



A G E N D A

GARDEN GROVE PLANNING COMMISSION

March 2, 2023 - 7:00 PM

COMMUNITY MEETING CENTER
11300 STANFORD AVENUE

COVID-19 Information: Masks are not required, however, the public is encouraged to wear face masks in City facilities. Please do not attend this meeting if you have had direct contact with someone who has tested positive for COVID-19, or if you are experiencing symptoms such as coughing, sneezing, fever, difficulty breathing or have other flu-like symptoms.

Meeting Assistance: Any person requiring auxiliary aids and services, due to a disability, to address the Planning Commission, should contact the Department of Community & Economic Development at (714) 741-5312 or email planning@ggcity.org 72 hours prior to the meeting to arrange for special accommodations. (Government Code §5494.3.2).

Agenda Item Descriptions: Are intended to give a brief, general description of the item. The Planning Commission may take legislative action deemed appropriate with respect to the item and is not limited to the recommended action indicated in staff reports or the agenda.

Documents/Writings: Any revised or additional documents/writings related to an item on the agenda distributed to all or a majority of the Planning Commission within 72 hours of a meeting, are made available for public inspection at the same time (1) in the Planning Services Division Office at 11222 Acacia Parkway, Garden Grove, CA 92840, during normal business hours; and (1) at the Community Meeting Center at the time of the meeting.

Public Comments: Members of the public who attend the meeting in-person and would like to address the Planning Commission are requested to complete a yellow speaker card indicating their name and address, and identifying the subject matter they wish to address. This card should be given to the Recording Secretary before the meeting begins. General comments are made during "Oral Communications" and are limited to three (3) minutes and to matters the Planning Commission has jurisdiction over. Persons wishing to address the Planning Commission regarding a Public Hearing matter will be called to the podium at the time the matter is being considered. Members of the public who wish to comment on matters before the Commission, in lieu of doing so in person, may submit comments by emailing public-comment@ggcity.org no later than 3:00 p.m. the day of the meeting. The comments will be provided to the Commission as part of the meeting record.

PLEASE SILENCE YOUR CELL PHONES DURING THE MEETING.

REGULAR MEETING AGENDA

ROLL CALL: CHAIR RAMIREZ, VICE CHAIR LINDSAY
COMMISSIONERS ARESTEGUI, CUNNINGHAM, LEHMAN, PEREZ

PLEDGE OF ALLEGIANCE TO THE FLAG OF THE UNITED STATES OF AMERICA

- A. ORAL COMMUNICATIONS - PUBLIC
- B. APPROVAL OF MINUTES – [February 16, 2023](#)
- C. PUBLIC HEARING(S) (Authorization for the Chair to execute Resolution shall be included in the motion.)

C.1. [SITE PLAN NO. SP-121-2023](#)
[VARIANCE NO. V-039-2023](#)

APPLICANT: ANH THU NGUYEN (ASPIRE ASSOCIATES, LLC)
LOCATION: SOUTHWEST CORNER OF GARDEN GROVE BOULEVARD
AND PARTRIDGE STREET AT 12692 GARDEN GROVE
BOULEVARD

REQUEST: A request for Site Plan approval to construct a new 6,694 square foot one-story office building on the vacant and unimproved portion of a 1.09-acre property, along with associated site improvements. The existing 4,600 square foot, one-story commercial building on the property's southwest corner will remain unchanged. In conjunction with the request, the applicant requests a Variance approval to deviate from the minimum lot size requirement of the Harbor Corridor Special Plan-Office Professional (HCSP-OP) zone, to develop the site with a new commercial building. The project is exempt from the CEQA pursuant to Government Code Section 15303 – New Construction or Conversion of Small Structures – of the State CEQA Guidelines.

STAFF RECOMMENDATION: Approval of Site Plan No. SP-121-2023 and Variance No. V-039-2023, subject to the recommended conditions of approval.

C.2. [SITE PLAN NO. SP-123-2023](#)

APPLICANT: ST. COLUMBAN SCHOOL
LOCATION: NORTHEAST CORNER OF NELSON STREET AND
STANFORD AVENUE AT 10855 STANFORD AVENUE

REQUEST: A request for Site Plan approval to construct a new 3,606 square foot lunch shelter and a new 1,640 square foot six-car garage/storage structure at a church site currently improved with a school, St. Columban School. Additional site improvements consist of new wrought-iron rolling gates and reconfiguration of parking stalls to accommodate the new structures. The site is in the CCSP-PR12 (Civic Center Specific Plan - Peripheral Residential (PR) District Area 12) zone. The Planning Commission will consider a determination that the Project is exempt from the CEQA pursuant to Government Code Section 15302 – Replacement or Reconstruction, and 15303 – New Construction or Conversion of Small Structures – of the State CEQA Guidelines.

STAFF RECOMMENDATION: Approval of Site Plan No. SP-123-2023, subject to the recommended conditions of approval.

D. ITEM FOR CONSIDERATION

D.1. [ACKNOWLEDGEMENT OF THE 2022 ANNUAL PROGRESS REPORT ON THE STATUS OF THE GENERