TOTAL	10 weeks

SHIG Program Implementation

During FY 2016-17, seventeen (17) SHIG applications were received of which fifteen (15) were approved for grant funding. Ten (10) jobs have been completed, four (4) jobs are in progress, and one (1) job is pending approval. Staff anticipates completion of all fifteen (15) jobs by November 2017.

SHIG Program Success Stories

In August 2017, a grant recipient received \$4,400 of grant funds to undertake a complete bathroom remodel that achieved building code compliance. These funds provided for installation of new flooring, a new shower enclosure with handicap railing, sink, toilet, lighting fixtures, and interior paint.



In August 2017, another grant recipient received a SHIG amount of \$5,000 that was used to offset the cost of a new roof. The grantee expressed her gratitude for the Program and stated she would not have been able to install the much-needed roof without the assistance of the SHIG Program.



SENIOR HOME IMPROVEMENT GRANT PROGRAM UPDATE

October 6, 2017

Page 3

SUMMARY

The Neighborhood Improvement Division continues to work diligently to support and assist the City's senior population through the administration of a SHIG Program. Attached is the SHIG Guidelines in further detail and Program link to the City's website: <https://www.ci.garden-grove.ca.us/commdev/neighborhoodimprovement/seniorgrant>



Lisa L. Kim
Community and Economic Development Director



By: Nate Robbins
Senior Program Specialist

Attachment: SHIG Guidelines



SENIOR HOME IMPROVEMENT GRANT



Grants Available

Are you 62 years of age or older? You may qualify for a Home Improvement Grant of up to \$5,000 to address code violations, substandard conditions, and necessary health and safety improvements to your home.

Income Eligibility

Are you eligible? To qualify for a Senior Grant, gross annual household income must be at or below 80 percent of the County's median household income limits. Income level is based on all adults living in the home.

FY 2016 Low Income Limits (Effective May, 2016)

Household Size	1 Person	2 People	3 People	4 People	5 People	6 People
Maximum Income	\$54,600	\$62,400	\$70,200	\$78,000	\$84,250	\$90,500

To start the process, fill out a Senior Home Improvement Grant Program application. Return the completed application, the required supporting documents, and a signed lead notice to:

**City of Garden Grove
Neighborhood Improvement Division
Attn: Nate Robbins
11222 Acacia Pkwy
Garden Grove, CA 92840**



Incomplete applications and/or missing documentation will lead to delays in processing your request. If you have received a Home Improvement Grant in the past, you are ineligible to participate.

For more information, please contact Nate Robbins at (714) 741-5206, or visit www.ci.garden-grove.ca.us/commdev/neighborhoodimprovement/seniorgrant

City of Garden Grove Senior Grant Program

Policies and Procedures

1. DESCRIPTION OF SENIOR GRANT PROGRAM

The purpose of Garden Grove's Senior Grant Program is to address the priority identified in the Garden Grove 2015-2020 Consolidated Plan to "increase, improve, and preserve affordable housing" (Goal 1, Page 5-3 of the 2015-2020 Consolidated Plan) through the use of federal Community Development Block Grant (CDBG) funds. The Program will address the correction of code violations and eligible home repairs for low- and moderate-income senior homeowners. Exterior repairs and the installation of safety mobility and security devices are examples of eligible activities. Interior repairs that address health and safety issues will be considered. The Senior Grant Program is limited in scope and is not intended to replace the City of Garden Grove's Residential Rehabilitation Loan Program fund that underwrites comprehensive rehabilitation. In accordance with CDBG Regulations at 24 CFR 570.208(a)(3), CDBG monies will be used to assist qualifying senior households whose incomes do not exceed 80 percent of the County median adjusted by family size, as promulgated by the U.S. Department of Housing and Urban Development (HUD). An income eligibility table (Attachment A), by household size, is used to determine qualification as a low or moderate income homeowner.

2. ASSISTANCE TYPE

The City of Garden Grove shall operate the Senior Grant Program utilizing CDBG funds to provide eligible households with grants. If the City approves the property owner's application for funding, then the City shall provide **up to \$5,000 per household to pay for the rehabilitation work. There is a limit of one program grant every 5 years per eligible homeowner.**

- a. CDBG funds shall be provided to pay for actual construction costs and eligible project soft costs only.
- b. The maximum amount of CDBG assistance under the Senior Grant Program shall be up to **\$5,000 per household to pay for the rehabilitation work.**

The actual amount of CDBG assistance to be provided to a project shall be determined by both the bid amount and maximum grant amount of allowable CDBG assistance under the program.

3. AFFIRMATIVE MARKETING/FAIR HOUSING PROCEDURES

The City shall ensure that all property owners within the City are notified of program availability, their eligibility to participate (providing that they meet eligibility criteria), and application procedures. Such notification will include:

- a. Newspaper Ad
- b. City Web Page
- c. City's Cable channel
- d. Applications available at City Hall and the Senior Center

The City of Garden Grove shall market grant programs to low-income and non-English speaking people and shall ensure that bilingual materials are available for owners. In addition, the City shall ensure that bilingual staff will help the property owners understand all program and application materials and will be available to answer any questions.

4. SELECTION OF PROPERTIES

Properties eligible for the City of Garden Grove's Senior Grant Program shall be owner - occupied properties located within the city boundaries of Garden Grove. Properties participating in the City of Garden Grove's Senior Grant Program must be and remain the principal residence of the owner.

5. APPLICATION PROCEDURES

An application for participation in the Program is available in the Community and Economic Development Department at City Hall, located at 11222 Acacia Parkway, Garden Grove, CA 92842. Once the application is completed and submitted, it will be date and time stamped. The homeowner will be required to submit verification of age, income verification and title information on the property. Staff will maintain a log of pertinent application information (e.g., applicant name, address and date of the application). If the required information is not received within 30 days of receipt of the application, staff will send a reminder letter. A time extension will be granted, if requested. The application will be cancelled after 60 days if the required information is not received. The homeowner will be notified in writing of an application's cancellation.

The application must be completed in its entirety and submitted together with the following documentation:

- a. The City shall use the definition of Annual Income as set forth in Part 5¹ under the Section 8 Rental Assistance Program at 24 CFR 5.609. Verification of personal income will include, but is not limited to, applicant's two most recent pay stubs and federal income tax returns, if applicable, as well as assets. (Section 6 D elaborates on these requirements).

¹ Staff will implement the guidelines for source documentation of income in the HUD written model, "Technical Guide for Determining Income and Allowances for the HOME Program."

- b. Proof of ownership of the single-family residence (e.g., copy of Grant Deed).
- c. Evidence that the applicant is a senior citizen, 62 years of age or older.
- d. Proof of residency at the applicant's residence (e.g., copy of Driver's License, California I.D., utility bills).
- e. A prioritized and itemized list of the construction work requested to be performed.
- f. Property Owner's certification and authorization to do the rehab work.

Staff shall place the property owner's name on a list of eligible projects in order of receipt of the signed Application and above noted documentation. Those applicants who submit all requested documents with the application in the shortest time frame will have the highest priority for assistance under the Program.

Application approval is subject to funding availability.

6. SELECTION OF PROPERTY OWNERS/SCREENING PROCESS

- A. Owner-applicants for the Senior Grant Program will be accepted from eligible low-income single-family property owners located within the City of Garden Grove.
- B. Participating households will be selected from eligible applicants on a first-come, first served basis.
- C. Prequalification

Each application filed with the City shall be date stamped, and will be processed in that order. Staff will review applications for completeness and will verify property and income eligibility. Incomplete applications will not be processed until all requested information is submitted. Staff shall notify all ineligible applicants of their status by letter.

The City of Garden Grove requires that all households participating in the Senior Grant Program meet specific income limits as determined by HUD, based upon household size. For reference, HUD published income limits, by household size for Orange County is attached to this document.

- D. As described under Part 5, Annual income is the gross amount of income that is anticipated to be received by all adult members of the household (18 years of age and over) during the twelve months following the effective date of determination. Income shall be verified utilizing the third party verification, if necessary. For all households applying for the City of Garden Grove's Senior Grant Program, all persons living in the housing unit shall be considered as household members for the purpose of determining income eligibility.
- E. The housing unit to be rehabilitated must be the primary residence of the owner.

F. Ineligible Applicants

An applicant is considered ineligible if:

- (1) The applicant is not a senior citizen, a person 62 years of age or older.
- (2) The applicant does not reside in the unit.
- (3) The applicant is in violation of the CDBG Program conflict of interest provisions as described in 24 CFR 570.611.
- (4) The unit is occupied by a tenant household. Tenant-occupied units are not eligible for assistance.

7. **METHOD OF DETERMINING AMOUNT OF CDBG ASSISTANCE**

CDBG funds will be provided to provide minor repairs, with a principal emphasis upon exterior treatments, safety and security devices. The amount of CDBG funds provided to an eligible project shall be established through the property inspection work write-up, cost estimate, and bidding results as described below and as permitted within the Program grant amount limits.

A. PROPERTY INSPECTION

The City's inspector will conduct the initial (create scope of work), interim (monitor progress during rehabilitation, as necessary), and final (approval that rehabilitation is complete for payment) property inspection with the property owner or the owner's representative. The inspection will include:

- (1). Interview with the property owner, or owner's representative, to identify known problems.
- (2). Walk through of property with a checklist, accompanied by the owner, pointing out recommended improvements.
- (3). Complete a deficiency list (work write-up form).

B. PREPARATION OF WORK WRITE-UP AND COST ESTIMATE

- (1). The City's inspector will be responsible to inspect the property to identify health and safety items and owner requested repairs.
- (2). The City's inspector will prepare a detailed work write-up (specifications) based upon inspection of the property.
- (3). The City's inspector will complete the deficiency list and work write-up form that notes the date of inspection, persons in attendance at walk through and any special circumstances or permits needed. In addition, the City inspector will review bids for cost reasonableness.

C. CONTRACTOR SELECTION PROCEDURES

- (1). The homeowner will obtain 3 bids from licensed contractors that have not been placed on a debarment list by HUD and are in good standing with the State of California's Contractor Licensing Board. The contractor must obtain a valid business license from the City of Garden Grove.

- (2). The contractor's bids will be examined by the City's inspector to determine cost reasonableness.
- (3). Homeowner is responsible for the coordination of multiple contractors.

8. CALCULATION OF COST REASONABLE REVIEW

The City's inspector will examine all bids supplied for completeness relative to scope of work and cost reasonableness.

After determining the reasonable rehabilitation cost, the calculation method will determine the amount of subsidy/assistance to be provided, consistent with the following factors:

9. ELIGIBLE COSTS

- A. Eligible Hard Costs - Program funds are available for rehabilitation costs that correct substandard conditions, correct violations of local housing codes, and are physically attached to the property and permanent in nature as follows:
 - (1). Exterior work to help preserve or protect structures such as painting, roofing, siding, repair/replacement of screens/windows, doors and door locks.
 - (2). Interior work to make a structure more livable and repair/replace/ restore important parts such as cabinets, counters, plumbing, damaged flooring, faulty or inadequate heating/cooling systems, inoperable built-in appliances, damaged ceilings, water heaters, electrical wiring and service, painting.
 - (3). Weatherization and energy conservation items such as insulation, caulking, weather stripping and window coverings.
 - (4). Fumigation and treatment of termites and pest control.
 - (5). Modifications which aid the mobility of the elderly and physically challenged such as, but not limited to; shower units with seats, lever hardware, retrofitting toilets to achieve adequate height, moving power points and light switches, ramping reconstructing doorways, lowering sinks in kitchens and bathrooms.
 - (6). Certain luxury items such as new driveways, front landscaping and sprinklers, tree removal, and fences, may be funded with Set-Aside funds only.
- B. Materials used for the Senior Grant Program shall conform to the specifications designed by staff. If the owner-applicant does not approve of the materials to be used, the owner-applicant would be responsible for any additional costs for upgrades.

10. INELIGIBLE COSTS

CDBG funds for the Senior Grant Program cannot be used for:

- A. Ineligible improvements include, but may not be limited to, the following:
 - (1). Repair, purchase or installation of kitchen appliances which are designed and manufactured to be freestanding.
 - (2). Recreational items such as barbecues, bathhouses, greenhouses, swimming pools, saunas, television antennae, tennis courts.
 - (3). Luxury items such as burglar alarms, burglar protection bars, dumbwaiters, kennels, murals, flower boxes, awnings, patios, decks, and storage sheds/workshops.
- B. Providing assistance to a project assisted within the previous 5 years with the City's CDBG Program funds.

11. ENVIRONMENTAL REVIEW PROCESS (RER)

The City will periodically conduct a Rehabilitation Environmental tiered Review (RER) pursuant to the 24 CFR 58.15 Agreement.² Staff is to complete a site-specific review (Appendix A to the RER) whenever an individual grant application is received and before executing a Senior Grant Program Agreement with a homeowner. Staff will complete the Appendix A form for each structure by reviewing the site specific issues (historic preservation, air quality, explosive/flammable operations, toxic substances, airport clear zones), consulting if necessary with other agencies, documenting and implementing the mitigation of impacts as necessary and will keep all supporting documents in the RER as evidence of compliance.

12. EQUAL OPPORTUNITY

Program participants will be selected on a first-come, first-served basis.

No person shall be excluded from participation in, be denied the benefits of or be subjected to discrimination under any program or activity funded in whole or in part with CDBG funds. In addition, CDBG funds must be made available in accordance with all laws and regulations listed in 24 CFR Section 570.904.

13. LEAD-BASED PAINT

The City will follow the requirements under 24 CFR Part 35.930(b), of the "HUD Lead Safe Housing Rule," for rehabilitation work not exceeding \$5,000, when implementing the City's Senior Grant Program. **If the home was built before 1978**, the City will conduct paint testing, implement safe work practices during rehabilitation and perform a clearance examination of the worksite. The following steps will be followed:

² HUD previously provided the City with an Authority to Use Grant Funds (HUD form 7015.16) for the multiyear Senior Grant Program.

A. Provision of noticing and pamphlet

Applicable noticing of evaluation or presumption will be provided to the property owner and tenant within 15 days of receipt of the evaluation (lead-based paint test and clearance) report, and another notice within 15 days of hazard reduction activities, per §35.125(a), (b) & (c). Signed/dated verification of receipt will be obtained and kept on file. The requisite lead hazard information pamphlet: "Protect Your Family From Lead In Your Home", will also be provided to tenants and owners, with a signed/dated verification of receipt, per §35.130 and Subpart A of the Lead Safe Housing Rule.

B. Paint testing of surfaces to be disturbed

The City will test for the presence of lead based paint utilizing a licensed and certified lead-based paint inspector/risk assessor third party vendor for any painted surfaces expected to be disturbed.

C. Conduct safe work practices in repair

Safe work practices shall be followed, utilizing an appropriately trained contractor, in accordance with Section 35.1350 and any paint that is disturbed will be repaired.

D. Repair disturbed paint

E. Prepare Clearance Report

After completion of any repair to any painted surfaces disturbed during rehabilitation, the City shall conduct a clearance examination of the worksite, utilizing a licensed and certified lead-based paint inspector/risk assessor third party vendor, in accordance with Sec. 35.1340.

F. Notice to occupants

Implementing safe work practices and a clearance examination after the hazard reduction work will not be undertaken in the event that the disturbed paint surface does not contain LBP or the amount of LBP does not exceed de minimis amounts³ as set forth under 24 CFR 35.1350(d).

14. DEBARMENT AND SUSPENSION

As required, the City and property owner will comply with all contractor debarment and suspension certifications.

15. GRANT DOCUMENT PREPARATION

³ *The de minimis amounts are for painted surfaces that total up to:
20 square feet on exterior surfaces;
2 square feet in any one interior room or space; or
10 percent of the total surface area on an interior or exterior type of component with a small surface area, such as windowsills, baseboards, and trim.*

- A. Each eligible applicant shall be presented with the following standard Grant documents:
 - (1). Senior Grant Agreement
 - (2). Rehabilitation Agreement
- B. The City Attorney has reviewed and approved the Grant Agreement and the Rehabilitation Agreement as to form.
- C. After approval of bids and grant application, the City will issue a Notice to Proceed to the owner.

16. CONSTRUCTION PROCEDURES

- A. Upon contractor selection and full execution of individual Rehabilitation Agreements by the affected property owners (which shall list work as described in the bid specifications), staff will issue a "Notice to Proceed". At that time, the contractor will carry out the required work. It is estimated that work shall commence no later than twenty one (21) days from the date the property owner receives the "Notice to Proceed" and be completed no more than ninety (90) days after the start date.
- B. Property owners and the City's inspector shall release the grant proceeds in accordance with the Rehabilitation Agreement.
- C. Individual rehabilitation projects will be deemed completed subsequent to the receipt of an Invoice, the Building Department's approval and when the Certificate of Completion is signed by the homeowner and the contractor.

17. CONSTRUCTION MANAGEMENT

The City's inspector shall be responsible for conducting initial and final inspections for participating properties. These inspections shall be performed to ensure adherence to work write-up, and the continued quality of all construction, including adherence to all building codes. All such inspections shall be conducted prior to the release of any progress payments (if applicable).

18. CONFLICT RESOLUTION

In the event that any dispute(s) between the contractor and the owner arises out of or in connection with provisions of the Rehabilitation Agreement, either one, or both, shall submit in writing the fact and nature of such disputes(s) to the City. Within thirty (30) days of such notice, the contractor and the owner shall either resolve the dispute on their own or shall seek a resolution of the dispute by written response from the City's CDBG Coordinator. If the owner is still not satisfied with the rehabilitation work completed, the City will retain the contractor's final payment until the dispute is settled.

19. CONFLICT OF INTEREST

Any person who is an employee, agent or consultant of the City of Garden Grove who formulates policy or influences decisions or gains inside information with respect to the Program and no public official or member of a governing body or state or local legislator who exercises a function or responsibility with respect to the Program shall have any direct or indirect interest in any housing unit assisted with Program funds, or in any proceeds or benefits arising from the Program.

TABLE 3. INCOME LIMITS FOR HUD AND OTHER CITY PROGRAMS

% AMI	Income Standard	Household Size					
		1	2	3	4	5	6
30%	HOME extremely low	20,500	23,400	26,350	29,250	31,600	33,950
50%	CDBG low; CalHome and HOME very low; Section 8 limit	34,150	39,000	43,900	48,750	52,650	56,550
60%	HOME low	39,060	44,640	50,220	55,800	60,240	64,740
80%	Redevelopment and CalHome low	54,600	62,400	70,200	78,000	84,250	90,500
80% uncap	CDBG moderate; ADDI limit (HUD "uncapped" limit)	*	*	*	*	*	*
100%	Orange County Area Median Income	61,050	69,750	78,500	87,200	94,200	101,150
120%	Redevelopment moderate	73,250	83,700	94,200	104,650	113,000	121,400

ATTACHMENT A
*HUD Published Income Limits
 2016 Limits*

City of Garden Grove

INTER-DEPARTMENT MEMORANDUM

To: Scott Stiles
Dept: City Manager
Subject: 2017 INTERNATIONAL COUNCIL OF SHOPPING CENTERS WESTERN DIVISION CONFERENCE AND DEAL MAKING

From: Lisa Kim
Dept: Community and Economic Development
Date: October 5, 2017

OBJECTIVE

The purpose of this memorandum is to provide a summary of the meetings the Economic Development Division conducted at the 2017 International Council of Shopping Centers (ICSC) Western Division Conference.

BACKGROUND

The City of Garden Grove exhibited at the ICSC Western Division Conference and Deal Making held October 3-4th, 2017 at the Los Angeles Convention Center. Founded in 1957, ICSC is the premier global trade association for the shopping center and real estate industry. ICSC has more than 73,000 members, from over 100 countries, which include shopping center owners, developers, managers, marketing specialists, investors, retailers and brokers, as well as academics, public officials, and city exhibitors.

The ICSC Western Division is the third largest conference of retail real estate professionals in the world. This year, over 4,500 attendees represented retailers, retail brokers, developers and investors at the two-day convention. This is the first time the Western Division Conference was held in Los Angeles as this event outgrew the previous location at the San Diego Convention Center.

The Economic Development team focused extensive efforts toward business attraction and expansion opportunities, and scheduled meetings with investors, developers, and brokers seeking development opportunities in Garden Grove. One of the business retention priorities is to maintain established relationships with our local stakeholders and staff conducted several successful meetings with major Garden Grove Shopping center owners in attendance. In addition to the pre-scheduled meetings, staff conducted additional impromptu meetings with retailers and brokers and communicated the many development opportunities citywide. City marketing materials were exhibited to promote citywide opportunities in the Civic areas with Main Street, Steelcraft, and Cottage Industries, opportunities for retail

and restaurants on the west side of Garden Grove and Brookhurst Place, as well as opportunities along Grove Resort District.

ICSC President, Mr. Tom McGee presented findings of a recent ICSC study of new trends that are relevant in consumer shopping patterns including:

- A higher share of Millennials (92%) that intend to visit shopping centers during the upcoming shopping season than any other age group. This compares with 83% of Gen X-ers and 80% of boomers. Among all adults, 85% intend to visit a shopping center during the season.
- Meanwhile, year-round, 71% of Millennials (those 18 to 36 years old) are visiting multiple stores in search of bargains, while 57% of boomers (age 53–71) are doing so online, according to a report from First Insight, a technology company that helps retailers to price merchandise.
- It was found that the retail industry has been operating on the outdated assumption that boomers are shopping for deals primarily in-store and Millennials are searching for deals mostly online. ICSC determined Millennials are going to stores more than boomers, but also that the boomers are increasingly comfortable with online shopping.
- The Millennial preference for physical retail was reflected in other aspects of the ICSC study too. For instance, not only do the Millennials plan to purchase from physical stores this holiday season at that slightly larger proportion of 92% — versus 91% for boomers and 90% for Gen X — but when they shop online from retailers with physical stores, many more of the Millennials (50%) will go pick up their merchandise at the store than will Gen X-ers (39%) and boomers (33%). (See Attachment No. 1)

Some of the conclusion is that brick and mortar retail still have a place in the retail landscape, but only those brands that calibrate themselves to the hybridized online shopping habits of Millennial shoppers can expect to prosper in the fast-changing retail environment. (See Attachment No. 2)

At ICSC, the following meetings were conducted:

Restaurant Concepts - Staff met with new Restaurant tenants that have interest in locating and expanding into Orange County including Golden Corral Restaurant, Bibigo Fresh Korean Kitchen, Jollibee Restaurant, and Black Bear Diner as well as new emerging restaurant concepts.

Aldi – Reconnected with Aldi real estate representative and discussed the success of the recent Garden Grove location at the Promenade.

City of Stanton – Met briefly with the Stanton team to discuss the status of the commercial shopping center located at Beach and Garden Grove Boulevards.

SRS Real Estate – Met with the brokerage team and highlighted development activity in Garden Grove.

Architects Orange – Spoke briefly with the architect on the status of the theater renovation plans proposed on the west side.

Hopkins Real Estate Group – Staff discussed development opportunities for infill housing and retail developments.

Pacific Retail Partners – Staff discussed many development opportunities and sites that have been listed for sale and for redevelopment.

Red Mountain, owner of the Smart and Final and Gold Gym – Discussed the new Gold's Gym opening in Garden Grove this month. Red Mountain also shared their prospective new tenants that are currently in lease negotiations for their inline space between Smart and Final and Gold's Gym.

Sunbelt Investment Holdings, Inc. – Representatives from Sunbelt Investment Holdings discussed the two Target stores retail centers in the City of Garden Grove.

Follow-up meetings with real estate tours with investors, developers, and commercial real estate brokers, are being scheduled to further showcase and tour the newest emerging opportunities in the City of Garden Grove.

SUMMARY

It was a very productive 2017 ICSC Western Division Conference. Staff facilitated over twenty (20) meetings with investors, developers, and commercial real estate brokers. In the coming weeks, staff will be re-engaging with commercial brokers and retail contacts, and scheduling follow up meetings and broker tours of the City.



Lisa L. Kim
Community and Economic Development Director

By: Greg Blodgett
Senior Project Manager

SHOPPING CENTERS: AMERICA'S FIRST AND FOREMOST MARKETPLACE



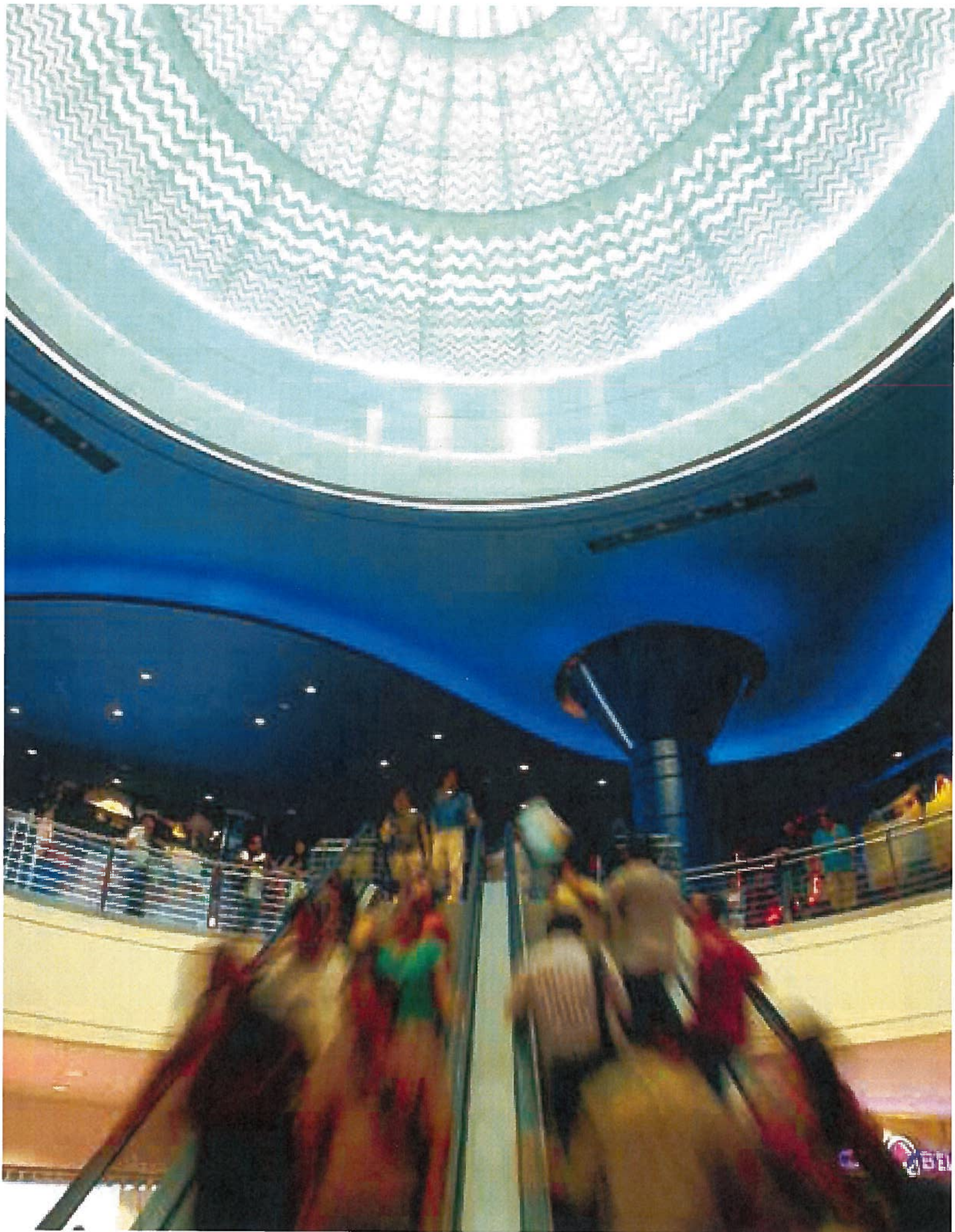


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foreword

Shopping centers and the players who make up our industry are in the midst of one of the most exciting periods of evolution since the rise of the suburban mall in the 1950s.

The principal driver of this evolution has been the rapid development and implementation of technologies that have revolutionized the way individuals and businesses interact with each other and the world around them. Specifically, the Internet and e-commerce are providing consumers and retailers with brand-new tools that enhance the shopping experience and ultimately drive sales in stores.

Despite sensational reports to the contrary, the "shopping center" as a commercial property type is thriving.

The industry's key fundamentals are strong; the U.S. economy has recovered from a deep recession, the labor market has improved and consumer confidence is increasing. The U.S. is experiencing continued population growth with more than 2 million people per year creating natural new demand for goods and services. The vast majority of these retail sales occur in-store and with new retail supply at historically low levels retailers will need space as they plan to open more than 40,000 stores over the next 12 months and more than 77,000 stores over the next 24 months. These factors are all contributing to increasing occupancies and rents in most major markets and for most retail properties.

What is known for certain is that customers want a physical space that allows them to interact with the merchandise and service professionals and gives them a "third place" away from home or the office to have a social experience, dine or be entertained.

The following study lays out the fundamental reasons why the shopping center industry is currently vibrant and healthy and why we believe it is poised for unprecedented success going forward - not in spite of e-commerce, but because of it.



Michael P. Kercheval
ICSC President & CEO



The shopping-center industry continues to be successful, vibrant and vital to commerce now and well into the future. This continued success is a testament to the shopping center's ability to dynamically and effectively adapt to changing technologies and consumer tastes and preferences. The physical shopping environment is at the heart of the omni-channel shopping experience.

OMNI-CHANNEL SUPPORTS FOOT TRAFFIC AND HIGHER SALES

- E-commerce is complementary to brick-and-mortar retail as omni-channel customers tend to shop more frequently (3x) and spend more on average (3.5x) than single-channel shoppers.
- In-store conversion rates are four times higher than online-only conversion rates.
- For online sales with direct delivery and exchange, retailers can only expect a net sale of 77% of the original transaction—whereas, for online sales with in-store pick-up and return, retailers can expect a net sale of 107%.
- Macy's commented, "The Internet is actually making some stores stronger than they might have been otherwise."
- Effective omni-channel strategies increase the number of ways retailers can interact with consumers and ultimately increase net sales.

main findings

SPENDING MAINLY IN STORE

- Consumers still prefer in-store shopping to:
 - 1) Fill an immediate need or want;
 - 2) Provide a "one-stop" shopping trip whether it is for everyday staples or discretionary goods and services; and
 - 3) "Touch and feel" the merchandise.
- 94% of total retail spending takes place in stores.

FAVORABLE DEMOGRAPHIC TRENDS

- U.S. population growth is projected to be more than 2 million people per year between now and 2050, creating natural new demand for goods and services.
- Baby boomers, millennials, and Hispanics provide an opportunity to customize offerings to those influential demographic groups.

IMPROVED CENTER PRODUCTIVITY AND APPEAL

- New shopping center supply grew at its slowest pace in more than 40 years in 2013, improving the supply-demand balance and occupancy rate.
- Retailers plan to open more than 40,000 stores over the next 12 months and more than 77,000 over the next 24 months - near a five-year high.
- Online-only retailers are beginning to establish brick-and-mortar channels to grow their brands, such as: Athleta, Bonobos, Boston Proper, and Warby Parker, and innovative concepts like the Apple Store create new destinations.
- The industry is enhancing its traditional tenant mix. Shopping centers are adding consumer services and entertainment, while malls hone merchandising, food, and entertainment offerings to broaden the appeal.
- The industry's focus on increasing productivity is paying off. For example, sales at General Growth Properties "are 20% higher than 2007 and 40% higher than 2009," according to CEO Sandeep Mathrani.



1

U.S. Shopping Center Vital Signs

KEY POINTS

- New shopping center supply grew at its slowest pace in more than 40 years in 2013, improving the supply-demand balance and occupancy rate.
- Retailers plan to open more than 40,000 stores over the next 12 months and more than 77,000 over the next 24 months - near a five-year high.
- Online-only retailers are beginning to establish brick-and-mortar channels to grow their brands, such as: Athleta, Bonobos, Boston Proper, and Warby Parker, while innovative concepts like the Apple Store create new destinations.
- U.S. population growth is projected to be more than 2 million people per year between now and 2050, creating natural new demand for goods and services.
- Baby boomers, millennials, and Hispanics provide an opportunity to customize offerings to those influential demographic groups.
- The industry is enhancing its traditional tenant mix. Shopping centers are adding consumer services and entertainment, while malls hone merchandising, food, and entertainment offerings to broaden the appeal.

Despite sensational reports to the contrary, the "shopping center" as a commercial property type is thriving. The concept of a singularly owned and operated multi-tenant property for the purpose of transacting commerce is just as relevant now as when it was first conceived. The primary reasons why that model creates and sustains value - the benefits that accrue due to the economic principles of scale, scope, and agglomeration - have not changed to any large degree.

The industry's fundamentals are undeniably strong and getting stronger. In the five years since the end of the last recession, supply has been carefully constrained in the face of rising demand resulting from population growth and a net increase in both traditional retail and non-traditional establishments.

ICSC data show that inflation-adjusted shopping center-inclined sales and rents are up and nearing pre-recession levels (see Figure 1). In a similar trend, shopping center vacancies and capitalization rates are both down and approaching pre-recession lows. The consumer is also back. According to a recent Gallup poll, U.S. consumer spending hit a six-year high in May!

FIGURE 1: INFLATION-ADJUSTED MONTHLY SHOPPING CENTER-INCLINED SALES



Source: ICSC Research

Although these traditional metrics are encouraging, given the current dynamic state of the industry, it will be important going forward to ensure that these are in fact the best indicators of the health and vitality of the retail real estate market.

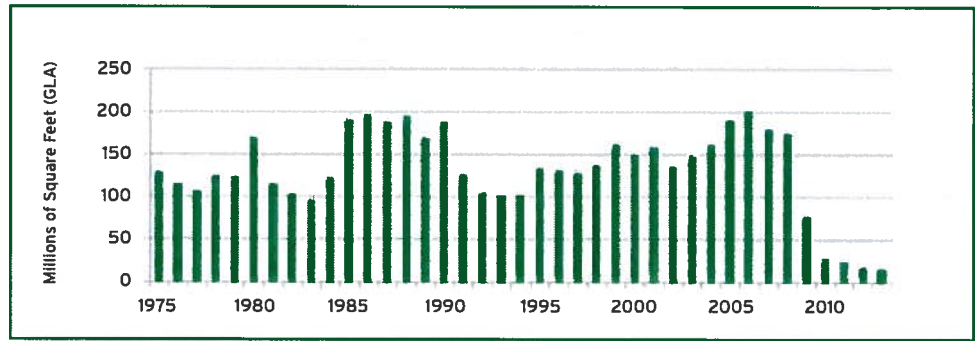
For example, one frequently-cited barometer of the industry's strength is *foot traffic*, with the assumption being that more people in stores and malls equal more sales. While this may have been the case at one point, that pattern is slowly changing as increasingly time-pressed customers are becoming better, more efficient shoppers. The Internet has allowed them to do their research and price comparisons online ("webrooming") so that they can save time and money when they make a greater amount of in-store purchases per visit.² In the future, benchmarks like dwell time, shopper frequency, ticket size, and conversion rates may become the new standards by which shopping center productivity and potential are measured.

All of this is part of the primary forces impacting the shopping center of today and shaping it for tomorrow. In so doing, they demonstrate the long-term viability of the industry. At the same time, retailers are embracing new technologies to strengthen themselves and, by extension, the properties they occupy.

MODERATION OF RETAIL SPACE: Aggregate net new shopping center space has slowed dramatically since 2009 as a result of the 2007-2009 recession and the sluggish jobs recovery in the subsequent years. This has helped to rebalance the supply and demand for space. "Backfilling" of existing vacant space has been a factor helping to drive up occupancy rates and lift the shopping center industry's profitability to record highs.

Between 2000 and 2008, U.S. shopping center space - gross leasable area - grew by an annual average rate of 2.6% or a net addition of 169 million square feet (sq. ft.) of retail space per year. However, beginning in 2009, the supply increment slowed dramatically to about one-tenth of that pace. In 2013, the addition of new retail supply grew at its slowest pace in more than 40 years. According to Cushman & Wakefield, over the next three years (2014-2016), the addition of new supply will pick up somewhat as 120.5 million sq. ft. are added to U.S. shopping center inventory.³ This moderated supply growth is a positive sign going forward (see Figure 2).

FIGURE 2: ANNUAL NET ADDITION TO U.S. SHOPPING CENTER SPACE

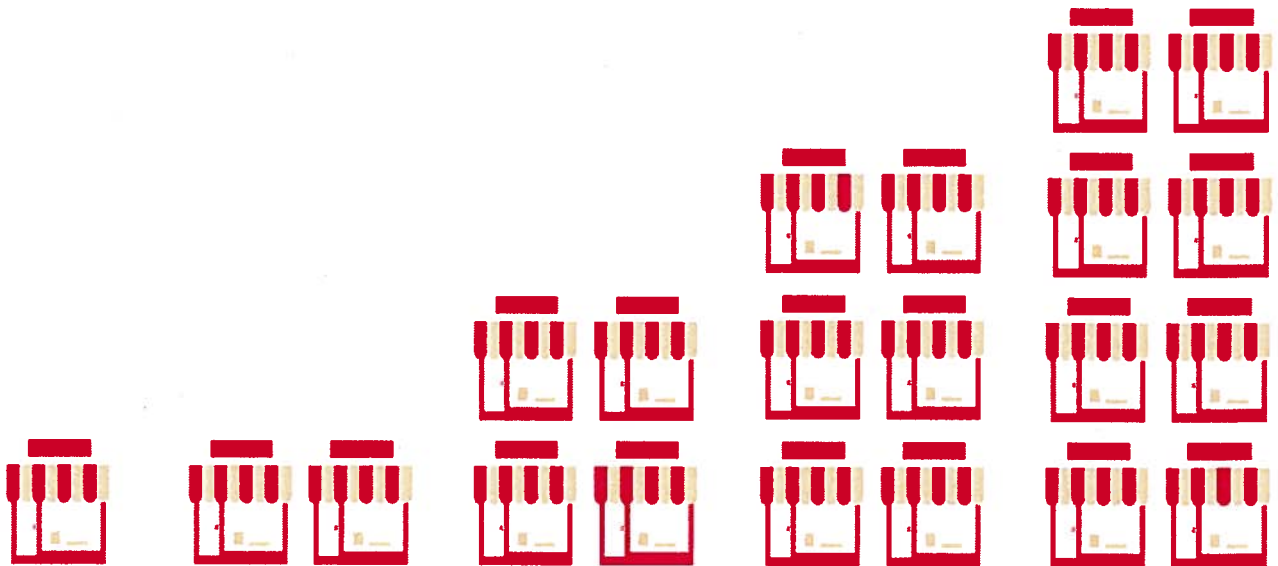


Source: CoStar Realty Information, Inc.

NET GROWTH IN RETAIL ESTABLISHMENTS: According to the U.S. Bureau of Labor Statistics, the total number of U.S. private retail establishments grew from 1,023,696 in 2011 to 1,028,242 in 2012 - an increase of 4,546 establishments. Preliminary 2013 figures show a further increase of 7,887 retail establishments over 2012 figures to 1,036,129.

In early 2014, *The Dealmakers* - a newsletter on retailing and real estate - surveyed 2,500 retail chains (covering more than one million locations) and found that slightly over four-fifths of the retail chains expect to open new locations within the coming 18 months, with food uses accounting for about a third of that growth.⁴ This is better than twice the percentage of those that planned expansions in 2010.

This sentiment was echoed in the January 2014 issue of *National Retailer Demand Monthly*, which reported that retailers plan to open more than 40,000 stores over the next 12 months and over 77,000 stores over the next 24 months - near a five-year high.⁵



NEW STORE CONCEPTS IN THE WORKS: According to the 2013 General Growth Properties *Annual Report*, “[a]s the shopping center industry evolves, existing retailers are expanding their [aggregate] footprints and incubating new concepts.”⁶ Identified among those retailers aggressively increasing their store counts are fast-fashion brands, including H&M, Uniqlo and Zara. Among those named as examples of new/spinoff concepts are Victoria’s Secret Pink, Foot Locker’s House of Hoops, J. Crew’s Madewell, and Kate Spade’s Saturday.

One unique example of an innovative concept is Staples’ announced partnership with 3D Systems to pilot 3D printing services in select stores. The technology allows consumers and businesses to create personalized products using original or stock designs. This new “additive manufacturing” process will likely be adopted by an increasing number of retailers looking to enhance their customer experience and product customization capabilities.

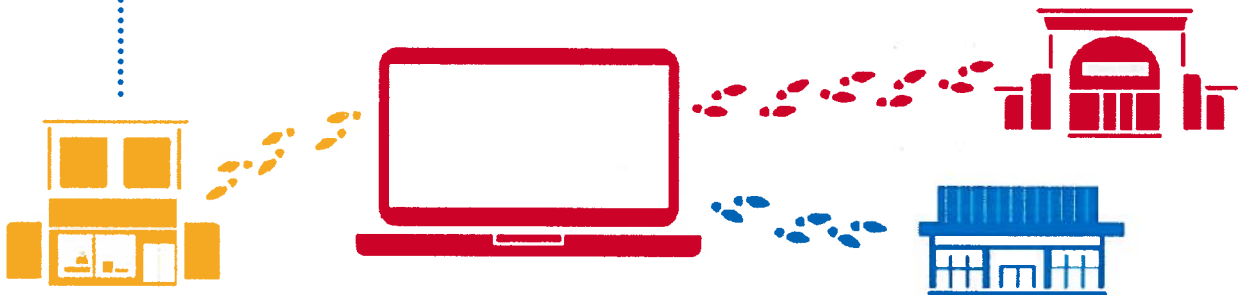
In a recent Platt Retail Institute article on emerging retail technologies and store formats, the authors took a long view, speculating that future growth in retail-store formats will vary much more than in the past.⁷ This study anticipates the new stores will serve different purposes depending on the specific location and customer base. Beyond the typical store, this could include serving as a distribution/pick-up location.

“We had tested offline in a few different pop-up concepts, but [then] last summer we saw a couple of customer behaviors that made us realize we needed to move fast in terms of offering physical retail to customers. A lot of online-first brands have seen this happen.”
 – Amy Jain, co-founder of BaubleBar, an accessories e-tailer

ONLINE MOVING TO PHYSICAL LOCATIONS: Another significant trend is a move by online retailers to open brick-and-mortar locations. Examples of online firms looking for space include Athleta, BaubleBar, Bonobos, Piperlime, and Warby Parker – just to name a few. These companies are finding that consumers welcome this enhanced opportunity to interact with goods and complete purchases on their own terms.

General Growth Properties’ CEO Sandeep Mathrani noted that the online retailers-openings in brick-and-mortar locations may also be occurring as online customer acquisition costs (including shipping fees) rise.

“The opportunity online is synergistic with our retail strategy, and... creating beautiful, profitable freestanding stores just complements our Web business in several ways.”
 –Neil Blumenthal, co-founder of Warby Parker⁸



“[O]n average, order values in the Guideshop stores are double what they are online, return rates are lower, and repeat transactions happen in a shorter time period.”
 – Kaitlyn Reilly Axelrod, senior public relations manager, Bonobos⁹

FAVORABLE POPULATION TREND: According to projections by the U.S. Census Bureau, the U.S. population will expand by an average of 2.3 million individuals per year over the next 37 years.

Population growth is driven by net birth rates, crude death rates and net migration. While U.S. birth rates are not as high as they were during the late 1950s, the Census Bureau projects that the total U.S. fertility rate will remain at or above replacement level through 2050. Combined with increased life expectancy and increasing projected net migration, the Census Bureau predicts that the total population growth rate will continue to remain positive over the next nearly four decades. Based on Census projections, the U.S. population is expected to grow to almost 400 million persons by 2050 - an increase of nearly 84 million individuals (26.5%) from 2013 levels.

POPULATION GROWTH OUTPACES RETAIL SUPPLY GROWTH: With slower expansion in the industry's retail stock, the U.S. civilian population growth now is outpacing the addition of retail space by 3.5 times. As a result, shopping center space per capita - which peaked in 2009 at 24.2 sq. ft. - has been receding and, as of early 2014, stands at 23.7 sq. ft.

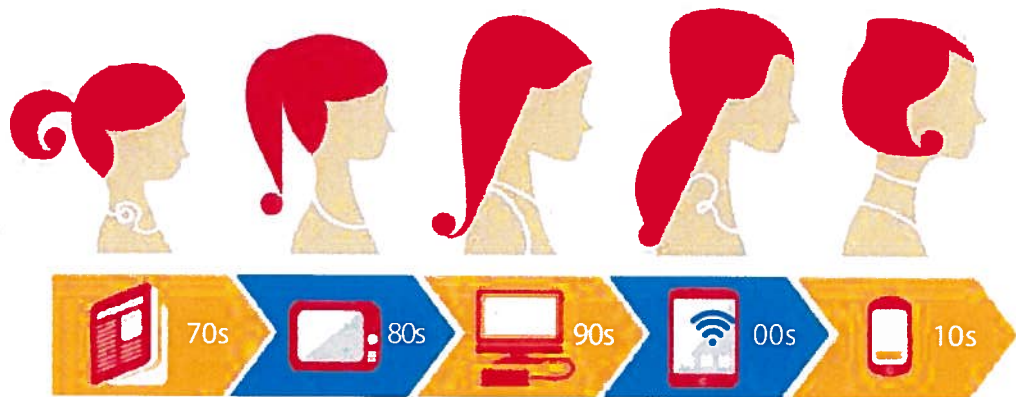
SELECT DEMOGRAPHIC OPPORTUNITIES: As part of the net population increase, the growth and maturation of specific demographic cohorts will provide the shopping center industry with significant opportunities going forward.

Baby boomers - some 77 million people strong - are beginning to enter their retirement years. Although many boomers will continue to work long past their normal retirement age, this group - which largely grew up with the shopping center - will look to this format to provide their shopping, dining, entertainment, and service needs.

Further, studies suggest that the retired baby boomers will live, shop and play differently than past generations.¹⁰ There is a changing view of age in society (the "anti-age shift") whereby recent retirees are choosing to spend their money on consumables and experiences rather than save it for the next generation to inherit.

Going beyond the baby-boom generation, as life expectancies increase, the percentage of the population aged 65 years and over is expected to grow to around 20% of the total population by 2030. Compared to 9% in 1960 and 13% in 2010, it is clear that a great number of opportunities exist for shopping centers to craft their offerings for this increasingly large and powerful consumer group.

At the other end of the generational spectrum are the millennials. Although the definition of "millennials" is not consistent from source to source, it is generally agreed that they are the first generation to grow up after the Internet, smart phones and social media became the norm. According to a McKinsey & Company study, this group, which currently makes up around 15% of U.S. consumers, is expected to account for nearly one-third of total spending by 2020.¹¹




The McKinsey study goes on to highlight another significant demographic group: Hispanics. According to the study, the retail spending of Hispanic consumers will nearly double over the next 10 years and account for almost one-fifth of total retail spending. The Hispanic population, for instance, is generally younger than the overall population, with higher birth rates creating a stronger wave of potential spending.

Other important characteristics of this group include that Hispanics shop more often, they shop in groups, and they care about and are willing to pay for quality. According to a 2013 report, Hispanics shop with company (spouses, young, and/or adult children) on nearly 80% of their shopping trips compared to just over 50% for the typical consumer.¹² The report also found that Latinos “spend 14% more on routine shopping trips and 10% more on stock-up trips” and are “more likely to shop for fun or entertainment.”

THE IMPORTANCE OF CONVENIENCE RETAIL: The U.S. shopping center industry is dominated by convenience-oriented centers. As of January 2014, strip/convenience and neighborhood centers accounted for over 100,000 or 88% of all shopping center properties in the United States. Those centers provide local consumer needs – grocery, dry cleaners, barbers, community banking, shipping services and thousands of other services of which the vast majority do not compete with non-store channels.

The convenience format caters to a consumer looking to get in, shop, and get out. As a 2013 report by Nielsen points out, convenience demand is the underpinning for smaller shopping centers, which are “seeing greater diversification” than many other formats, as the consumer market “still favors ‘quick trips’ as seen in the continued openings of new convenience stores.”¹³

THE MARKETPLACE OF IDEAS: An article by architect Eric Kuhne examined the other end of the shopping center format spectrum: The need for designing space with the goal of providing the user with an “experience.”¹⁴



Kuhne advocates, along with many others in his field, that the core of the shopping center should be a “holistic experience” for the customer – to make the mall a “marketplace of ideas.” He observes that, “[w]hat is often overlooked is that the physical world of the marketplace – unlike the Internet – captures the vitality of civic life, which can yield a potentially unparalleled and needed experience for customers.” This notion of a shopping center as a “third place” away from the home or office to engage in social, community-based activities is something that is being widely embraced by mall developers and managers in centers across the country.



ENHANCED TENANT MIX: In 2013, consumer service expenditures accounted for slightly over two-thirds of total consumer spending (66.4%). This trend will undoubtedly have implications for the future shopping center tenant mix.

The data are already starting to show this evolution. In the fourth quarter of 2010, according to ICSC analysis of CoStar data, the share of total shopping center space that was non-retail, non-restaurant space was 20.6% - by the fourth quarter of 2013, that figure had risen to 22.4%. The industry continues to expand its tenant mix from retail and restaurants towards a greater mix of consumer services to broaden the appeal of the center as a consumer destination and not just a shopping destination. Increasingly, shopping centers of all sizes and shapes are blending traditional retail tenants with more non-traditional tenants including, medical and dental services, fitness and spa facilities, college and trade schools, and a wide array of entertainment options - and the list goes on.

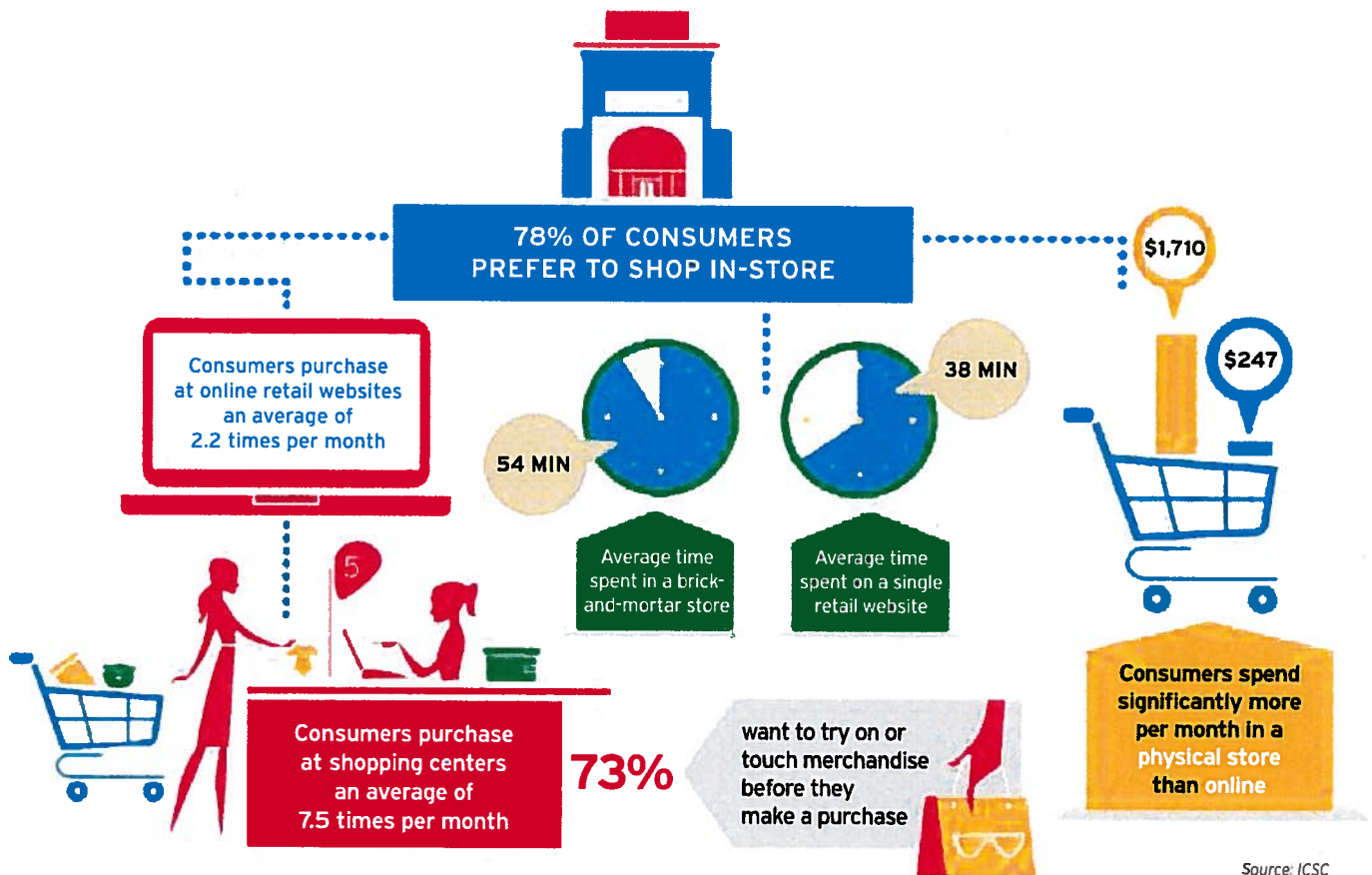
On a recent earnings call, Kimco's President, then COO, Conor Flynn noted that, "[a]n area that showed strong positive net absorption in our small shop space was medical use, such as physician offices and outpatient urgent care facilities. Medical service use, along with restaurants and personal care services, increase the strength of our small shop population, is Internet resistant, and drives traffic to the center on a recurring basis."¹⁵

CUSTOMIZED DISTRIBUTION: With a focus on increasing the consumer convenience of shopping, some of the major U.S. mall operators are testing or rolling out same-day delivery services. In late 2013, General Growth Properties, The Macerich Company, Simon Property Group and Westfield Group - which collectively own more than 600 malls - launched consolidated mall delivery services through an outside vendor. This allows customers to leave the goods they purchase from retailers (either in-store or online) at the mall for home delivery at a convenient time later in the same day.

Zacks, an investment research firm, commented that, "[w]e consider this latest move to be a strategic fit for the mall operators as the availability of such services would help these firms to grow in the era of advanced technology in the retail arena. The move will expectedly boost the shopping experience and enhance sales volume at the tenant stores consequently boosting demand for the mall properties."¹⁶ Of course, this delivery option will co-exist with the "click and collect" options that many retailers offer consumers to shop online but pick-up items at the store.

MORE CONSUMERS OPTING TO SHOP IN-STORE: The results from a January 2014 Accenture consumer study heralded that, “more U.S. shoppers plan to buy from stores, but want the in-store shopping experience to match the convenience of online.”¹⁷ The survey found that in 2014, 21% of U.S. shoppers plan to increase their in-store purchasing versus just 9% who responded that way in 2013.

FIGURE 3



Given these market forces and consumer trends, shopping centers and the retailers that inhabit them are on the cusp of an exciting new era. Those that embrace these changes and are able to quickly and effectively adapt to this new competitive landscape will thrive; those that do not or cannot, will fade away as has always been the case.

In Kimco's 2003 Annual Report, company co-founder Milton Cooper reminded investors of the necessity for keeping businesses dynamic, always evolving with, and improving for, the customer. Cooper wrote that, “[r]etail is a tough, dicey business! If a modern Rip Van Winkle were to wake up after a twenty-year slumber and stroll down Fifth Avenue, he would no longer find W. J. Sloane's, E. J. Korvette, Arnold Constable, Russek's, or a number of others. These retailers are gone, but the real estate in which they dwelled is thriving.”¹⁸

Arthur M. Coppola, CEO of Macerich concurred: “Macerich experienced numerous anchor evolutions over the years, and, in almost every case, when one anchor goes out of business or is purchased by another anchor, the Darwinian nature of the retail business results in greater productivity from the replacement anchor.”¹⁹

Today's challenges are not easy to deal with, but the industry is experimenting with new formats and offerings and adapting to the fast-paced changes in technology and consumer demand. The industry's laser focus on increasing the productivity of their properties is paying off as vital signs are promising, vibrant and healthy now and well into the future.

2

Embracing an Omni-channel Strategy

KEY POINTS

- E-commerce is complementary to brick-and-mortar retail as omni-channel customers tend to shop more frequently (3x) and spend more on average (3.5x) than single-channel shoppers.
- In-store conversion rates are four times higher than online-only conversion rates.
- For online sales with direct delivery and exchange, retailers can only expect a net sale of 77% of the original transaction. In contrast, for online sales with in-store pick-up and return, retailers can expect a net sale of 107%.
- "The Internet is actually making some stores stronger than they might have been otherwise." - Karen Hoguet, CFO, Macy's.
- Consumers still prefer in-store shopping as 94% of total retail spending happens within the four walls of a physical store.

At the end of the day, this is a story about real estate property, but, because strong tenants make strong properties, it is necessary to address what retailers are doing to remain competitive given the significant changes in technologies and consumer shopping behaviors. The fact is that retailers have been exceedingly active in adapting to e-commerce growth. The retailer of today is not the retailer of yesterday, nor will it be the retailer of tomorrow.

Over the last several years, a number of retailers have invested a great deal of time and capital in building out their information-technology capacity. This includes adopting an omni-channel presence and developing sophisticated real-time inventory tracking procedures to monitor goods as they move seamlessly through those channels.

Well-executed omni-channel strategies:

- Allow consumers to buy products online and pick them up in-store or, conversely, buy products in-store for home delivery.
- Ensure that promotions are ubiquitous across channels and inventory is fluid, allowing retail locations to become fulfillment centers for online purchases.
- Facilitate a knowledgeable and increasingly tech-savvy consumer.

A study by IDC Retail Insights recently found that omni-channel shoppers spend up to 3.5 times more than single-channel shoppers.²⁰ As the touch points increase, so too do the opportunities to convert a sale. Or, said another way, one plus one equals three.

By embracing the e-commerce channel, retailers are finding that the Internet is complementary to their brick-and-mortar establishments. One study found that for a particular department store, customers who shopped exclusively online browsed the website an average of three times per year while those who shopped exclusively in-store visited the store an average of 7.5 times per year.²¹ However, those individuals who used both channels were found to have shopped nine times a year (1.7 times online and 7.3 times in-store).

Moreover, conversion rates at brick-and-mortar stores are far higher than for online-only sites. ShopVisible found that in-store conversion rates typically average around 20%, while online retail conversion rates average just 4.8%. (See Figure 4.)²²

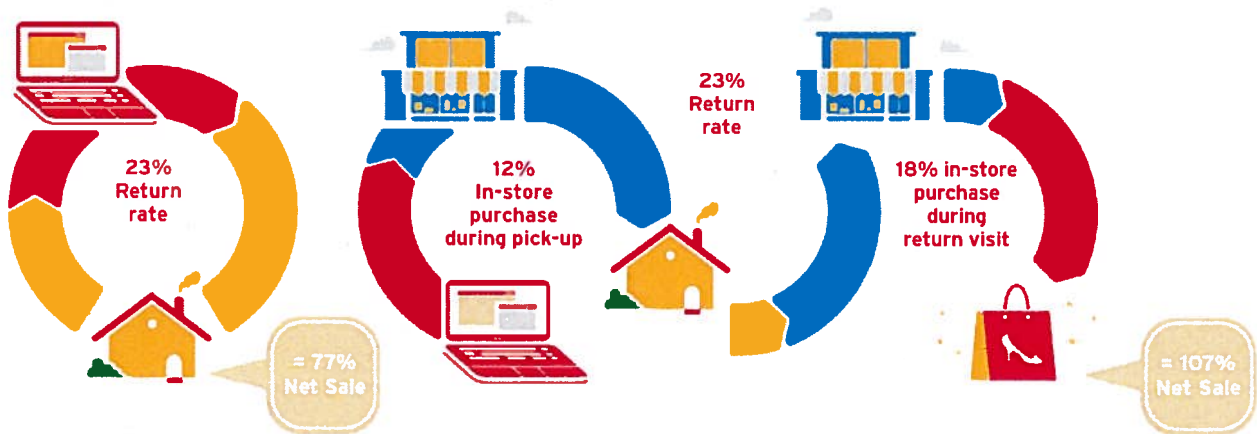
FIGURE 4: ONLINE VERSUS IN-STORE CONVERSION/PRODUCTIVITY RATES



This is significant given all of the various combinations and permutations of interactions an individual can have with a retailer executing an omni-channel strategy. For example, consumers are now free to buy online and pick up and/or return in-store. The ShopVisible study found that this flexibility and increased exposure generated additional sales that would have been lost with online-only purchases and deliveries/returns.

- For online sales with direct delivery and remote exchanges, retailers can expect a net sale of 77% - 100% of the sale minus 23% returns.
- For online sales with in-store returns, retailers can expect a net sale of 95% - 100% of the sale minus 23% returns plus 18% purchases made in-store during the return.
- For online sales with in-store pick-ups and returns, retailers can expect a net sale of 107% - 100% of the sale plus 12% purchases made in-store during the pick-up minus 23% returns plus 18% purchases made in-store during the return (see Figure 5).

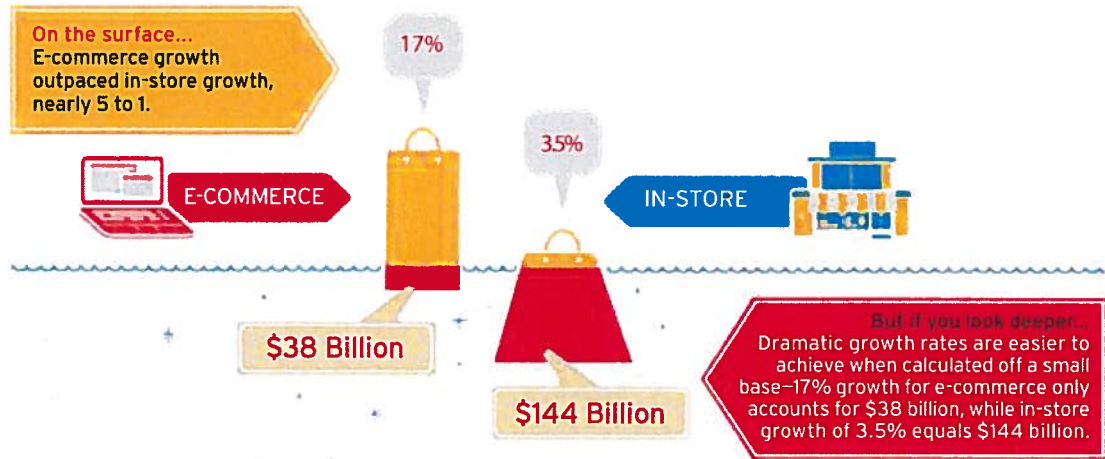
FIGURE 5: ADDITIONAL SALES OPPORTUNITIES FROM IN-STORE PICK-UPS AND RETURNS



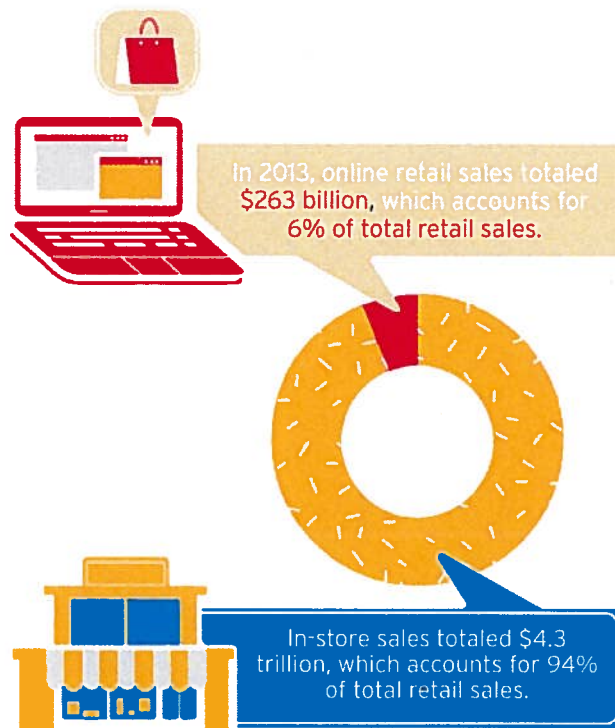
This effect was supported by the comments made by Macy's CFO Karen Hoguet: "We find that people shop more [online] when we have a store in their neighborhood. So, if we were to close this store, we not only lose the store sales, we also often lose [online sales] and we're also finding customers like the convenience to come into the store, look at it, make returns. So, interestingly the Internet is actually making some stores stronger than they might have been otherwise, and also as stores become fulfillment centers, we're able to put more fashion in some stores that might not otherwise have gotten it, because if it doesn't sell there, we're able to ship it out to satisfy Internet demand."²³

Macerich's Coppola agreed, noting that, "[i]t is evident to [Macerich] that the dot.com business of each of our retailers is synergistic with its other distribution channels, whether these retailers are full price, off price or outlet."²⁴

In the media and elsewhere, much has been made of the dramatic growth rates in online sales.



The fact is that the vast majority of retail sales still occur in physical stores. In 2013, brick-and-mortar establishments accounted for 94% or \$4.3 trillion of total retail sales compared to the 6% or \$263 billion for e-commerce sales. Moreover, a recent study by A.T. Kearney found that, "[m]ore than half of all online retail sales are captured by retailers with physical stores" and so, "[i]t's not about physical or digital; it's physical with digital. Having multiple channels is good for business."²⁵



And these trends are not just for the older age cohorts. The study found that, “[r]egardless of age, stores are generally preferred across the shopping journey.” This includes millennials and an even younger group referred to as “teens.” Interestingly, the teens group had one of the highest overall preferences for physical stores - greater than millennials and even Generation Xers.


A 2013 study by the Urban Land Institute found similar results. The survey found that 74% of millennials (referred to as Generation Y) go to a neighborhood or community center at least once a month and 64% visit an enclosed mall at least once a month.²⁶ When asked about the preferred way to shop for clothing, respondents overwhelmingly favored in-store shopping (80%) to buying online (20%).

There is no doubt that Internet sales will continue to grow in the short term as this sales channel is far from being completely utilized. Going forward, pure-play online e-retailers and brick-and-mortar players alike are expected to continue investments in technologies to enhance their e-commerce offerings. At some point, however, an equilibrium will be reached between physical and virtual channels. Where that point is will vary by retailer and product category type, but the extreme notion that physical retailers and shopping centers will disappear entirely is unrealistic.

Devin Wenig, President of eBay Marketplaces, concurs: “I should say the death of the store has been greatly exaggerated. There will be a transformation of retail real estate, but not an end to it. You could step back and connect the dots and say, ‘the world’s going to have e-commerce only’ and that ‘stores are dead,’ but we don’t see that future at all - in part because I don’t think consumers want that future. I think people like to shop and they like the serendipity of stores. Shopping is as much about entertainment and engagement as it is about utility.”²⁷

In study after study, consumers have confirmed this assessment.²⁸ Simply put, human beings are curious social creatures who want and need to interact with people, places and things. A fully virtual experience will never be able to completely replace the inherent competitive advantages of a physical environment.

To be clear, there will be winners and losers across product categories and retailers. But those that stay ahead of the curve will benefit from the shift, as has always been the case. Savvy owners and managers will adapt their tenant mix accordingly.



These advantages were highlighted in a recent ICSC survey that asked respondents to identify the most important factors when choosing to shop in-store versus online.²⁹

73%

“touching/trying on merchandise before buying”

58%

“easier to shop for/find a specific item”

58%

“ability to combine shopping [in-store] with other errands”

40%

“fun activity with friends/family”

3

A Shopping Center Evolution

KEY POINTS

Shopping center properties will remain viable because:

- They serve an economic and social need;
- They are experimenting with new formats, designs, and technologies;
- They are increasingly complementary to non-store shopping; and
- They satisfy a wide range of consumer needs and wants from convenience to services to experience.

The shopping center as a commercial property type is on solid ground. The data clearly show that retail real estate fundamentals are strong and getting stronger as they approach pre-recession levels. The prevailing demographic, social, and economic trends all point to a continued success going forward.

However, as noted previously, the industry is currently evolving as a result of technological innovations and changes in consumer tastes and preferences. Rather than trying to stop or slow this evolution, the shopping center industry has embraced it - seeing it as the next wave of opportunity and a way to connect with consumers like never before.

Larger regional centers will likely supplement their retail and fashion offerings with a greater number of "experiential" activities while neighborhood centers leverage their physical presence in communities across the country to provide a convenient place to satisfy the goods and services demands of increasingly busy patrons. The research challenge of the future will be to understand the optimal blend of tenants and activities to maximize center sales and productivity.

In this new world of technology and increasing consumer touch points, property owners and tenants are joined at the hip. Strong exciting properties will showcase tenants and unique innovative tenants will drive center productivity.

Those retailers with the vision and will to create a seamless omni-channel shopping experience will thrive as they enjoy a whole that is greater than the sum of its parts.

This transformation in the industry is bringing about one of the most exciting eras in the history of the shopping center. The opportunities that exist for savvy property owners and tenants who are best able to take advantage of them are unprecedented. To paraphrase the often-cited retailer - Allen Questrom, the CEO and board member of several major U.S. retailers over his career - if the shopping center did not exist, we would be scrambling to invent it.

notes

- ¹ Justin McCarthy, "U.S. Consumer Spending Hits Six-Year High: Daily Spending Average Climbs \$10 From April," June 2, 2014, <http://www.gallup.com>.
- ² For instance, in a recent survey, ICSC Research reported that three out of four households do research online before shopping at a store location for back-to-school items. See "A Promising Back-to-School Season in the U.S.," *Retail Real Estate Business Conditions* (Vol. 11, No. 15), July 21, 2014.
- ³ Randy Drummer, "U.S. Shopping Center Development, Redevelopment Quietly Ramp Up," CoStar, May 2014, <http://www.costar.com>.
- ⁴ "The Dealmakers' State of the Industry 2014," *The Dealmakers*, May 30, 2014, <http://www.dealmakers.net>.
- ⁵ Rich Moore, Wes Golladay, Michael Carroll and Mike Salinsky, "Retail REITs: January 2014 *National Retailer Demand Monthly* (NRDM)," RBC Capital Markets, January 17, 2014.
- ⁶ General Growth Properties, Inc. *2013 Annual Report*, p. 9.
- ⁷ Platt Retail Institute, "The Future of Retail: A Perspective on Emerging Technology and Store Formats," February 2014, <http://www.plattretailinstitute.org>.
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- ⁹ Barbara Thau, "Getting Physical: Online Retailers Move Offline," *Chain Store Age*, May 7, 2013, <http://www.chainstoreage.com>.
- ¹⁰ James Cook, "The Rise of the New Leisure Class," *Retail Property Insights*, Vol. 21 (No. 1), 2014.
- ¹¹ Ian MacKenzie, Chris Meyer, Steve Noble, "How Retailers Can Keep Up with Consumers: The Retail Industry is More Dynamic Than Ever. U.S. Retailers Must Evolve to Succeed in the Next Decade," *Insights & Publications*, McKinsey & Company, October 2013, <http://www.mckinsey.com>.
- ¹² "On the Rise: The Growing Influence of the Hispanic Shopper," AMG Strategic Advisors and Univision Communications, Inc., 2012, <http://www.acosta.com>.
- ¹³ "Brick by Brick: The State of the Shopping Center," Nielsen, May 17, 2013, <http://www.nielsen.com>.
- ¹⁴ Eric R. Kuhne, "The Marketplace of Ideas: Digital Age Enhances Consumers' Need for Civic Life," *Retail Property Insights*, 2013, Vol. 20 (No. 1), pp. 39-43.
- ¹⁵ Kimco's First Quarter 2014, Earnings Conference Call, May 2014.
- ¹⁶ Zacks Equity Research, "Simon Property, Macerich Tie-Up with Deliv," December 13, 2013, <http://www.zacks.com>.
- ¹⁷ The Secrets of Seamless Retailing Success, Accenture, January 2014, <http://www.accenture.com>.
- ¹⁸ Kimco Realty Corporation, *2003 Annual Report*, p. 6.
- ¹⁹ Macerich, *2013 Annual Report*, p. 8.
- ²⁰ Christine Bardwell, "Redefining the Shopper Experience With Omnichannel Retailing," *IDC Retail Insights*, July 2013, <http://www.retailix.com>.
- ²¹ Michael Dart and Al Sambar, "The Store Strikes Back: Why Omnichannel Retailers Should Win Over Pure-Play Competitors," *The Kurt Salmon Review*, March 2013, <http://www.kurtsalmon.com>.
- ²² ShopVisible, "Influence & Impact: eCommerce Benchmarking Report - 2013 Review," shopvisible.com, 2014, <http://www.shopvisible.com>.
- ²³ "Bank of America Merrill Lynch Consumer & Retail Conference" (Bloomberg Transcript), Macy's presentation, March 11, 2014, p. 6.
- ²⁴ Macerich, *2013 Annual Report*, op. cit., p. 9.
- ²⁵ Michael Brown, Andres Mendoza-Pena, and Mike Moriarty, "On Solid Ground: Brick-and-Mortar Is the Foundation of Omnichannel Retailing," A.T. Kearney, July 2014, <http://www.atkearney.com>.
- ²⁶ Leanne Lachman and Deborah Brett, "Generation Y: Shopping and Entertainment in the Digital Age," Urban Land Institute, January 2013, <http://www.ulii.org>.
- ²⁷ Devin Wenig, "How Digital is Transforming Retail: The View From eBay," McKinsey & Company, July 2014, <http://www.mckinsey.com>.
- ²⁸ SDL, "Holiday Shoppers Still Prefer The Store Experience, SDL Survey Finds," November 8, 2013, <http://www.retailtouchpoints.com/>; Harris Poll EquiTrend 2013, "Brick and Mortar Retail Brands Beat Out Their Online Counterparts," May 2013, <http://www.harrisinteractive.com/>; Synqera, "U.S. Retail Survey Shows 75% of Consumers Prefer Customized In-Store Experiences Over Online Shopping," May 2013, <http://synqera.com>.
- ²⁹ "Consumer Retail Buying Trends: How Are Changing Retail Buying Behaviors of Consumers Impacting Shopping Centers?," ICSC and Alexander Babbage, Inc., April 2014.



1221 AVENUE OF THE AMERICAS NEW YORK, NY 10020 646 728 3800 icsc.org

— HOW DO —
SHOPPING CENTERS
— IMPACT —
OUR ECONOMY?



SHOPPING CENTERS ARE MAJOR EMPLOYERS



1 out of every 11 U.S jobs is shopping center-related (13 million).

SHOPPING CENTER JOBS ARE MORE THAN JUST RETAIL



22% of shopping center tenants are non-retail (e.g. health care, logistics, education) and 45% of retail occupations are unrelated to sales. Many of these jobs pay wages well above the national average.

SHOPPING CENTERS ARE A CRITICAL REVENUE SOURCE FOR COMMUNITIES

- Local Property Taxes: \$27.8 billion annually.
- State and Local Sales Taxes: \$192.8 billion annually.



SHOPPING CENTERS DRIVE U.S. GDP

Two-thirds of the \$18.6 trillion U.S. GDP comes from consumer spending on goods and services.



SHOPPING CENTERS ARE BIG BUSINESS

ICSC members represent 15% of the Fortune 100 and are the largest employers in 25 states.



SHOPPING CENTERS ARE SMALL BUSINESS



88% of U.S. shopping centers are neighborhood/community centers. Almost half of these are occupied by locally-owned businesses.

SHOPPING CENTERS ARE VALUABLE U.S. ASSETS

The current value of shopping center real estate in the U.S. is \$1.3 trillion.



BRICK-AND-MORTAR RETAIL IS STILL KING

90.7% of all sales are generated by retailers with physical establishments – just 4% come from online-only retailers.



SHOPPING CENTERS = ECONOMIC DEVELOPMENT

\$74.1 billion spent annually in the construction of retail creates \$101.6 billion in total economic activity for industries and labor up and down the supply chain.



PUBLIC RECORDS REQUEST - SEPTEMBER 2017

#	Received	Requester	Request	Division	Due	Closed
<u>3090</u>	09/27/17	Luiz Angelo Gamba	Copy of all Code Enforcement records pertaining to the property 10682 Paloma Avenue. Licensed Architects for the City of Garden Grove	Neighborhood Impr	10/09/17	
<u>3089</u>	09/27/17	Kimberly Gibson	I am planning an addition on a home here in Garden Grove, and looking for an architect, that is licensed in the city of Garden Grove. Executed copy of current contract documentation with Reflex Traffic Systems for the City's red-light camera program, specifically the recent renewal that I believe was approved in July 2017 by the Council.	Revenue Management	10/09/17	09/27/17
<u>3088</u>	09/27/17			City Clerk	10/09/17	09/27/17
<u>3087</u>	09/26/17	Lyla Gray-Etherson Property Solutions Inc	Permits, reports, and information for: <ul style="list-style-type: none"> Underground or Above-ground Storage Tanks (UST/AST), oil / water separator or clarifier installation or removal any current or previous building at the property Permits for flammable materials storage ... 	Water Services Environmental Comp Building Serv Fire Suppression Fire Prevention	10/06/17	
<u>3086</u>	09/26/17		At your earliest convenience, please find a formal records request attached pertaining to the current agreement in place between the transcription service vendor providing transcription services to the City of Garden Grove.	Purchasing	10/06/17	09/27/17

#	Received	Requester	Request	Division	Due	Closed
<u>3085</u>	09/26/17	Frank Trinidad <i>Odic Environmental</i>	We are doing an environmental site assessment on the property and would like to know if there are any records in regards to underground/aboveground storage tanks, hazardous materials, hazardous waste and/or any clarifiers on the property located a...	Fire Suppression Fire Prevention	10/06/17	10/02/17
<u>3084</u>	09/26/17	Leland R. Sisk	I would like to have all correspondence to or from the City of Garden Grove and the owners of record of that property situated at 11431 Marin Way, Garden Grove 92840; that pertain to any and all operations of an illegal short-term rental. I would...	Revenue Management Neighborhood Impr	10/06/17	09/27/17
<u>3083</u>	09/26/17	Anonymous	requesting all medical notes on injured cocker spaniel posted 9-19-17. To include location of medical treatment, any and all X-ray's, blood work, etc. that led to determination to euthanize. To include details of injuries.	Street Maint	10/06/17	
<u>3082</u>	09/26/17	Anonymous	requesting all medical notes on injured cocker spaniel posted 9-19-17. To include location of medical treatment, any and all X-ray's, blood work, etc. that led to determination to euthanize. To include details of injuries.	Street Maint	10/06/17	
<u>3081</u>	09/26/17	Anonymous	Requesting final outcome and all notes on male tan terrier, GGAC# G-0001006, Posted 9-11-17 To include medical treatment, location held, and Pre adoption prep, if applicable. If animal is still in custody/care of ochs, please state such.	Street Maint	10/06/17	10/02/17
<u>3080</u>	09/26/17	Tammy Le	Hello, i would like to know more about the house i am living in located at 13361 Corsair	Police Support Serv	10/06/17	

#	Received	Requester	Request	Division	Due	Closed
<u>3079</u>	09/22/17	Kelley Bowling Travelers Insurance	Circle in Garden Grove. The history of it , property permits & if their were any deaths in this house. Thank you! Requesting copies of photos in regards to Code Enforcement Inspection No. 170511 issued by Inspector Jo Anne Chung, for the property located at 10451 Park Avenue in Garden Grove.	Building Serv City Clerk	10/02/17	09/27/17
<u>3078</u>	09/22/17	Gregg Hanour Good Alcohol Practices	Can I please get emailed to me the email addresses for the individual city planners, the planning manager, and the community development director	City Clerk	10/02/17	09/26/17
<u>3077</u>	09/21/17	Brittney Eugenio Partner ESI	Thank you! Any and all records pertaining to: <ul style="list-style-type: none"> • Current or historical use of hazardous materials and/or hazardous waste • Current or historical underground/aboveground storage tanks • Current or historical clarifiers • Violations or Notices to Comply •... Any and all records pertaining to: <ul style="list-style-type: none"> • Building/construction/demolition permits • Certificate of Occupancy • Current or historical underground/aboveground storage tank permits • Plumbing/sewer permits for the property at 10555 Stanford Avenue,...	Environmental Comp Fire Suppression Fire Prevention	10/02/17	10/02/17
<u>3076</u>	09/21/17	Brittney Eugenio Partner ESI		Building Serv	10/16/17	

#	Received	Requester	Request	Division	Due	Closed
<u>3075</u>	09/21/17	Erinn McKell AECOM	All permit records associated with 12622 and 12632 Monarch Street, Garden Grove, CA 92841	Building Serv	10/16/17	
<u>3074</u>	09/21/17	Jarrad Midlik	Incident report of an RV fire Incident #61710180	Fire Suppression Fire Prevention	10/02/17	09/21/17
<u>3073</u>	09/21/17	Paula Jenkins	I'm trying to locate my cousin DANIEL F VIANA in Garden Grove CA which is his last known wherabouts. Is he listed in voting records, real estate, etc Any info will be greatly appreciated. Thank you	City Clerk	10/02/17	09/22/17
<u>3072</u>	09/21/17	Brian	New business listing with Phone# from 9/1-9/20	Revenue Management	10/02/17	09/22/17
<u>3071</u>	09/21/17	Mehdi Sarreshtedari DBA <i>Affordable Taxi</i>	All Documents ,memos and memorandums of understanding for an agreement between city of Garden Grove and Orange County Transportation Authority (O.C.T.A) Pertaining to the administration of taxi regulations (O.C.T.A.P) from 1996 to present. See the attached.	City Clerk	10/02/17	09/27/17
<u>3070</u>	09/18/17	Maggie R. Simoneaux- Cuaso <i>Knypstra Hermes, LLP</i>	Dear City Clerk, Pursuant to the California Public Records Act Cal. Gov. Code 6250, et seq., I respectfully request a photocopy of all documents sent to	Economic Dev	10/12/17	

#	Received	Requester	Request	Division	Due	Closed
			or received by Matthew Reid during the period of January 1, 2016, thro... See the attached.			
<u>3069</u>	09/18/17	Maggie R. Simoneaux- Cuaso <i>Knypstra</i> <i>Hermes, LLP</i>	Dear City Clerk, Pursuant to the California Public Records Act Cal. Gov. Code 6250, et seq., I respectfully request a photocopy of all documents sent to or received by Matthew Reid during the period of January 1, 2015 thru... See the attached..	Economic Dev	10/12/17	
<u>3068</u>	09/18/17	Maggie R. Simoneaux- Cuaso <i>Knypstra</i> <i>Hermes, LLP</i>	Dear City Clerk, Pursuant to the California Public Records Act Cal. Gov. Code 6250, et seq., I respectfully request a photocopy of all documents sent to or received by Matthew Reid during the period of January 1, 2014 th... See the attached.	Economic Dev	09/28/17	09/27/17
<u>3067</u>	09/18/17	Maggie R. Simoneaux- Cuaso <i>Knypstra</i> <i>Hermes, LLP</i>	Dear City Clerk, Pursuant to the California Public Records Act Cal. Gov. Code 6250, et seq., I respectfully request a photocopy of all documents sent to or received by Matthew Reid during the period of January 1, 2013 thro... See the attached..	Economic Dev	09/28/17	09/27/17
<u>3066</u>	09/18/17	Maggie R. Simoneaux-		Economic Dev	09/28/17	09/27/17

#	Received	Requester	Request	Division	Due	Closed
		Cuaso Knyppstra Hermes, LLP	Dear City Clerk, Pursuant to the California Public Records Act Cal. Gov. Code 6250, et seq., I respectfully request a photocopy of all documents sent to or received by Matthew Reid during the period of January 1, 2012 through... REF: 685355			
<u>3065</u>	09/18/17	PRS, Inc.	Copy of Police Department reports for a auto fire that occurred on August 12, 2017, at the property located at 10602 Westminster Avenue in Garden Grove. Hello,	City Clerk	09/28/17	09/18/17
<u>3064</u>	09/18/17	Ivette Radillo California State University, Northridge	My name is Ivette Radillo. I am a graduate student at California State University, Northridge. I'm working on a Labor Negotiation class project. While reading through your Police Association MOU, I noticed that you provide police of...	City Clerk	09/28/17	09/18/17
<u>3063</u>	09/18/17	Bela Christensen Accutrend Data Corporation	All new business licenses filed in August of 2017.	City Clerk	09/28/17	09/18/17
<u>3062</u>	09/18/17	Anh Ngo	Hi, I am looking for building records permit for 12371 Elmwood St. Garden Grove. Thank you	Building Serv	09/28/17	09/21/17

#	Received	Requester	Request	Division	Due	Closed
<u>3061</u>	09/18/17	Kim Kracy <i>McDonnell Group</i>	As part of Due Diligence, McDonnell Group would like to obtain copies of original building permits and certificates of occupancy for the property currently known as Wyndham Anaheim Garden Grove located at 12021 Harbor Boulevard in Garden Grove. Requesting information on GGAC intake s #G000894 and #G000895 being held at OC Humane Society, I want all notes, including medical, all locations held and final outcome. This firm would like to request all records from earliest to present for the following address: 7100 Lampson Ave, Garden Grove, CA 92641 Pertaining to Underground storage tanks (USTs) installation, monitoring and removal and Hazardous Materials/...	Building Serv	09/28/17	09/21/17
<u>3060</u>	09/18/17			Street Maint	10/12/17	
<u>3059</u>	09/18/17	Raul Gaina <i>EFI Global</i>		Fire Suppression Fire Prevention	09/28/17	09/21/17
<u>3058</u>	09/18/17	Raul Gaina <i>EFI Global</i>	Any reports of the storage, release or spillage of hazardous materials (HAZMAT), or substances or petroleum products that have ever been located on the property. If any Underground storage tanks (USTs), aboveground storage tanks (ASTs) are or pre...	Fire Suppression Fire Prevention	09/28/17	09/18/17
<u>3057</u>	09/14/17	richard bash <i>Mr.</i>	I want to know the amount of any liens and fees against the property located at 6151 Cerulean Ave. Garden Grove, Ca. 92845.	Building Serv	09/25/17	09/18/17
<u>3056</u>	09/14/17	Vanessa <i>Law Office of Scott R. Ball</i>	Requesting (1) copy of latest contract signed between Garden Grove and Redflex Traffic Systems extending the Traffic Photo Enforcement Program; (2) the length of the	City Clerk Engr Services	09/25/17	09/19/17

#	Received	Requester	Request	Division	Due	Closed
<u>3050</u>	09/11/17	Ana	(https://www.ci.garden-grove.ca.us/citizen-requests/), of which there have been perceived co... Any death that may have occurred in my home 12831 Aspenwood Lane Garden Grove, CA 92840 We are doing a Phase I ESA of the property located at APN 100-042-40 with the addresses of: 13002 Nina Place, Garden Grove, CA 92843 and 11532 Garden Grove Boulevard, Garden Grove, CA 92843	Public Works Adm Police Support Serv	09/21/17	09/21/17
<u>3049</u>	09/08/17	Doug Kochanowski <i>All Phase Environmental, Inc.</i>		Fire Suppression Fire Prevention	09/18/17	09/18/17
<u>3048</u>	09/08/17		We would like any records you may have regarding Unde... Minutes from the September 05, 2017 Traffic Commission Meeting, please.	Engr Services	09/18/17	09/12/17
<u>3047</u>	09/07/17	Nora Komai <i>Injury Legal Center</i>	Paramedic Incident report for an incident that occurred on August 22, 2017, on Garden Grove Blvd. close to Beach Blvd. involving Tommy Ho.	Fire Suppression Fire Prevention	09/18/17	09/07/17
<u>3046</u>	09/07/17	Jennifer Kelley <i>Hair & Body Works Cuts N Color</i>	Requesting a copy of the Incident Report for incident that occurred on June 2, 2017, at the Hair & Body Works located at 9042 Garden Grove Blvd. Ste 100, involving Soo Young Lee.	Fire Suppression Fire Prevention	09/18/17	09/07/17
<u>3045</u>	09/07/17	Mathew Tran	Any information regarding this individual.		09/18/17	09/07/17

#	Received	Requester	Request	Division	Due	Closed
<u>3044</u>	09/07/17	Angello celeste murillo	I had live in Garden Grove since 1997 and I believe that it is time that I have a copy of my own record. My name is Angello Celeste Murillo last 4 ssn is XXXX. I will sent the full ssn when requested. Hello City clerk	City Clerk	09/18/17	09/07/17
<u>3043</u>	09/07/17	Ashley Level2 security & automation	I'm emailing you today towards the request of NEW business licenses for the month of August with full names, phone number, address, and name of their firms, excel format if possible	City Clerk	09/18/17	09/08/17
<u>3042</u>	09/06/17	Richard Tolmich	Thank you Requesting a copy of Paramedic/Medical Report Location: Hair & Body Works 9042 Garden Grove Blvd, Ste 100 For incident date: 6/2/17 about 8:15a.m.	City Clerk	09/18/17	09/07/17
<u>3041</u>	09/06/17	Johnny ta Adt	Can I please get the new business listing for the month of August, thanks.	City Clerk	09/18/17	09/08/17
<u>3040</u>	09/06/17	BARBARA YNIGUEZ	04-03-17 1431 SR-22 E/B (GARDEN GROVE FWY) 816 FEET WEST OF PEARCE STREET PED O/C PLEASE PROVIDE INCIDENT REPORT AND MEDICAL RECORDS REPORT	Fire Prevention	09/18/17	09/18/17
<u>3039</u>	09/06/17	Magdalena Hopkins	Copy of Divorce Record for Magdalena Hopkins 1991	City Clerk	09/18/17	09/06/17
<u>3038</u>	09/06/17		house deed	City Clerk	09/18/17	09/06/17

#	Received	Requester	Request	Division	Due	Closed
			Greetings,			
			I would like to request a copy of any public records, documents relating to the property located on 13022 Sirius Ave., Garden Grove, CA 92868. (Building Permits, Service Records)	Public Works Adm Building Serv	09/18/17	09/13/17
			Thank You. REF: 685356			
<u>3036</u>	09/05/17	PRS, Inc.	Copy of the Fire Department Incident Report for a auto fire that occurred on August 12, 2017, at the property located at 10602 Westminster Avenue in Garden Grove.	Fire Suppression Fire Prevention	09/18/17	09/07/17
<u>3035</u>	09/05/17	Steven Shinsato Churney Insurance	Requesting a copy of Fire Incident Report for a building fire that occurred on September 28, 2015, at the property located at 12939 Main Street in Garden Grove.	Fire Suppression Fire Prevention	09/18/17	09/07/17
<u>3034</u>	09/05/17	Brian	List of New Business listing from 8/21-9/5(or current date)	Revenue Management	09/18/17	09/08/17
<u>3033</u>	09/05/17		Requesting information on intake #G000973. Was this dog picked up by Garden Grove Animal Control or brought in over the counter to Orange County Humane Society?	Street Maint	09/18/17	09/05/17
<u>3032</u>	09/05/17	Johnny Ta ADT	Hi can I please get the new business listing from the month of August, thank you.	City Clerk	09/18/17	09/08/17

#	Received	Requester	Request	Division	Due	Closed
<u>3031</u>	09/05/17	Mary Oldaker DataMart	Requesting an electronic list of all New Business for the month of August, 2017. File needs to be in CSV (comma delimited) or Excel format. PDF format is also acceptable.	City Clerk	09/18/17	09/08/17
			Please email the list to moldaker@datamart.ws			
<u>3030</u>	09/05/17	Chris Davis Market Force One	Requesting the August 'new business list'	City Clerk	09/18/17	09/08/17
<u>3029</u>	09/05/17	Derek Martin Avalara	I would like to request a copy of the monthly/quarterly form for operators to remit transient occupancy tax. I did not see one on the city's website and I am trying to attain a copy. Please let me know at your discretion. Thank you in advance.	Revenue Management	09/18/17	09/12/17
<u>3028</u>	09/05/17	Dani Wray	All building permits and plans for 9211 Marchand Avenue, Garden Grove, issued/submitted prior to 1965, inclusive of original house permits and additions. Deeds to three (3) properties in Garden Grove; 10811 Chapman Avenue, 10821 Chapman Avenue, and 10831 Chapman Avenue.; California Zip Code 92840. And business license for the business operating on these three (3) properties; "Chapman Board and Ca...	Building Serv	09/18/17	09/12/17
<u>3027</u>	09/05/17	Daniel Atnip Apex Dynasty, LLC		Revenue Management	09/18/17	09/08/17
<u>3026</u>	09/05/17		Requesting location, all notes, including medical and final outcome of A36161891 -	Street Maint	09/18/17	09/08/17

#	Received	Requester	Request	Division	Due	Closed
			SKY, being held at Orange County Humane Society			
<u>3025</u>	09/05/17	Lily Nguyen	A list of all new businesses from January, 2017 to present (September, 2017). Listing includes: Business name, business address, phone number, owner's name, start date and type/category of business if possible. Requests for electronic file (Exce... Hello, I would like a listing of all incomes and outcomes of animals from OC Humane Society for the period of 6/1/2017 - 6/30/2017. This would include all June intakes (strays, owner surrenders, returns, transfers in) and all June outcomes (ado...	Revenue Management	09/18/17	09/08/17
<u>3024</u>	09/05/17	Kathy Oda		Street Maint	09/18/17	09/13/17

WEEKLY MEMO 10-05-17

NEWS ARTICLES

Garden Grove mother dedicated life to others

She was taking a rare vacation when attack occurred

By Tony Saavedra
tsaavedra@scng.com
@tonysaavedra2 on Twitter

Candice Bowers was so busy taking care of everyone else — her children, her adopted baby, her customers at a local restaurant — that she rarely took time for herself.



Bowers

So her family was thrilled when the 40-year-old single mother from Garden Grove drove out with a friend to Las Vegas for a weekend of freedom and country music.

But like dozens of other concertgoers, Bowers didn't make it back, the victim of a sniper's bullet Sunday at the Route 91 Harvest festival. Bowers is among at least six people who lived in Orange County or had strong county ties who have been confirmed among the

BOWERS » PAGE 6

Register
Oct. 4, 2017

Bowers

FROM PAGE 1

dead.

Bowers' family is now left with so many questions and so few answers. They are waiting to hear from relatives who rushed across the desert in search of news that might give them some closure.

It doesn't seem fair, said Bowers' grandmother, Patricia Zacker. After years

of hardship, Bowers' life had finally turned a corner, Zacker said.

Bowers had adopted a 2-year-old niece, Ariel, in May. Her other two children, Kurtis, 20, and Katie, 16, were doing fine. Her job as a restaurant waitress was going well.

Life was looking up for the never-married mother.

And just as suddenly, it was over.

"She never had any support, except herself," said Zacker, 82.

But a big smile and a loving heart always pulled her through.

"She was a generous girl," said the grandmother, between sniffles.

Of the shooting, the family knows precious little at this point. Bowers and a friend dove under a table when the bullets began spraying the venue. They got separated in the melee and lost each other. That's all they know, Zacker said.

As news of the shooting spread, family members

tried unsuccessfully to contact her. Then they started checking the hospitals, and her children searched for word on social media. And finally Bowers' name appeared on a list of the dead.

Even then it was hard to believe, said her aunt, Michelle Bolks, 61.

"Until that last minute, you just keep up the hope," Bolks said.

Now hope has been replaced by a gratitude for the life of the fiercely loyal woman who, Bolks said,

"would give her last dollar to anybody who needed it."

Sometimes the superstars aren't always the ones on stage.

Bowers' aunt, Vicki Jeffries, 60, said she was a star in her own right for "working really hard and taking care of her children." Zacker said Bowers didn't blink when it came to starting over with a baby after raising two kids of her own.

"It's just a tragedy. It's absolutely devastating," Jeffries said. "She was truly

a beautiful person."

Bowers' daughter, Katie, is a football team manager and junior at Pacifica High, where Mariners coach Vinnie Lopez said the team plans to wear wristbands and a helmet decal in Bowers' honor in its next game.

"Everyone is pretty sober today," Lopez said. "It's affected all of us, to be honest."

Staff writer Dan Albano contributed to this story.



GARDEN GROVE, Calif. (KABC 7 – Eye Witness News) –
Wednesday, October 04, 2017 09:38PM
By Denise Dador

Helen Huynh, a Garden Grove woman diagnosed with cancer, desperately needed stem cells from her sister Thuy Nguyen.

Nguyen is a perfect match for a transplant, but her request for a visa to enter the United States from Vietnam was denied.

Several legislators worked on the family's behalf after ABC7 aired a report on Sept. 15 about the family's story, leading to Nguyen's request approval a few days ago.

She was granted "humanitarian parole," which allowed her to fly to the U.S. to help her sister.

The 18-hour plane ride from Vietnam was the last leg of Nguyen's obstacle-filled journey to Los Angeles.

Her nieces and brother-in-law were so grateful to see her after their family's long struggle to get her here. They hope her perfectly matched stem cells will save their mom, who was diagnosed with an aggressive form of leukemia.

"She has acute myeloid leukemia and sarcoma on her chest and spinal cord," Huynh's daughter Sharon Adams said.

Her family said Nguyen is focused on doing whatever she can to help. In Vietnam, Nguyen has a 5-year-old son and other young relatives she helps raise, so she had to make arrangements to make sure they were cared for.

"All she knows is that right now, she's here and she's able to help my mom now," Adams said.

Their mother's rapid decline is too much for her daughters to bear.

Over the summer, Nguyen went to the U.S. consulate three times to apply for a visa. Each time, she was denied.

"Not only were we fighting against cancer, we were trying really hard to get the U.S. government to see the whole picture and what's going on and we all got all caught up in the bureaucracy of it," Yvonne Murray, Huynh's daughter, said.

Only 12 days later, after ABC7's David Ono shared Helen's story, Nguyen's request for humanitarian parole was granted.

Murray went to Vietnam to accompany her aunt back to the U.S., while Sharon and the rest of the family stayed by their mother's bedside.

The family is grateful for the public's outpouring of support. "We're very thankful for everybody who helped us with this because I don't think this would have happened without you guys," Adams said.

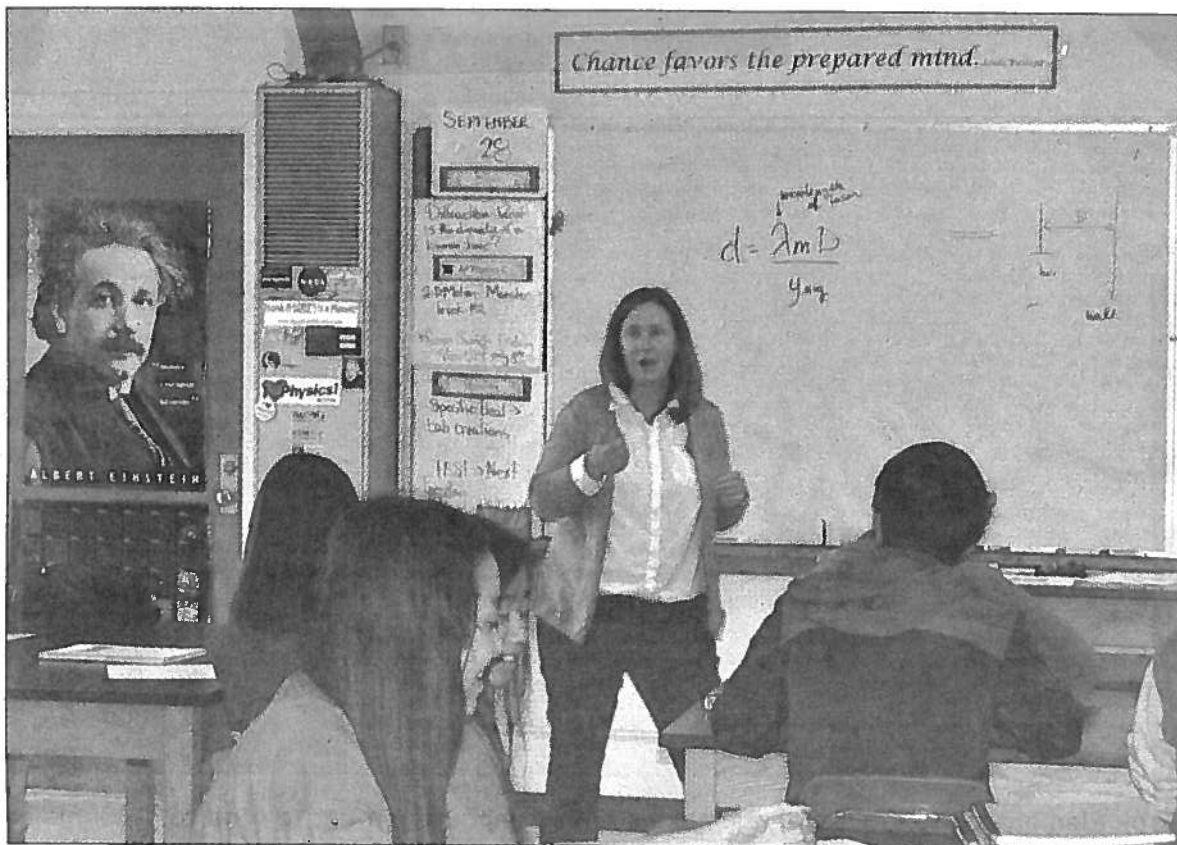
They also thanked the representatives who worked on their behalf including Rep. Alan Lowenthal, Rep. Lou Correa and Sen. Kamala Harris.

The family said they hoped their story will pave the way for others in the same situation. "I really hope we will make some changes, positive changes so that others don't have to do go through what my family had to go through," Murray said.

Nguyen's plans are to visit her sister, who is now at City of Hope where they are evaluating Huynh to decide what the best next steps are.

We will follow the family as they continue to come together in an effort to help their beloved mother, sister and aunt.

The family set up a GoFundMe account to pay for medical expenses. If you would like to donate, you may do so by [clicking here](#).



Courtesy photo

Kathryn Beck, shown here teaching, has been named a finalist for the 2017 Presidential Awards for Excellence in Mathematics and Science Teaching.

GG teacher finalist for award

Bolsa Grande High's Kathryn Beck specializes in math, science

Garden Grove Unified School District is pleased to announce that Bolsa Grande High School teacher Kathryn Beck was one of eight teachers from across the state to be named a 2017 finalist for the 2017 Presidential Awards for Excellence in Mathematics and Science Teaching.

This prestigious award is the highest honor given in the nation for math and science teachers.

Beck, who joined the district in 2004, was named a finalist in the science category, and credited for promoting cooperative learning through table talks and group discourse as well as developing in-

novative and rigorous curriculum for Advanced Placement Physics courses.

She also was commended for an after-school Science, Technology, Engineering, and Mathematics (STEM) class she offers, which gives students unique hands-on opportunities to learn STEM concepts in areas like circuitry, rocketry, and other 21st century skills.

The program is designed to help encourage female interest in STEM industries, and students even had an opportunity to use chemistry to create their own lip gloss. Beck developed the enrich-

ment class with support from the Orange County Department of Education.

"Our students are fortunate to benefit from one of the nation's finest science teachers who commits each and every day to helping students learn robust physics concepts critical to success in 21st century STEM fields," said Dina Nguyen, Board of Education trustee. "Katie Beck should be commended for the hard work that has earned her this exciting national award."

For the past 13 years at Bolsa Grande High School, Beck has taught several levels of Advanced Placement physics, chemistry, physical science, life science, algebra, pre-calculus and advanced algebra with trigonometry.

Students improve in English and math

State test results are in, and they look promising

Garden Grove Unified School District students demonstrated significant growth and exceeded state averages at all grade levels in both math and English on the state's Smarter Balanced Summative Assessments (SBAC) test, according to results released by the state Department of Education last week.

This is the third year of results from the SBAC test which is administered as part of the California Assessment of Student Performance and Progress.

No less than 67 percent of district students met or exceeded standards in English-Language Arts in 11th grade and 55 percent of third graders met or exceeded standards in math.

Growth in the percentage of students meeting or exceeding state standards in math has surpassed the state and county average in all grade levels. In ELA, overall growth in the percentage of students meeting and exceeding standards also beat the county and state average.

"We are proud of our teachers for implementing complex teaching strategies that have

helped our students master rigorous standards and excel on state tests," said Bob Harden, Board of Education trustee. "We are confident that our district's strategic focus on scholarly habits, motivation, and the growth mindset will lead to continued growth in academic outcomes

for our students."

District scores on the 2017 SBAC improved considerably across all grade levels from 2015, and most grade levels saw steady growth from 2016. Over two years, students who met or exceeded standards grew from 39 percent to 47 percent in math and from 49 percent to 57 percent in ELA.

In third, sixth and eighth grade ELA and eighth grade math, district students outperformed the Orange County average of students who met or exceeded state standards. Of the 140 school districts in California serving a student population with a free or reduced lunch percentage of 65 percent or higher, the district is the highest performing district for both math and ELA on the 2017 SBAC.

Orange County News
Oct. 4, 2017

Kids donate \$1,800 to Texas school

GG pupils reach out
to victims of Hurricane Harvey

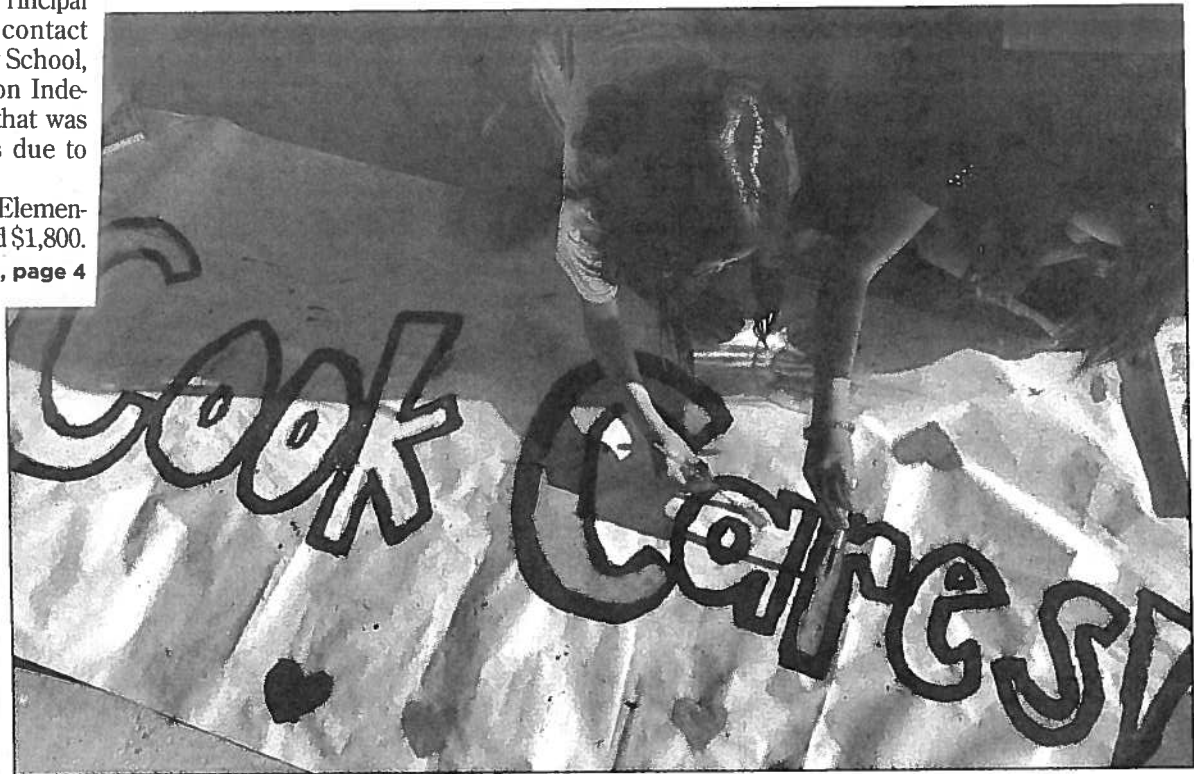
Inspired by compassion, a group of Garden Grove Unified School District students from Cook Elementary School spearheaded a school-wide initiative to help students in Houston, Texas whose school had been devastated by Hurricane Harvey.

Students brought their ideas to Cook Elementary School Principal Sandi Ishii, who made contact with Mitchell Elementary School, a small school in Houston Independent School District that was deemed a complete loss due to flooding.

In just two weeks, Cook Elementary School students raised \$1,800.

see **DONATE**, page 4

Orange County News
Oct. 4, 2017



Courtesy photo

Cook Elementary School students make signs of encouragement to send to students at Mitchell Elementary School in Houston.

DONATE:

Continued from page 1

Several students dipped into their piggy banks to help increase the donation.

Cook Elementary School's student council helped count and prepare the money for the bank and students in the Boys & Girls Club made signs of encouragement.

Students prepared a care package with letters of support, the

\$1,800 donation, and a Cook Lion and Mitchell Bulldog to express Cook's support for the school and its students.

"We are so proud of these young students for their compassionate hearts and service to help others in need," said Dina Nguyen, district Board of Education trustee. "Providing students with opportunities to develop character traits like compassion and kindness is just as important as helping them excel academically."

Just before Hurricane Harvey hit, Mitchell Elementary School students had met their teacher and brought their personal school supplies into their classrooms.

After the hurricane, the school was under 4 feet of water and everything, including students' school supplies, were lost. The money raised by Cook students will be used to buy students at Mitchell the supplies they need for school.

Fans on their feet for 'Cabaret'

Musical showing at Gem Theater delivers bold message

By Angela Hatcher

The Gem Theatre brings Joe Masteroff's Tony Award-winning Brechtian musical, "Cabaret," to its stage, and the infamous Kit Kat Club surprisingly comes to life as the theater-in-the-round layout draws the audience in so deeply that all thoughts of it being

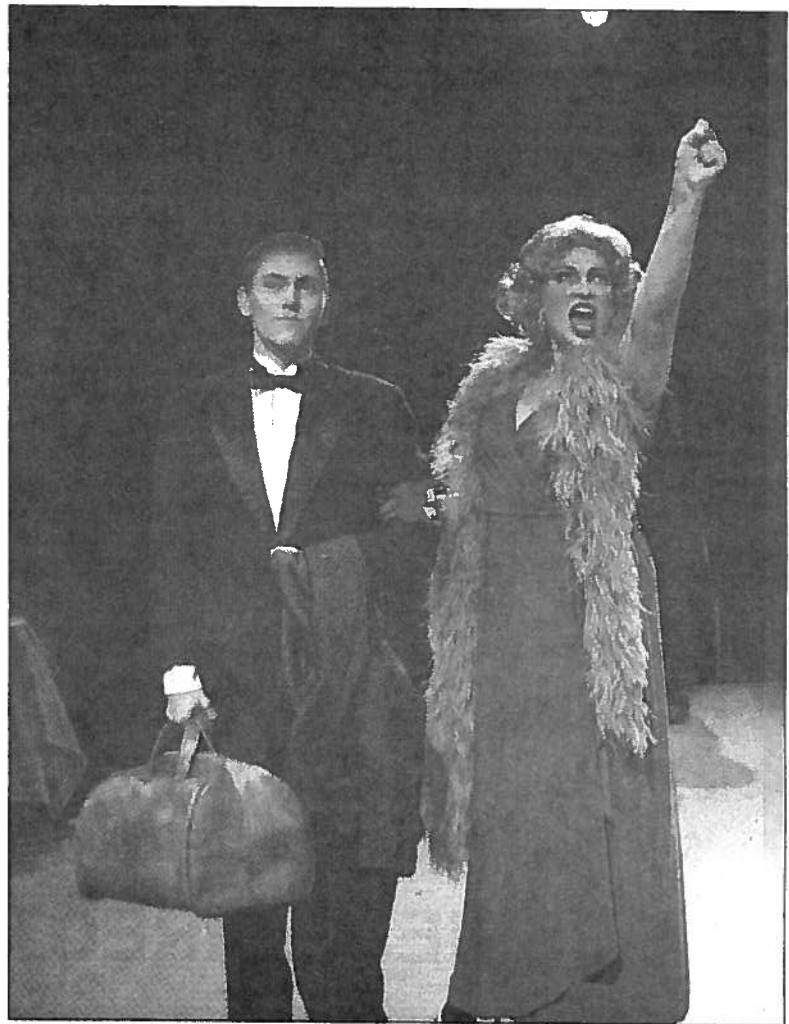
a "theater event" are left outside its doors.

The musical quartet, featuring Adrian Rangel Sanchez on piano, Vince Hizon on woodwinds, Nic Gonzalez on bass, and Jeff Segal on drums is alluringly fitting, and John Hyrkas' lighting effects add greatly to the ambiance of the times.

Lights dim, audience chatter dies down, the clanging of glasses comes to a halt, and then, under the outstanding direction by Damien Lorton, the unexpected rapture begins.

Our pansexual Master of Ceremonies, Emcee (Danny Diaz), along with a scantily-clad gender-friendly ensemble of tantalizing lovelies welcomes "friends" into the dark underbelly of Berlin's seedy nightclub with the number, "Willkommen," and the tale of English cabaret singer Sally Bowles (Nicole Cassesso)

see CABERET,



From left, Fraulein Kost (Brianna Garmon) and Ernst Ludwig (Kayden Narey) perform "Tomorrow Belongs to Me."

CABARET:

Continued from page 1

is under way.

Pre-WWII Germany grows more and more uneasy as the country is hot on the heels of an economic depression, and with a foothold on the rise of Nazism, the Emcee encourages everyone to leave their troubles outside.

With a subliminal wink to societal issues, the private world of the Kit Kat is more-or-less a decadent sanctuary for its alluring characters, who find solace in its decadent world of entertainment. Cliff Bradshaw (Alex Bodrero) is a struggling American writer who travels to Berlin in search of inspiration.

Instead, he finds Sally and fireworks ensue.

Sally is a beautiful, impetuous, childlike, pained and tragic figure that you just can't get enough of, and in one of her most challenging roles to date, Cassesso transcends

her persona into the make-believe world of Masteroff's character with such skill and assurance that the audience momentarily forgets that Sally isn't the real deal.

From her splendidly well-spoken British accent, to her vocals in such numbers as "Maybe This Time" and "Cabaret," Cassesso's performance is beyond measure.

The subplot features Beth Hansen as Fraulein Schneider and Duane Thomas as Herr Schultz, a couple of a maturing age who have fallen giddily in love.

Although they are not the heart of this production, Hansen and Thomas both deserve a hand for convincing performances. Alex Bodrero looks the part and plays the part well as Sally's love interest, Cliff. Danny Diaz seals the deal with his dazzling performance as The Emcee.

The Gem's Cabaret features a strong and riveting cast, and this production is a great representation of what musical theater is meant to be. From the

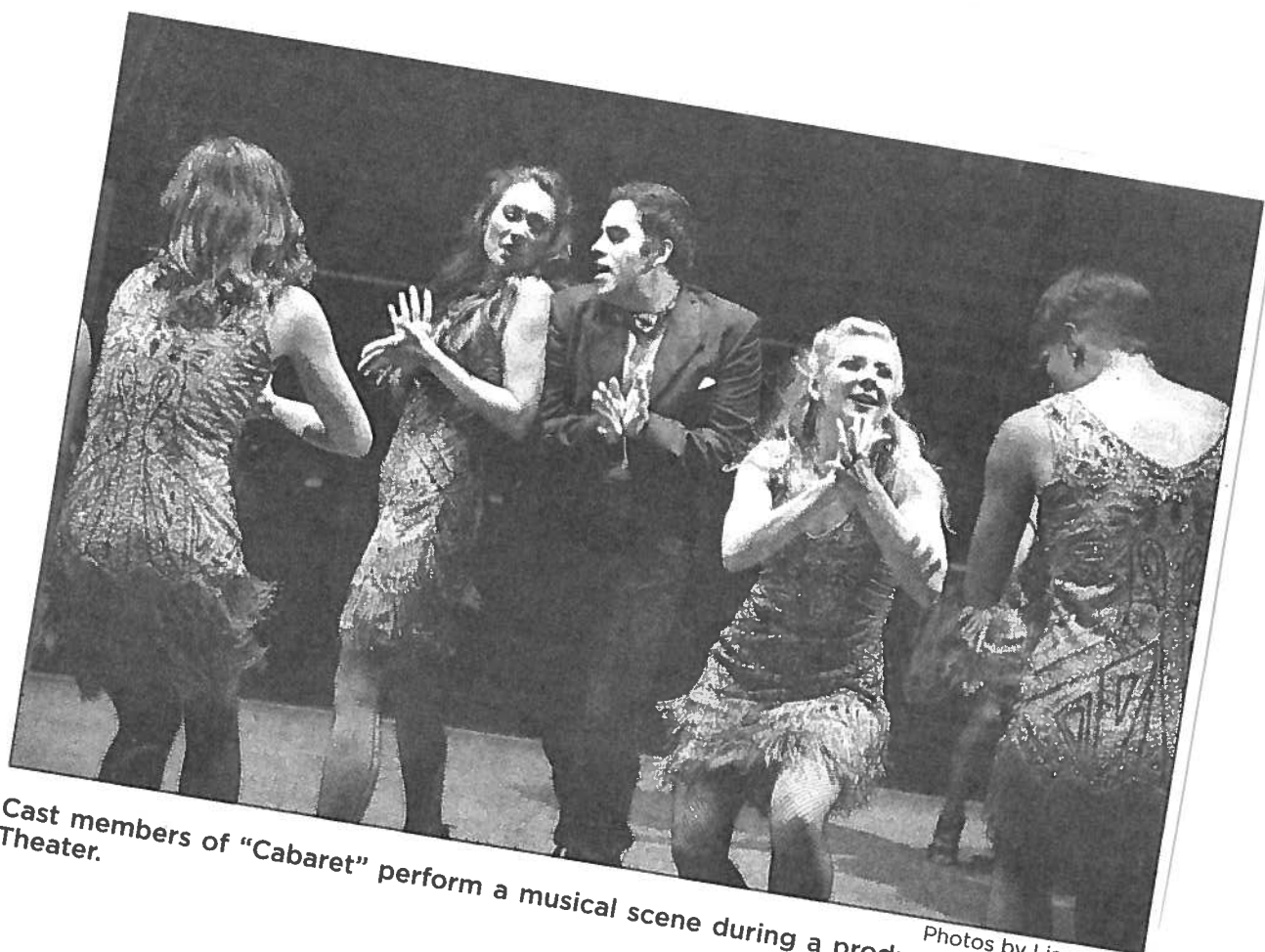
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Oct. 4, 2017

2 of 2

Fosse moves to the chorus line synchronization, the dance moves are in perfect harmony with the music, the songs, and the storyline thanks to Shauna Bradford and Katie Marshall's choreography. Although costume designer Larry Watts faced huge costume changes and many different looks from lingerie to 1920s fashion, Watts found the essence of the times through his creative designs. The Gem's erotic Cabaret is a light-hearted adult musical about the world of burlesque and showgirls, but it is also a mesmerizing piece of dramatic art that seduces its audience with the power of a bold message: People have the responsibility to take a stand against discrimination, injustice and evil.

The Gem's Cabaret is not to be missed.



Cast members of "Cabaret" perform a musical scene during a production at the Gem Theater.

Photos by Lisa Scarsi

Orange County News
Oct. 4, 2017

City of Garden Grove

Request for Proposals (RFP)

RFP No. S-1228

Notice is hereby given that sealed proposals will be received at the office of the Purchasing Agent for the City of Garden Grove, Room 220, 11222 Acacia Parkway, Garden Grove, CA 92842 To Provide Crossing Guard Services for the City of Garden Grove. A copy of the RFP document may be obtained from the City of Garden Grove's website by registering as a vendor. Questions can be directed to Sandra Segawa at sandras@ci.garden-grove.ca.us. Proposals are due in the office of the Purchasing Agent at 9:00 a.m. on Friday, November 3, 2017. Proposals received after that exact time will not be considered.

Dated: October 4, 2017

Sandy Segawa, C.P.M., CPPB
Purchasing Agent
City of Garden Grove
11222 Acacia Parkway
Garden Grove, CA 92840
Orange County News
17-60676
Publish Oct. 4, 11, 2017

City of Garden Grove

Notice Inviting Sealed Bids (IFB)

Project No. S-1214-A

Notice is hereby given that sealed bids will be received at the office of the Purchasing Agent for the City of Garden Grove, Room 220, 11222 Acacia Parkway, Garden Grove, CA 92840 to Provide all Materials, Labor, and Equipment for the Installation and Delivery of a Walk-In Freezer for the Garden Grove Police Department per the Bid Specifications. A copy of the bid document may be obtained from the City of Garden Grove's website. Contractors interested in submitting a bid for this project are required to attend a MANDATORY pre-bid meeting scheduled for 10:00 a.m., local time, on Wednesday, October 4, 2017, at the Garden Grove Police Department located at 11301 Acacia Parkway, Garden Grove, CA. Please direct any questions regarding this bid process to Sandra Segawa via email sandras@garden-grove.org. Bids are due and will be opened in the office of the Purchasing Agent at 2:00 p.m., local time, on Monday, October 30, 2017. Bids received after that exact time will not be considered.

Dated: September 27, 2017
Sandra Segawa, C.P.M., CPPB
Purchasing Agent
City of Garden Grove
11222 Acacia Parkway
Garden Grove, CA 92840
Orange County News
17-60662
Publish Sept. 27, Oct. 4, 2017

Orange County News
Oct. 4, 2017

**PUBLIC NOTICE
NOTICE OF PUBLIC HEARING**

Notice is hereby given that the Garden Grove Housing Authority will hold a Public Hearing in the Council Chamber at the Community Meeting Center, 11300 Stanford Avenue, Garden Grove, California, on Tuesday, November 28, 2017, at 6:30 p.m.

The purpose of the Public Hearing is to provide citizens, public agencies and other interested parties an opportunity to provide input for the revision of the Garden Grove Housing Authority Administrative Plan.

All interested parties are invited to attend said Public Hearing and express opinions related to the Administrative Plan.

The Administrative Plan of the Garden Grove Housing Authority will be available for public view by October 31, 2017, at:

Garden Grove Housing Authority
12966 Euclid Street, Suite 150
Garden Grove, CA 92840

The Garden Grove Housing Authority's business hours are Monday through Thursday 7:30 a.m. to 5:30 p.m. The office is closed every other Friday with business hours of 7:30 a.m. to 4:30 p.m. on the open Friday.

PUBLIC HEARING DATE: Tuesday, November 28, 2017 at 6:30 p.m.

LOCATION: Community Meeting Center
Council Chamber
11300 Stanford

Avenue
Garden Grove,
California 92840

All written testimony must be received no later than November 28, 2017, at 12:00 noon. Any person or organization may file written testimony on the Administrative Plan with the City Clerk's office, located at 11222 Acacia Parkway, P.O. Box 3070, Garden Grove, CA 92840.

/s/ TERESA POMERY, CMC
Secretary

DATE: September 28, 2017

PUBLISH: October 4, 2017 and October 11, 2017
Orange County News
17-60674
Publish Oct. 4, 11, 2017

**LEGAL NOTICE
NOTICE OF PUBLIC HEARING**

NOTICE IS HEREBY GIVEN THAT THE PLANNING COMMISSION OF THE CITY OF GARDEN GROVE WILL HOLD A PUBLIC HEARING IN THE COUNCIL CHAMBER OF THE COMMUNITY MEETING CENTER, 11300 STANFORD AVENUE, GARDEN GROVE, CALIFORNIA, ON THE DATE * INDICATED BELOW TO RECEIVE AND CONSIDER ALL EVIDENCE AND REPORTS RELATIVE TO THE APPLICATION(S) DESCRIBED BELOW:

• THURSDAY, 7:00 P.M., NOVEMBER 2, 2017

GENERAL PLAN AMENDMENT NO. GPA-002-2017(A)

A request to change the General Plan land use designation of approximately 15-acres of land, comprised of 14 parcels, from Civic/ Institutional to Medium Density Residential. The properties currently have a zoning of R-3 (Multiple-Family Residential) and PUD-130-99 (Planned Unit Development). The existing zoning and General Plan land use designations are not consistent pursuant to state law, therefore, the proposed General Plan Amendment will provide consistency between the proposed General Plan Amendment of Medium Density Residential and the current R-3 and PUD 103-99 zoning. No new development is proposed with this request, which is exempt pursuant to CEQA Section 15061(b)(3) – Review for Exemption.

ALL INTERESTED PARTIES are invited to attend said Hearing and express opinions or submit evidence for or against the proposal as outlined above, on November 2, 2017. If you challenge the application in Court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission at, or prior to, the public hearing. Further information on the above may be obtained at the Planning Services Division, City Hall, 11222 Acacia Parkway, or by telephone at (714) 741 5312.

DATE: October 2, 2017
PUBLISH: October 4, 2017
Orange County News
17-60681
Publish Oct. 4, 2017

LEGAL NOTICE
NOTICE OF PUBLIC HEARING AND INTENT TO ADOPT
NEGATIVE DECLARATION

NOTICE IS HEREBY GIVEN THAT THE PLANNING COMMISSION OF THE CITY OF GARDEN GROVE WILL HOLD A PUBLIC HEARING IN THE COUNCIL CHAMBER OF THE COMMUNITY MEETING CENTER, 11300 STANFORD AVENUE, GARDEN GROVE, CALIFORNIA, ON THE DATE * INDICATED BELOW TO RECEIVE AND CONSIDER ALL EVIDENCE AND REPORTS RELATIVE TO THE APPLICATION(S) DESCRIBED BELOW:

• THURSDAY, 7:00 P.M., NOVEMBER 2, 2017

MITIGATED NEGATIVE DECLARATION
GENERAL PLAN AMENDMENT NO. GPA-002-2017(B)
SITE PLAN NO. SP-038-2017

A request to develop a parcel, approximately 19,152 square feet in size, with a 10-unit apartment complex with a 35% affordable housing density bonus for low-income households. The project includes a General Plan Amendment, to change the General Plan land use designation of the property from Civic/ Institutional to Medium Density Residential (MDR), and a Site Plan to construct 10-units within a three-story apartment building. Pursuant to the State Density Bonus Law, the applicant is requesting three waivers from the R-3 zone development standards: 1) to allow the third-story configuration to be greater than 50 percent of the building footprint, 2) to deviate from the required 10'-0" distance separation between the units and the drive aisle located on the first, second, and third floors, and 3) to deviate from the required 11'-3" third-story side yard setback. The site is at 9841 11th Street in the R-3 (Multiple-Family Residential) zone.

The Planning Commission will also consider a recommendation that the City Council adopt a Mitigated Negative Declaration for the project. Copies of the Mitigated Negative Declaration, including the initial study and all documents referenced in the Mitigated Negative Declaration, are available for public review at 1) Garden Grove City Hall, Planning Services Counter, 11222 Acacia Parkway, Garden Grove, and 2) Garden Grove Regional Library, 11200 Stanford Ave, Garden Grove. Electronic copies are available online at www.ci.garden-grove.ca.us. The City invites all interested parties to submit written comments on the Initial Study and Mitigated Negative Declaration during the public review period beginning on October 10, 2017, and ending on October 30, 2017, at 5:00 p.m. Written comments can be mailed, faxed, or electronically submitted to:

Mary Medrano
City of Garden Grove
Planning Services Division
11222 Acacia Parkway
Garden Grove, CA 92840
Email: marym@ci.garden-grove.ca.us

Please reference the case number with all correspondence.

ALL INTERESTED PARTIES are invited to attend said Hearing and express opinions or submit evidence for or against the proposal as outlined above, on November 2, 2017. If you challenge the application in Court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission at, or prior to, the public hearing. Further information on the above may be obtained at the Planning Services Division, City Hall, 11222 Acacia Parkway, or by telephone at (714) 741 5312.

DATE: October 2, 2017
PUBLISH: October 4, 2017
Orange County News
17-60682
Publish Oct. 4, 2017

Orange County News
Oct. 4, 2017

LEGAL NOTICE
NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN THAT THE PLANNING COMMISSION OF THE CITY OF GARDEN GROVE WILL HOLD A PUBLIC HEARING IN THE COUNCIL CHAMBER OF THE COMMUNITY MEETING CENTER, 11300 STANFORD AVENUE, GARDEN GROVE, CALIFORNIA, ON THE DATE * INDICATED BELOW TO RECEIVE AND CONSIDER ALL EVIDENCE AND REPORTS RELATIVE TO THE APPLICATION(S) DESCRIBED BELOW:

• THURSDAY, 7:00 P.M., NOVEMBER 2, 2017

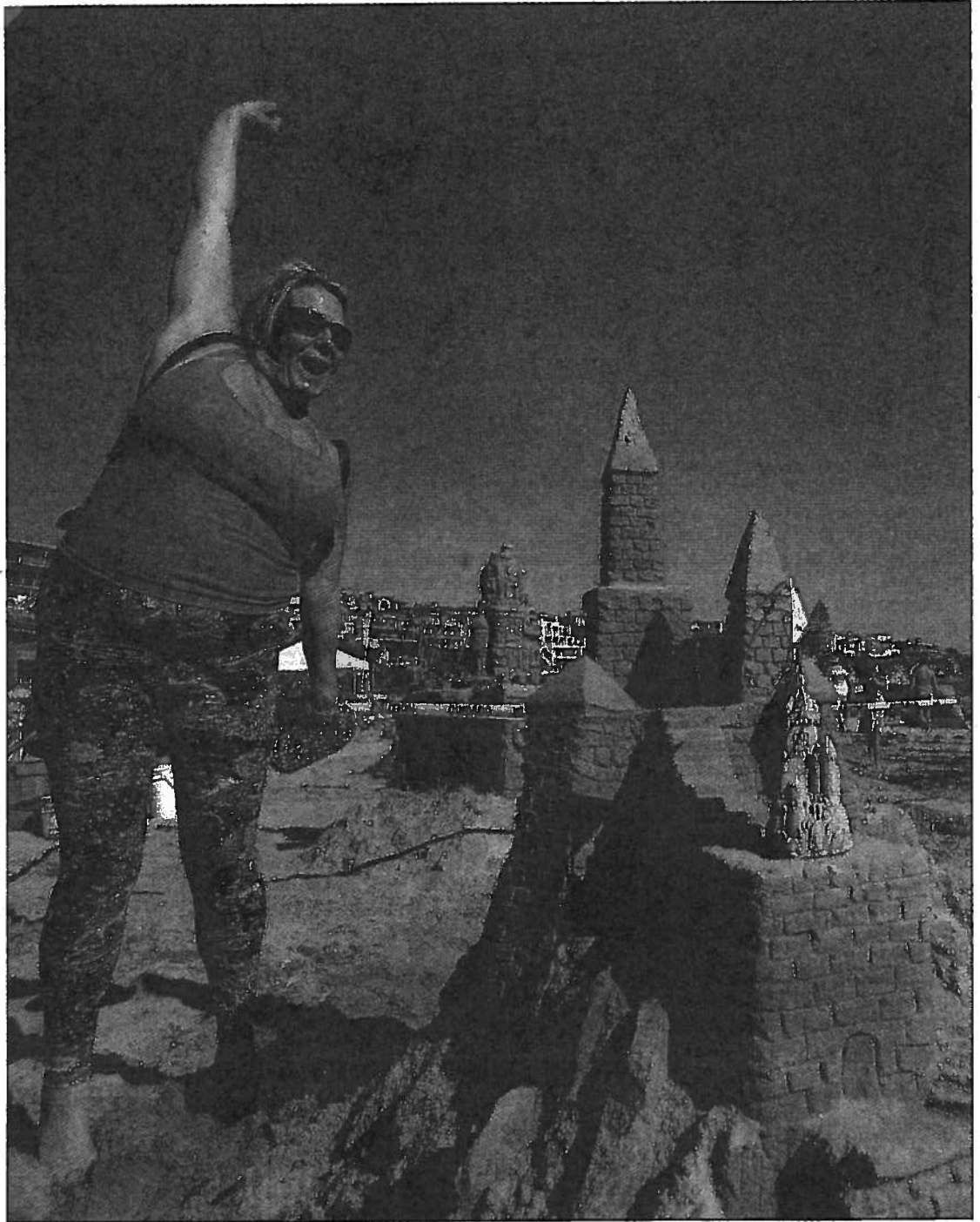
AMENDMENT NO. A-021-2017

A request for a City-initiated zoning text amendment to Title 9 of the Garden Grove Municipal Code pertaining to uses in the CC-1 (Civic Center East) and CC-3 (Civic Center Core) zones that involve entertainment and/or alcohol sales or consumption. An ordinance approving the proposed code amendment would update the definitions, operating conditions, and development standards in the City's Land Use Code pertaining to such uses in order to clarify the buffering, distance, and conditional use permit requirements applicable to uses involving entertainment and/or alcohol sales or consumption in these two zones. In addition, the proposed code amendment would establish specific additional operating conditions and development standards for indoor and outdoor joint use or communal dining areas where entertainment and/or the consumption of alcohol takes place and specify that a communal dining area involving entertainment and/or alcohol consumption is a conditionally permitted use in the CC-1 (Civic Center East) and CC-3 (Civic Center Core) zones. The Planning Commission will make a recommendation to the Garden Grove City Council regarding the proposed Amendment and a determination that it is exempt from the California Environmental Quality Act.

ALL INTERESTED PARTIES are invited to attend said Hearing and express opinions or submit evidence for or against the proposal as outlined above, on November 2, 2017. If you challenge the application in Court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission at, or prior to, the public hearing. Further information on the above may be obtained at the Planning Services Division, City Hall, 11222 Acacia Parkway, or by telephone at (714) 741 5312.

DATE: October 2, 2017
PUBLISH: October 4, 2017
Orange County News
17-60684
Publish Oct. 4, 2017

Register
Oct. 2, 2017



CINDY YAMANAKA – STAFF PHOTOGRAPHER

"Woo hoo," shouts Robin Weigand, who describes herself as "Rocking Robin." The Garden Grove resident, along with her daughter and two others, won first place for Most Unusual Sand Castle. The Pirates of the Pacific-themed 56th annual Sandcastle Contest was held at Corona del Mar State Beach on Sunday.

Register
Oct. 1, 2017

WOLF DEAL

This is an excellent deal, my friends. Sign up for a free membership with the Great Wolf Lodge near Disneyland (actually in Garden Grove) and you get special nightly member rates as low as \$219, as an offseason special. And you get a \$50 per night dining credit. Good through Nov. 22. That includes indoor water park passes. Sweet! Learn more here:

Garden Grove

The next Community Clean-up Day is from 10 a.m. to noon Oct. 8 at 12942 Eighth St. The event is a chance to meet neighbors and help clean the neighborhood. There will be free bagels and orange juice. Information: 714-697-6680

Chris Haire
714-796-6979
chaire@scng.com

Register
Sept. 29, 2017

Garden Grove

Officials for the California Department of Food and Agriculture will go door-to-door in Garden Grove over the next couple of weeks to check citrus trees for the huanglongbing disease. The officials will have badges and shirts identifying themselves, the city said.

Chris Haire
714-796-6979
chaire@scng.com

Register
Oct. 3, 2017

Garden Grove

The City Council this week honored Community Services Director Kim Huy, who is retiring after 35 years working for Garden Grove. During her tenure, Huy oversaw the creation of the annual Christmas tree lighting, the completion of the \$2 million Buena Clinton Youth and Family Center and the welcoming of the Dalai Lama.

Chris Haire
714-796-6979
chaire@scng.com

Register
Sept. 30, 2017

Garden Grove

In early September, the Police Department held a one-day school bus operation that resulted in 12 citations at \$700 each. The purpose, the city said, was to educate drivers about the importance of stopping when the red lights on a school bus are flashing.

Chris Haire
714-796-6979
chaire@scng.com

Register
Oct. 4, 2017

Garden Grove

The City Council last week honored Pacifica High School's dance team for winning a national championship this year. The team came in first in the "medium hip-hop" category; it came in second in "dance and pom" and third in "extra small dance."

Chris Haire
714-796-6979
chaire@scng.com

Register
Oct. 2, 2017

Garden Grove

The Moose Lodge will hold its fifth annual car show and Oktoberfest from 10 a.m. to 3 p.m. on Saturday at the lodge, 9901 Bixby Ave. The car show will raise funds for the lodge to buy flags to place at the grave sites of veterans at Riverside National Cemetery on Veterans Day.

Chris Haire
714-796-6979
chaire@scng.com

Register
Oct. 5, 2017



Courtesy photo

A scene from last year's Jack O'Lantern Jamboree. This year's event, which features a train ride, carnival games and a magic show, is scheduled for Oct. 28.

Too early for Halloween preparations? Never!

City plans Jack O'Lantern Jamboree event for Oct. 28

The Garden Grove Community Services Department presents the 16th annual Jack O'Lantern Jamboree event on Saturday, Oct. 28 from 2 to 5 p.m. at Atlantis Play Center, 13630 Atlantis Way in Garden Grove Park.

Activities at the event include a train ride, carnival games, crafts, bounce houses, goodies, magic show, airbrushed tattoos, and an Instagram giveaway.

Ticket prices are \$8 per person. The tickets are limited to the first 300 children who will receive a free pumpkin from the Pumpkin Patch. Children 2 years old and under are free. Only cash or credit cards are accepted. There will be no ticket sales at the door.

Ticket sales for Jack O'Lantern Jamboree begin Monday, Oct. 9 through Thursday, Oct. 26, or until quantities run out. Tickets may be purchased at the recreation counter, located on the 1st floor of Garden Grove City Hall, at 11222 Acacia Parkway.

To order by phone, or for more information, call 714-741-5200.

Orange County News
Sept. 29, 2017

School students are 'Going Global'

By Loreen Berlin

The Garden Grove Unified School District held a "Going Global Launch Party" recently to celebrate its successful new Vietnamese Dual Language Immersion Program at Murdy Elementary School.

Board of Education President Lan Nguyen highlighted the district's work in launching the nation's fourth-only Vietnamese Dual Language Immersion Program and State Senator Janet Nguyen applauded the district for opening the program to serve the community's diverse population.

"Our parents and families want their students in this program because they know from personal experience that being bilingual in today's society is like holding a key that will unlock so many doors," said Murdy School Principal Marcie Griffith.

Griffith said research has shown that dual language students outperform their peers in English-only programs and that students in the dual immersion program were found to have higher levels of self-esteem and motivation.

"It's no secret that bilingual, biliterate and bicultural students have a competitive edge for exciting careers in the Global 21st Century," Griffith said.

In a community such as Garden Grove, where the city is second-only to Vietnam in its population of Vietnamese people, having Vietnamese as a second language has become a reality and necessity.

One Murdy parent, Kelly Nguyen, who was born in Vietnam and came here on a boat at the age of 5, with her uncles, aunts and grandmother on her mother's side, said she's happy for the dual language program. The rest of her family

stayed behind in Vietnam, so the government couldn't automatically take their home after the fall of Saigon.

"I cried every day, missing my parents, but eventually I got more used to it," said Nguyen. Twenty years later, in 2005, Nguyen's parents were finally able to come to America.

Nguyen now has a 4-year-old daughter of her own, Madison, who has just started the transitional kindergarten program that is nearing the 1-month mark at Murdy

"My mother, who speaks only Vietnamese, was the primary caregiver for my daughter while I was at work and so Madison learned to speak Vietnamese, but my husband and I spoke mostly English with her," Nguyen said.

Nguyen said she looks to the future for her daughter in 18

Orange County News
Sept. 29, 2017



Courtesy photo

Teacher Van Anh Vu keeps students engaged during a lesson about learning to count in Vietnamese.

to 20 years, where the dual language program will be a definite academic benefit for her to learn both languages. "I want her to be fluent in both English and Vietnamese."

Nguyen said as a parent, she was concerned about what Mad-

ison's first experience would be at school, but said her daughter is happy in the school's program learning language through songs and coloring along with the alphabet and her numbers; getting to socialize with other children her age while at school too.

Ongoing

Overachievers, check this out Achievers Club 9331 is hosting communication and leadership meetings featuring professional speakers at the Crystal Cathedral Tower of Hope, 12141 Lewis St. Meetings will be held every Thursday except during Thanksgiving, Christmas, and New Year's holiday weeks. For more information, call Barbara Barrientas at 714-971-4123, e-mail bbarrientas@crystalcathedral.org or visit www.orgsites.com/ca/achievers9331.

Chamber holds Friday meetings The Garden Grove Chamber's Governmental Affairs Committee meets the second Friday of the month from 7:30 to 9 a.m. at the Community Meeting Center, 11300 Stanford Ave. in Garden Grove. For more information, call the chamber at 714-638-7950.

Grief support
The Grief Share Support Group is for mothers who have lost children of every age. The group meets Thursday evenings at 12831 Olive St., Garden Grove. For more information, call 714-892-1520 or 714-343-7516.

Learn about Alzheimer's
The Alzheimer's Association of Orange County hosts a support group to provide an opportunity to meet other caregivers and families, share experiences and exchange ideas. These meetings are free and open to all caregivers and family members of individuals with dementia. All groups listed are in compliance with chapter and national standards. This is a faith-based meeting and may include prayer

or pastoral speaker, and will take place at 1 p.m. Saturdays at the Crystal Cathedral Arboretum, 12141 Lewis St. in Garden Grove. For more information, call Peggy Woelke at 714-634-2161.

Dance Center hosts social
Join the staff of the Cedarbrook Dance Center for nights of square dancing, line dancing, round dancing (pre-choreographed social dancing) and salsa. The Dance Center is at 12812 Garden Grove Blvd. For more information on classes, call Eileen Silvia at 949-637-4169.

Eco-friendly storytime
Family storytime all through the summer will highlight books about our environment and the animals that live in rivers, oceans and icy places. All ages are encouraged to attend at 7 p.m. every Tuesday at the Garden Grove Regional Library, 11200 Stanford Ave. in Garden Grove. For more information, call 714-530-0711.

GG Kiwanis to meet
The Kiwanis Club of Garden Grove hosts dinner meetings at 7 p.m. Thursdays at Kiwanisland, 9840 Larson Ave. Social hour begins at 6 p.m. Call 714-892-7267.

Rotary Club to meet
The Rotary Club of Garden Grove meets at 12:10 p.m. Wednesdays at The Marriott Hotel, at Chapman Avenue and Harbor Boulevard in Garden Grove.

Orange County News
Sept. 29, 2017



Are you prepared?

September is National Preparedness Month, and the City of Garden Grove's C.E.R.T. program will offer a CPR/First Aid/AED certification on Saturday, Sept. 30, from 7:30 a.m. to 5 p.m. Certification will be through EMS Safety Services, Inc. The cost for the class is \$30.

C.E.R.T. (Community Emergency Response Team) is a volunteer organization with the Garden Grove Fire Department that provides citizens training on how to prepare for, respond to, and recover from a disaster. C.E.R.T. members are also trained to help augment first responders in the event of a disaster.

Seating is limited. To register and receive the class location, contact Don Thorpe at ggcert.oc@gmail.com or 714-376-7633. For more information regarding the C.E.R.T. program, visit www.certgardengrovefire.org.

Cancer patient's stem cell donor from Vietnam is finally allowed to enter the U.S.

By Kyle Swenson

September 28, 2017

Washington Post



Helen Huynh's husband Vien attends to her as she waits for a stem-cell transplant. (Courtesy of Yvonne AiVan Murray)

Washington Post
Sept. 28, 2017
1 of 2

The bureaucratic hits kept coming, and it was looking grim for Helen Huynh and her family.

The 61-year-old woman from Garden Grove, Calif., was struggling against a punishing bout of acute myeloid leukemia. Her best medical shot: a stem cell transplant from her youngest sister, Thuy Nguyen.

But with the donor back in Huynh's native Vietnam, Nguyen required a visa to make the trip for the procedure. As The Washington Post reported last week, the U.S. government repeatedly rejected the application. Despite doctors' notes and the intervention of local politicians, Huynh's appeals were blocked.

"There is only one thing preventing us from getting the stem cell transplant, and that's the U.S. government," Yvonne AiVan Murray, Huynh's oldest daughter, told The Post last week.

On Wednesday, the family's situation suddenly shifted.

An emergency application for a humanitarian parole was approved, greenlighting the stem-cell donor's trip to the United States. Murray said her congressman, Rep. Alan Lowenthal (D), delivered the news by telephone.

"It's wonderful," Murray told The Post Wednesday evening from the airport, where she was catching a late-night flight to Vietnam to escort her aunt to the States for the procedure. "We just learned from the doctor that my mother is at the moment cancer free, which means we have a small window to get her the transplant before the cancer comes back."

Murray said her mother would soon be transferred to City of Hope Medical Center to prep for the operation. She added the "battle is only halfway over. At least now we don't have to fight the visa denial anymore, we can concentrate on fighting the cancer."

Washington Post
Sept. 28, 2017
2 of 2



CITY OF GARDEN GROVE
NEWS

FOR IMMEDIATE RELEASE

Public Information Office (714) 741-5280

CONTACT: Juan Medina (714) 741-5253
Community Services Department

Thursday, October 5, 2017

MONSTER MASH DINNER DANCE AT H. LOUIS LAKE SENIOR CENTER

Garden Grove seniors are invited to attend the Monster Mash Dinner Dance, sponsored by Monarch HealthCare, on Friday, October 20, 2017. The event is scheduled from 6:00 p.m. to 10:00 p.m. and will be held at the Community Meeting Center, A Room, located at 11300 Stanford Avenue.

The cost for the event is \$15 per person. Tickets may be purchased at the Senior Center Front Office, located at 11300 Stanford Avenue. Cost includes dinner, photo booth opportunities, and live entertainment provided by Armando.

For more information, please call the H. Louis Lake Senior Center at (714) 741-5253 between the hours of 8:00 a.m. and 3:30 p.m., Monday through Friday.

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CITY OF GARDEN GROVE NEWS

FOR IMMEDIATE RELEASE

Public Information Office (714) 741-5280

Contact: Teresa Pomeroy (714) 741-5040
City Clerk

Wednesday, October 4, 2017

CITY SEEKS MAIN STREET/DOWNTOWN COMMISSIONER

The City of Garden Grove seeks candidates to fill a vacancy on the Main Street/Downtown commission to complete a term that expires in December 2018. To qualify as a volunteer commissioner, applicants must be a property owner/business owner or tenant on Garden Grove's Main Street/Downtown, and must be able to attend meetings, held at 9:00 a.m., on the second Thursdays of January, March, May, July, September, and November. The meetings take place in the Garden Grove Community Meeting Center at 11300 Stanford Avenue.

Commissioners serve as advisors to the City Council, providing recommendations that become part of the City's decision-making process. The seven-member commission monitors the appearance of buildings and grounds on Historical Main Street/Downtown to ensure that the revitalized and restored buildings are properly and attractively maintained. The commission also advises the City Council regarding the levy of annual assessments for the Main Street Assessment District No. 1 to provide for any proposed new improvements or any substantial changes in existing improvements and changes in level of maintenance from the previous year.

-more-

CITY SEEKS MAIN STREET COMMISSIONER

2-2-2

Applications may be submitted online at www.ci.garden-grove.ca.us by selecting "City Departments" and accessing the "Commissions" link found under the City Council page. Applicants may also visit the City Clerk's Office, located on the second floor of Garden Grove City Hall, at 11222 Acacia Parkway, or call (714) 741-5040.

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CITY OF GARDEN GROVE NEWS

FOR IMMEDIATE RELEASE

Public Information Office (714) 741-5280

CONTACT:

Ana Pulido (714) 741-5280

Office of Community Relations/GGTV3

Tuesday, October 3, 2017

BLACK FRIDAY GOES BiGG! WITH CHANCES TO WIN \$500 AND MORE

The annual Black Friday Goes BiGG (Buy in Garden Grove) giveaway offers Garden Grove shoppers a chance to win "BiGG" prizes starting on the biggest shopping day of the year, Black Friday, November 24 through Friday, December 15, 2017. For every \$50 spent in Garden Grove, patrons will have the opportunity to win \$500 cash, and two, one-night stays at the Great Wolf Lodge Southern California.

When customers collect \$50 in total register receipts from any Garden Grove business, including restaurants, gas stations, and grocery stores, they'll receive one raffle ticket towards a \$500 cash or prize drawing. Receipts must be brought to the Garden Grove Chamber of Commerce, located at 12866 Main Street, Suite 102 by 5:00 p.m., Friday, December 15, 2017.

Raffle tickets will not be available at business establishments. There is no limit on the number of raffle tickets received. The first 100 customers to turn in their receipts will receive a free gift.

If purchases were made from a participating Buy in Garden Grove (BiGG) business, or a Garden Grove Chamber of Commerce business member, shoppers will receive an additional raffle ticket. To find out which businesses are participating, visit www.garden-grove.org or www.gardengrovechamber.com.

-more-

11222 Acacia Parkway • P.O.Box 3070 • Garden Grove, CA 92842
www.ci.garden-grove.ca.us

Black Friday Goes BiGG! With Chances to Win \$500 and More
2-2-2

Three raffle tickets will be chosen and the winning names and raffle ticket numbers will be posted on the City's and Chamber's websites on Monday, December 18, 2017. The winners will have 30 days to claim their prizes in person, at the Garden Grove Chamber of Commerce.

Participants must be at least 18 years old to win. Only one prize per winner.

For the last nine years, the City has encouraged customers to support the local business economy through the Buy in Garden Grove program. Through special discounts and promotions, the City's shop local campaign has helped keep tax dollars in the community, which is a crucial resource for providing public safety, roads, parks, and other quality-of-life needs.

There is no charge to become a participating BiGG member. Businesses can sign up at www.garden-grove.org.

For more information, call the City's Office of Community Relations at (714) 741-5280, or the Garden Grove Chamber of Commerce at (714) 638-7950.

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CITY OF GARDEN GROVE NEWS

FOR IMMEDIATE RELEASE

Public Information Office (714) 741-5280

Contact: Juan Medina (714) 741-5253
H. Louis Lake Senior Center

Tuesday, October 3, 2017

MAKE MEMORIES AT GARDEN GROVE'S SENIOR DAY CAMP

Trips, activities, and special events are just a few of the features seniors can experience at the H. Louis Lake Senior Day Camp. The first day of the five-day camp is Monday, October 9. The senior center is located at 11300 Stanford Avenue.

The Day Camp, especially designed for seniors 50 years and over, starts with an introduction to all the camp activities on October 9 at 11:00 a.m. The week continues with excursions to the Packing House in Anaheim; a visit to Tanaka Farms; and a tour to Fullerton Arboretum. On the last day of camp, campers will enjoy a movie at The Outlets in Orange.

Water and light snacks will be provided during the excursions, or participants can bring a sack lunch or purchase lunch. Lunch will be provided to all campers only on Monday and Thursday.

The cost for the week-long camp is \$50, which includes the excursions, transportation, and a camp T-shirt. Payment must be made prior to the first day of the program. Early registration is encouraged due to program enrollment limited to 20 participants.

To register for the camp, please contact the H. Louis Lake Senior Center at (714) 741-5253, Monday through Friday, from 8:00 a.m. to 3:30 p.m.

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CITY OF GARDEN GROVE
NEWS

FOR IMMEDIATE RELEASE

Public Information Office (714) 741-5280

Contact: Officer Thomas Capps (714) 741-5767
Garden Grove Police Department

Monday, October 2, 2017

**DRIVERS GET IMPORTANT LESSON DURING POLICE
SCHOOL BUS OPERATION**

As part of the City's Accident Reduction Campaign, the Garden Grove Police Department conducted a school bus operation on Friday, September 8, 2017. The purpose of the operation was to educate drivers on the importance of stopping for school buses that are stopped to load and unload students. The operation was funded by the California Office of Traffic Safety.

For the purpose of loading and unloading students, the vehicle code specifies that drivers cannot pass a school bus when it is flashing red lights, with its "STOP" sign out.

Officer Thomas Capps, a member of the Accident Reduction Team, stated, "With students back in school, the Garden Grove Police Department Traffic Unit conducted a school bus operation to ensure the safety of children and parents at designated school bus stops. If you watch the live streaming of the operation, you can see drivers ignore the school bus signals and drive past the bus."

The operation resulted in 12, \$700 citations issued.

-more-

POLICE SCHOOL BUS OPERATION

2-2-2

To view the live streaming of the school bus operation, visit @GardenGroveCityHall on Facebook or Instagram, search for #StayAlertGG and #SafeStreetsGG.

For more information, visit www.garden-grove.org/stay-alert or contact the Garden Grove Police Department Community Liaison Division at (714) 741-5760.

###

VIỆTBÁO

Garden Grove Mời Dự 'Jack O'Lantern Jamboree' Nhân Mùa Lễ Halloween

04/10/2017 00:00:00



- Garden Grove Ghi Danh Xe Đá Ngoại Miễn Phí Online, Bắt Đầu Từ Ngày 2 Tháng 10 Năm 2017
- Học Khu Garden Grove Ra Mắt Chương Trình Dạy Tiếng Việt
- Thành Phố Garden Grove Mở Lớp Huấn Luyện Cấp Cứu CPR



Mùa Lễ Halloween tại Garden Grove.

Ban Phục Vụ Cộng Đồng Thành Phố Garden Grove xin giới thiệu đến cộng đồng và các em nhỏ chương trình 'Jack O'Lantern Jamboree' nhân mùa Halloween năm nay. Chương trình này sẽ được tổ chức vào buổi chiều ngày Thứ Bảy, 28 tháng 10, 2017, từ 2:00 giờ tới 5:00 giờ tại Atlantic Play Center, địa chỉ là 13630 Atlantis Way, phía sau Garden Grove Park.

Sẽ có nhiều trò chơi, bounce house, carnival games, dành cho các em nhỏ, cũng như những trái pumpkin được dành cho các em dưới 13 tuổi.

Giá vé chỉ có \$8 cho một em, trẻ em dưới 2 tuổi được vào cửa miễn phí. Trẻ em phải đi cùng người lớn để tham dự vào chương trình này. Chương trình có giới hạn cho 300 trẻ em.

Vé sẽ được bán trước bắt đầu vào ngày Thứ Hai, 9 tháng 10 đến hết ngày 28 tháng 10 tại Recreation counter, lầu 1, trong City Hall Thành phố, địa chỉ là 11222 Acacia Parkway, hoặc liên lạc về số điện thoại (714) 741-5200.

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11222 Acacia Parkway · P.O. Box 3070 · Garden Grove, CA 92642

- Địa Cầu Nóng, Cây Bớt Hút CO2, Vi Trùng Tăng, Dọa Con Người
- Cẩm Nang Cho Phụ Nữ: Nghệ Thuật Nịnh Chồng
- LHQ Viện Trợ Lương Thực Cho 500,000 Dân Syria
- UBS Mặt 10 Tí Đô La

WEEKLY MEMO 10-05-17

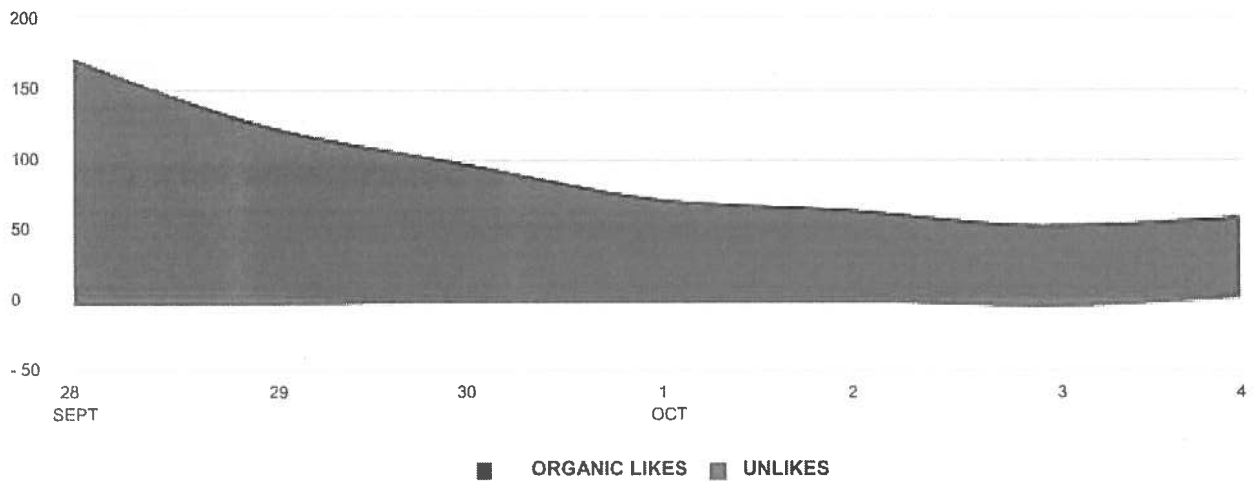
**SOCIAL MEDIA
HIGHLIGHTS**

Facebook Activity Overview

 5,931,311 Impressions	 39,402 Engagements	 410 Clicks
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Facebook Audience Growth

LIKES BREAKDOWN, BY DAY



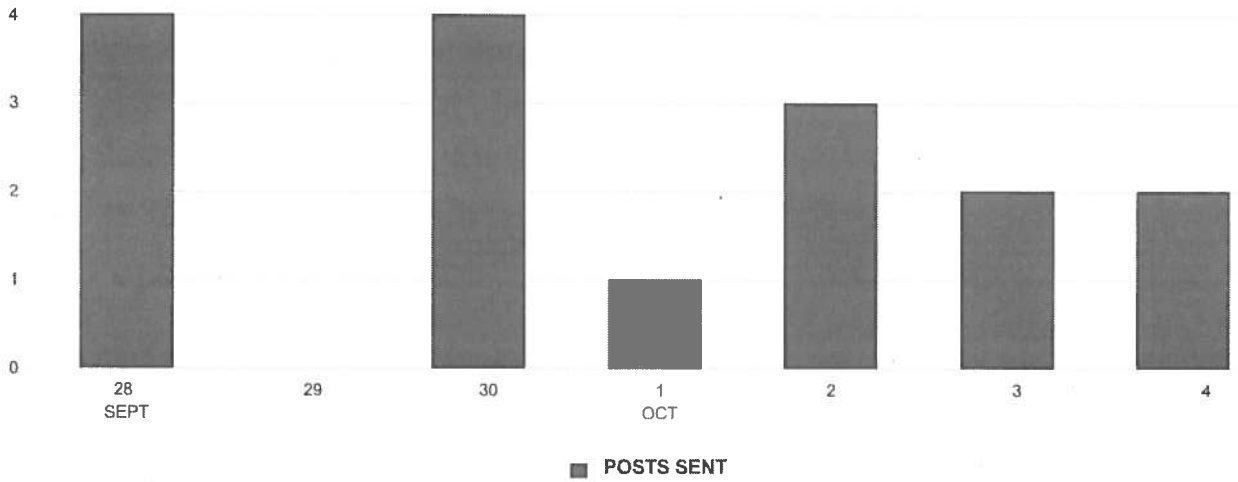
Audience Growth Metrics

	Totals
Total Fans	11,291
Organic Likes	627
Unlikes	28
Net Likes	599

Total fans increased by
5.6%
 since previous date range

Facebook Publishing Behavior



POSTS, BY DAY







Publishing Metrics	Totals
Photos	6
Videos	3
Posts	7
Notes	-
Total Posts	16

The number of posts you sent increased by **6.7%** since previous date range



Facebook Top Posts, by Reactions

Post	Reactions	Comments	Engagement	Reach
Garden Grove City Hall   (Post) September 30, 2017 12:00 pm	427	111	12.6%	32,258

Facebook Top Posts, by Reactions

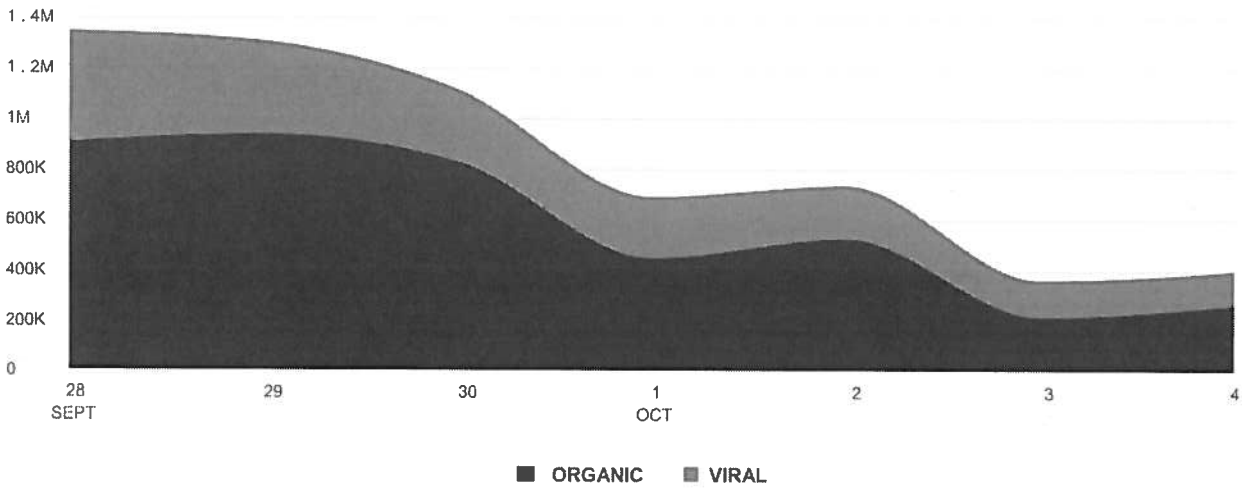
Post	Reactions ▼	Comments	Engagement	Reach
<p>Garden Grove City Hall</p> <p>Illegal Street Racing, an issue in Garden Grove, Orange County Due to recent fatal accidents involving illegal street racing in California, and in an effort to combat illegal street racing and illegally modified vehicles in #GardenGrove, the Garden Grove Police Department's Traffic Unit conducted an operation last Saturday. Officers issued 26 citations, impounded three vehicles, and arrested one for driving under the influence. This operation was conducted in conjunction with the City's Accident Reduction Campaign. --> www.garden-grove.org/stay-alert. #SafeStreetsGG #StayAlertGG #GardenGrove</p>   <p>(Post) September 30, 2017 12:00 pm</p>	427	111	12.6%	32,258
<p>Garden Grove City Hall</p> <p>On behalf of the City of Garden Grove, we'd like to send our thoughts and prayers to the people of Las Vegas. Our support goes out to the victims and their loved ones during these times of tragedy. To honor those lost and wounded, the United States flags will be flown at half-staff through sunset on Friday, October 6, 2017. #PrayforLasVegas City of Las Vegas Government Garden Grove Fire Department Garden Grove Police Department Garden Grove Public Works Department #GardenGrove #PraysforVegas</p>   <p>(Post) October 02, 2017 10:45 am</p>	392	43	2.7%	24,776
<p>Garden Grove City Hall</p> <p>As part of the City's Accident Reduction Campaign, the Garden Grove Police Department conducted a school bus operation on Friday, September 8, 2017. The purpose of the operation was to educate drivers on the importance of stopping for school buses that are stopped to load and unload students. The operation resulted in 12, \$700 citations issued. For more information about this operation, visit http://www.ci.garden-grove.ca.us/node/8853. For more information about the Accident Reduction Team, visit https://www.ci.garden-grove.ca.us/stay-alert. #StayAlertGG #SafeStreetsGG #GardenGrove #KeepingUpWithKathy</p>   <p>(Post) October 02, 2017 5:41 pm</p>	353	66	12.4%	17,832

Facebook Top Posts, by Reactions

Post	Reactions ▼	Comments	Engagement	Reach
<p>Garden Grove City Hall</p> <p>We'd like to give a shout out to Pacifica High School's dance team for winning the National Championship earlier this year! On Tuesday, the #GardenGrove City Council recognized the team for receiving first place in Medium Hip Hop; second place in Dance and Pom; and third place in Extra Small Dance. The team was also honored with the Judges Excellence Award, which is given to the top three scoring teams. Congratulations! Garden Grove Unified School District #GGUSD Pride Photo: Coach Brienne Velton and the Pacifica dance team.</p>   <p>(Post) September 28, 2017 4:01 pm</p>	189	8	3.3%	12,300

Facebook Impressions

PAGE IMPRESSIONS, BY DAY



Impressions Metrics

Totals

Organic Impressions	4,096,608
Viral Impressions	1,834,703
Total Impressions	5,931,311
Users Reached	4,680,737

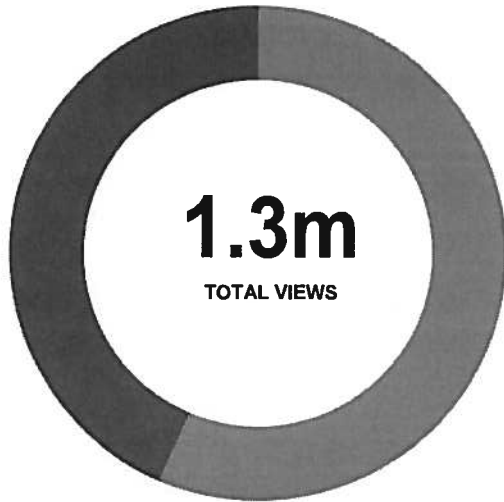
Total Impressions decreased by

- 35.2%

since previous date range

Facebook Video Performance

VIEW METRICS



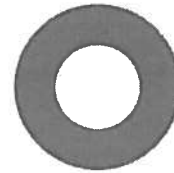
708k

ORGANIC FULL

546k

ORGANIC PARTIAL

VIEWING BREAKDOWN

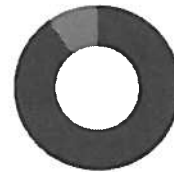


100%

ORGANIC VIEWS

0%

PAID VIEWS



10%

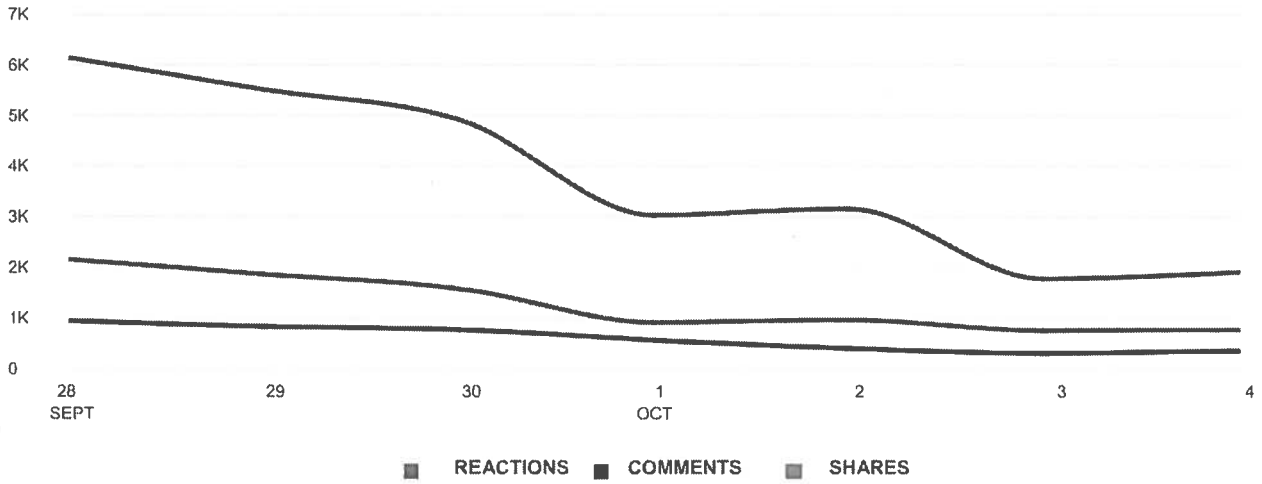
CLICK PLAYS

90%

AUTO PLAYS

Facebook Engagement

AUDIENCE ENGAGEMENT, BY DAY



Action Metrics	Totals
Reactions	26,335
Comments	4,127
Shares	8,940
Total Engagements	39,402

Total Engagements decreased by

-47.1%

since previous date range

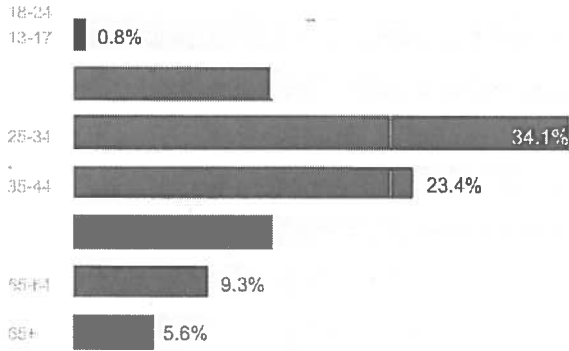
Facebook Audience Demographics

Page Fans

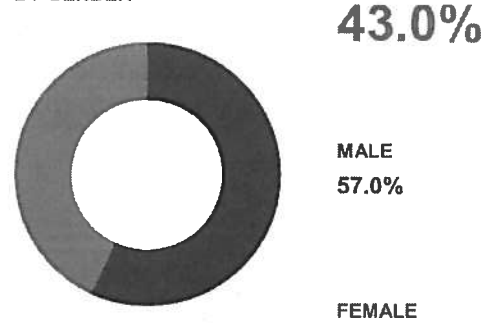
People Reached

People Engaged

BY AGE



BY GENDER



Women between the ages of 25-34 appear to be the leading force among your fans.

Top Countries

United States	10,498
Mexico	251
Vietnam	65
India	45
Philippines	25

Top Cities

Garden Grove, CA	3,187
Anaheim, CA	758
Los Angeles, CA	716
Santa Ana, CA	660
Westminster, CA	238

Facebook Stats by Page

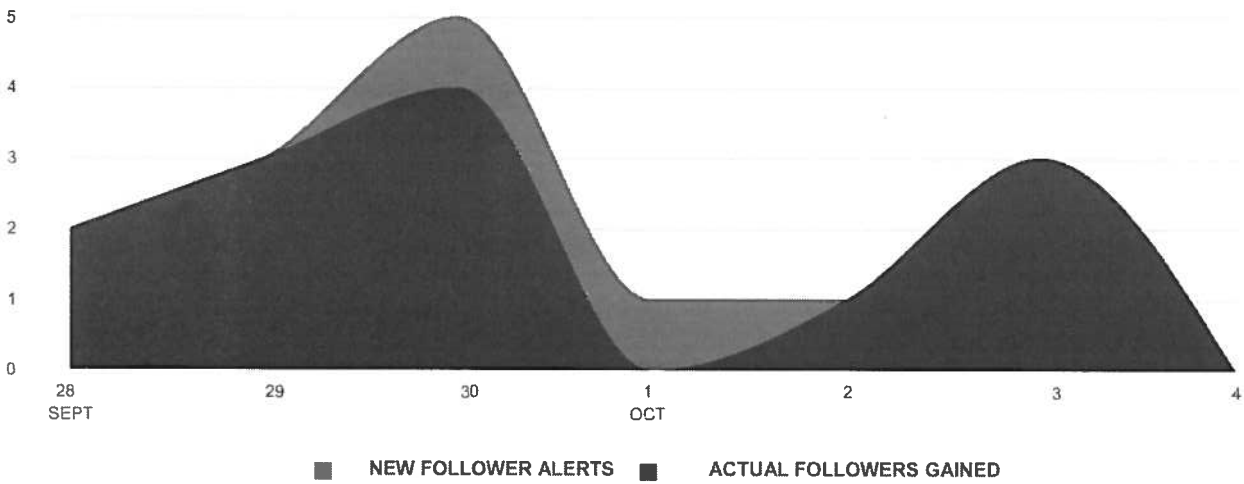
Facebook Page	Total Fans	Fan Increase	Posts Sent	Impressions	Impressions per Post	Engagements	Engagements per Post	Link Clicks
Garden Grove City Hall	11,291	5.64%	16	5,931,311	370,707	39,402	2,462.6	410

Twitter Activity Overview

 4,960 Organic Impressions	 123 Total Engagements	 13 Link Clicks
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Twitter Audience Growth

AUDIENCE GROWTH, BY DAY



Follower Metrics

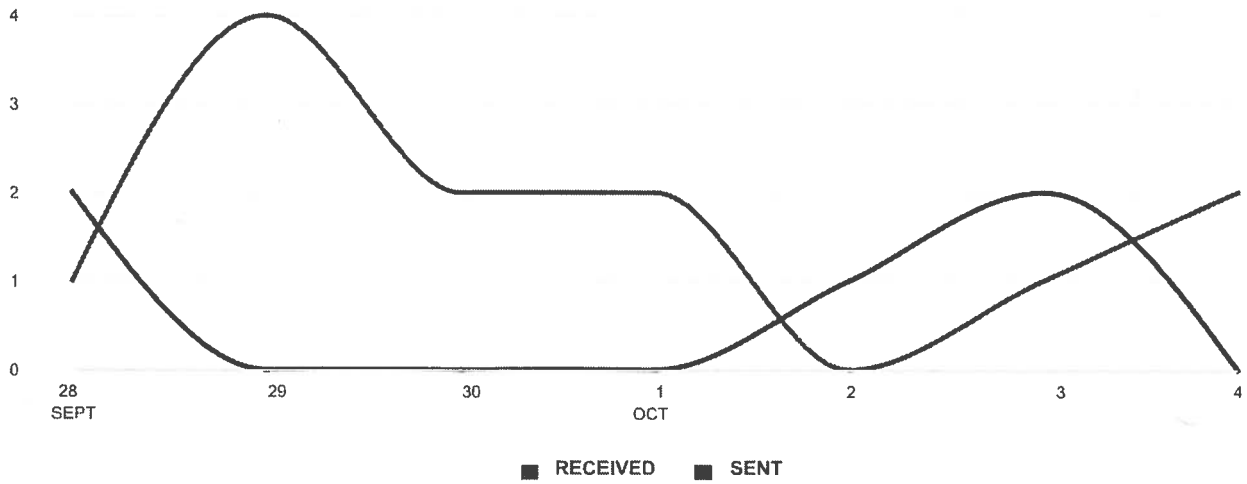
Totals

Total Followers	2,296
New Follower alerts	14
Actual Followers gained	10
People that you followed	1

Total followers increased by
0.4%
 since previous date range

Twitter Posts & Conversations

MESSAGES PER DAY




Sent/Received Metrics	Totals
Tweets sent	5
Direct Messages sent	-
Total Sent	5
Mentions received	12
Direct Messages received	-
Total Received	12




The number of messages you sent decreased by **28.6%** since previous date range

The number of messages you received increased by **0%** since previous date range

Twitter Top Posts, by Responses

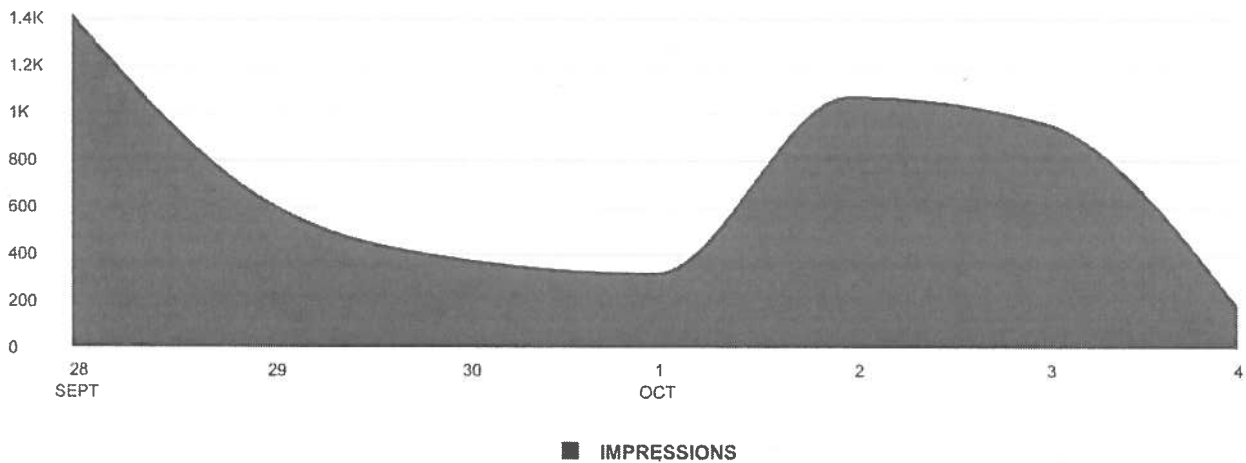
Tweet	Reach	Responses	Clicks	Retweets
 CityGardenGrove On behalf of the City of Garden Grove, we'd like to send our thoughts and prayers to the people of Las Vegas. #GG (Retweet with Comment) October 02, 2017 11:53 am	5,637	3	-	3

Twitter Top Posts, by Responses

Tweet	Reach	Responses ▼	Clicks	Retwaets
<p>CityGardenGrove  @GardenGrovePD conducted a school bus operation to educate drivers on the importance of stopping for school buses. https://t.co/V82rSqA9ac https://t.co/hRB2i0Z9MU (Tweet) October 02, 2017 5:51 pm</p>	-	1	-	1
<p>CityGardenGrove  October & November City Works! #GG https://t.co/enMLqPKPIa (Tweet) October 03, 2017 2:44 pm</p>	2,299	-	-	-
<p>CityGardenGrove  ARE YOU PREPARED? #GG CERT is offering CPR/First Aid/AED certification course this Sat., 9/30, 7:30AM to 5PM. Info @ https://t.co/cKZRXd6QEN https://t.co/d8WaqBtFqA (Tweet) September 28, 2017 4:08 pm</p>	2,288	-	-	-

Twitter Impressions

IMPRESSIONS, BY DAY

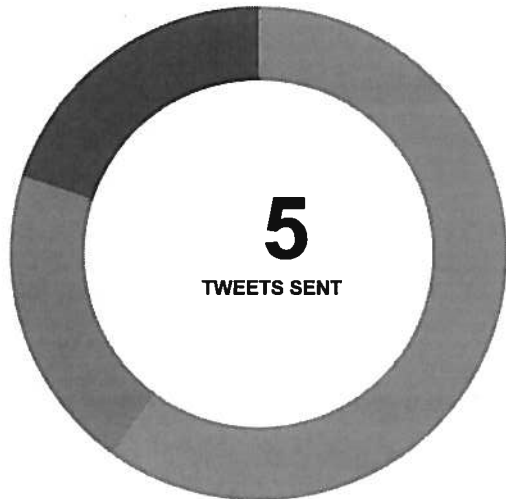


Impressions Metrics	Totals
Average Impressions per Day	709
Organic Impressions	4,960

Total Impressions decreased by
- 26.3%
 since previous date range

Twitter Publishing Behavior

SENT MESSAGE CONTENT



- 1**
PLAIN TEXT
- 1**
PAGE LINKS
- 3**
PHOTO LINKS

YOUR TWEETING BEHAVIOR



25%
CONVERSATION

75%
UPDATES

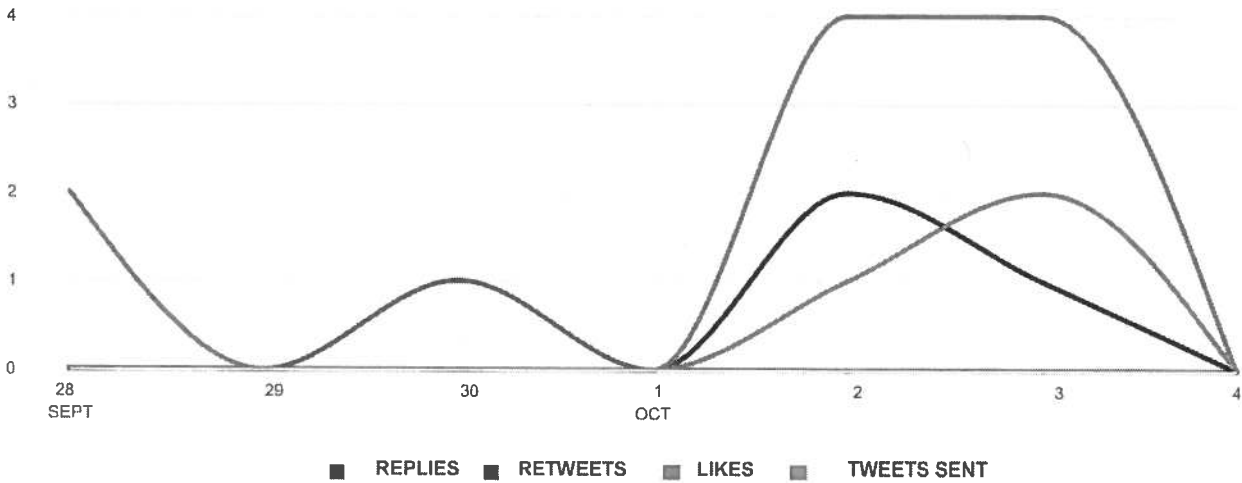


0%
NEW CONTACTS

100%
EXISTING CONTACTS

Twitter Engagement

ENGAGEMENT COUNT



Engagement Metrics

Totals

Replies	1
Retweets	3
Retweets with Comments	-
Likes	8
Total Engagements	123

The number of engagements increased by **43.0%** since previous date range

Engagements per Follower

-

Impressions per Follower **2.16028**

Engagements per Tweet **24.6**

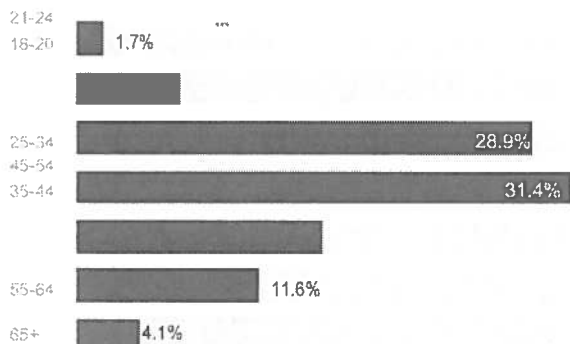
Impressions per Tweet **992**

Engagements per Impression -

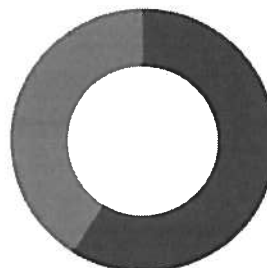
The number of impressions per Tweet increased by **3.1%** since previous date range

Twitter Audience Demographics

FOLLOWERS BY AGE



FOLLOWERS BY GENDER



41%

FEMALE FOLLOWERS
59%

MALE FOLLOWERS

Men between ages of 35-44 appear to be the leading force among your recent followers.

Twitter Stats by Profile

Twitter Profile	Total Followers	Follower Increase	Tweets Sent	Impressions	Impressions per Follower	Engagements	Engagements per Follower	Retweets	Clicks
City of Garden Grove	2,296	0.4%	5	4,960	2.16	123	0.05	3	13

MISCELLANEOUS ITEMS

October 5, 2017

1. Calendar of Events
2. Notice of Cancellation for the October 12, 2017 Zoning Administrator meeting.
3. League of California Cities, "California Cities Advocates," dated September 29, 2017.



GARDEN GROVE

CALENDAR OF EVENTS

October 5, 2017 – October 15, 2017

Thursday	October 5	7:00 p.m.	Planning Commission Meeting, Council Chamber CANCELLED
Thursday-Sunday	October 5-8		One More Productions presents "Cabaret" Gem Theater
Sunday	October 8	10:00 a.m.- Noon	Community Garden Clean Up RSVP: info@thecottageindustries.com 12942 8 th Street
		7:00 p.m.	Candlelight Vigil Honoring Victims of the Las Vegas Tragedy coordinated by the Garden Grove Neighborhood Association Village Green Park
Tuesday	October 10	5:30 p.m. 6:30 p.m. 6:30 p.m.	Closed Session, Founders Room Successor Agency Meeting, Council Chamber City Council Meeting, Council Chamber
Wednesday	October 11	11:00 a.m.- Noon	Employees Flu Shots – Reservation Only X5004 Human Resources
		2:00 p.m.	Oversight Board Meeting, Council Chamber CANCELLED
Thursday	October 12		Casual Day
		9:00 a.m.	Zoning Administrator Meeting City Hall, 3 rd Floor Training Room CANCELLED
		6:00 p.m.	Parks, Recreation and Arts Commission Meeting Council Chamber
Thursday-Sunday	October 12-15		One More Productions presents "Cabaret" Gem Theater
Friday	October 13		City Hall Closed – Regular Friday Closure
Saturday	October 14	6:30 p.m.- 9:30 p.m.	Team AMVETS presents Vibes4Vets Concert Featuring Atlantic Crossing and the OC British Invaders, Festival Amphitheater



GARDEN GROVE

**NOTICE OF CANCELLATION
OF THE
GARDEN GROVE
ZONING ADMINISTRATOR
REGULAR MEETING
OCTOBER 12, 2017**

NOTICE IS HEREBY GIVEN that the Regular Meeting of the Garden Grove Zoning Administrator scheduled for Thursday, October 12, 2017, at 9:00 a.m. at City Hall, 11222 Acacia Parkway, Third Floor Training Room, Garden Grove, is hereby cancelled pursuant to the attached Cancellation Notice.

DATED: October 5, 2017

LISA L. KIM
ZONING ADMINISTRATOR



GARDEN GROVE

NOTICE OF CANCELLATION

The Regular Meeting of the
Garden Grove Zoning Administrator
scheduled for October 12, 2017
has been cancelled.

**JUDITH MOORE
SECRETARY**

CA Cities Advocate



LEGISLATION AND POLICY AFFECTING CALIFORNIA CITIES

Sept. 29, 2017
Issue #71

IN THIS ISSUE:

Page 4: National Civic League Accepting Applications for the 2018 All-America City Award

Governor Brown Signs Comprehensive Housing Package
League's Blueprint for More Housing Included in the Package

Today in San Francisco, surrounded by Legislators and dozens of stakeholders, Gov. Jerry Brown signed an extensive package of housing bills aimed at addressing the housing supply and affordability crisis impacting many communities around the state. *For more, see Page 2.*



Mark Your Calendar for these Upcoming Ethics ILG Webinars

In California, state and federal laws create a complex set of requirements that guide city officials and staff in their service to their communities. The Institute for Local Government (ILG) is putting together a series of webinars on important ethics topics this fall to help cities navigate these laws and regulations. *For more, see Page 3.*



League-Sponsored Bond Agency Issues \$117 Million in Tax-Exempt Bonds for San Francisco Museum and California Baptist University in Riverside

Some of the most significant benefits of League membership for cities since 1988 have flowed from the League's co-sponsorship of the California Statewide Communities Development Authority (CSCDA). *For more, see Page 3.*

'Housing' Continued from Page 1...

The signing ceremony caps a legislative year usually focused on housing production at all income levels. Lawmakers introduced more than 130 housing related bills, many of which targeted local discretion and land use authority.

While the League opposed some of the dozen or so bills that make up the housing package, it strongly supported measures that increase funding for affordable housing and appropriately streamline local housing approvals. Below are the measures the Governor signed into law.

League Blueprint for More Housing Legislation

SB 2 and SB 3 Provide the Needed Funding to Spur Housing Construction

- **SB 2 (Atkins)** The Building Homes and Jobs Act: Generates hundreds of millions of dollars each year for affordable housing, emergency shelters and other housing needs via a \$75 recording fee on specified real estate documents. In the first year, 50 percent of the funds are set aside for local plans. In all other years, 70 percent of the funds are allocated to cities and counties through the CDBG formula.
- **SB 3 (Beall)** The Veterans and Affordable Housing Bond Act of 2018: Places a \$4 billion general obligation bond on the November 2018 ballot to fund veteran housing programs, affordable housing and infill infrastructure projects.

SB 540 (Roth) Streamlines Housing Approvals While Continuing to Protect Public Engagement

- **SB 540 (Roth)** Workforce Housing Opportunity Zones: Streamlines the housing approval process by having cities identify Workforce Housing Opportunity Zones, which will focus on workforce and affordable housing in areas close to jobs and transit and conform to California's greenhouse gas reduction laws. Housing developments within these planned areas can proceed in an expedited manner. Because the local government has fully complied with the California Environmental Quality Act (CEQA), no project-specific additional environmental reviews shall be needed. The environmental review and project streamlining shall be good for five years, to provide the development community with needed certainty.

Other Notable Housing Related Bills Signed by the Governor

- **SB 35 (Wiener)** Streamline Housing Approval Process: Streamlines multifamily housing project approvals by eliminating public input, prohibiting CEQA, and removing local discretion.
- **SB 167 (Skinner)** and **AB 678 (Bocanegra)** Housing Accountability Act: Makes numerous changes to the Housing Accountability Act including: requiring findings to be based on "a preponderance of evidence"; imposes mandatory fines (\$10,000) on cities that fail to comply with a judge's order within 60 days; and allows enhanced fines (a factor of five) if a city acts in bad faith.
- **AB 72 (Santiago)** Attorney General: Enforcement of Housing: Provides the Department of Housing and Community Development broad new authority to review any action by a city or county that it determines is inconsistent with an adopted housing element.
- **AB 73 (Chiu)** Housing Sustainability Districts: Allows a city or county to create a housing sustainability district to complete upfront zoning and environmental review in order to receive incentive payments for development projects that are consistent with the district's ordinance.
- **AB 879 (Grayson)** Planning and Zoning: Housing Element: Requires the California Department of Housing and Community Development to undertake a study to make recommendations regarding potential amendments to the Mitigation Fee Act to substantially reduce fees for residential development.

- AB 1397 (Low) Housing Element: Inventory of Land for Residential Development: Requires lands in a city's housing element to include vacant sites and sites that have "realistic and demonstrated potential" for redevelopment to meet a portion of the locality's housing need for a designated income level.
- AB 1505 (Bloom) Land Use: Zoning Regulations: Clarifies and strengthens local authority to enact inclusionary rental housing programs in accordance with their police power in an effort to address the shortage of affordable housing.
- AB 1515 (Daly) Housing Accountability Act: Allows a court to determine whether a project is consistent with local zoning and general plan by selecting the substantial evidence it wishes to rely on rather than reviewing whether the city council relied upon substantial evidence.

Next Steps

League staff will be developing important informational materials in the next few weeks to assist cities with understanding the practical impacts of the housing package at the local level. Additionally, the League will host a series of webinars and in person briefing in several regions of the state. Key dates and times will be released shortly.

'Webinars' Continued from Page 1...

The webinars being offered are:

- Abstentions and Disqualifications — Conflicts of Interest and When One Must or Should Step-Aside: Oct. 11, 2 p.m.
- The Brown Act: Nov. 1, 10 a.m.
- Completing Your Statement of Economic Interest — Form 700: Nov. 16, 10 a.m.
- Tips to Promote an Ethical and Transparent Culture: Dec. 5, 2 p.m.

Additional information and registration is available [online](#).

Please contact [Melissa Kuehne](#) with questions.

'CSCDA' Continued from Page 1...

This program provides a variety of public agencies and developers access to low-cost, tax-exempt financing and economic development tools. CSCDA recently issued a total of \$117,365,000 in tax-exempt bonds for the San Francisco Museum of Modern Art (SFMOMA) and the California Baptist University in Riverside.

About California Baptist University

California Baptist University is a California nonprofit corporation organized to operate a private, accredited Christian university offering liberal arts undergraduate and graduate degrees. The university has 9,000 students currently enrolled in both undergraduate and graduate programs.

CSCDA partnered with D.A. Davidson and Squire Patton Boggs to provide \$102,365,000 in tax-exempt bonds for the university. The bonds will be used to refinance CSCDA's previously issued Series 2007A, 2007B and 2011A bonds, providing net present value savings of more than \$8,700,000.

About SFMOMA

SFMOMA was the first museum on the West Coast devoted solely to modern and contemporary art. It opened on Jan. 18, 1935, under the direction of Grace McCann Morley. SFMOMA is dedicated to making the art for our time a vital and meaningful part of public life. For that reason, SFMOMA assembles unparalleled collections, creates exhilarating exhibitions, and develops

engaging public programs. In all of these endeavors, SFMOMA is guided by an enduring commitment to fostering creativity and embracing new ways of seeing the world.

CSCDA partnered with Bank of America and Hawkins, Delafield & Wood, LLP to provide the \$15 million in tax-exempt bonds for SFMOMA. The bonds will be used to finance a new parking garage and make other capital improvements to its museum facilities.

Background

CSCDA is a joint powers authority created in 1988 and is sponsored by the League of California Cities® and the California State Association of Counties. It was created by cities and counties for cities and counties. More than 500 cities, counties and special districts are program participants in CSCDA, which serves as their conduit issuer and provides access to efficiently finance locally-approved projects. CSCDA has issued more than \$50 billion in tax exempt bonds for projects that provide a public benefit by creating jobs, affordable housing, healthcare, infrastructure, schools and other fundamental services. Visit [CSCDA's website](#) for additional information on the ways in which CSCDA can help your city.

National Civic League Accepting Applications for the 2018 All-America City Award *Intent to Apply Letter due Oct. 18, Applications due Feb. 18*

The National Civic League [All-America City Award](#) application period is now open.

The 2018 award will address communities that have included diverse voices in problem-solving or promoted equitable practices and solutions. The 2018 focus was chosen, in part, to bring attention to the 50th anniversary of the Fair Housing Act as well as the Report of the National Advisory Commission on Civil Disorders (more commonly known as the Kerner Commission).

NCL is particularly interested in learning about community projects that: promote positive community-police relations; promote racial healing and dialogues on race; expand government and institutional representation and access; further educational equity in the community; create affordable and safe housing; reduce poverty; increase job readiness and employment; focus on restorative justice; seek equitable transportation access; promote or ensure access to healthy food and/or to safe and healthy natural environments.

The All-America City (AAC) Award program has recognized 500 communities that excel in collaborating to address pressing problems in the community. It celebrates exemplary grassroots community problem-solving and honors communities that united to achieve stunning results.

The AAC Award is given each year by the NCL to 10 communities in recognition of their outstanding civic accomplishments. The award spurs communities to use innovative approaches to create stronger connections between residents and nonprofit and government leaders. The AAC Award celebrates those efforts and becomes a platform for sharing innovation, inspiration and insight with other communities throughout the country.

To date, 53 cities have won the AAC Award. The [full list of winners](#) in every state is available online.

Application Information

Cities interested in applying for the AAC Award should submit a letter of intent to apply by Oct. 18, which saves applicants \$100 on the application fee. Please note a letter of intent is not required to apply.

The [application](#) is available online. Feb. 28 is the deadline to apply.

Additional information about the award and previous winners can be found on the [2018 AAC Resources/Promising Practices webpage](#) under the Other Resources side of the page.

About the National Civic League

Founded in 1894, the National Civic League is a nonpartisan, nonprofit organization whose mission is to advance civic engagement to achieve thriving, equitable communities. Based in Denver, the League offers a variety of services to local governments, including the National Civic Review, Model City Charter and its Civic Index.
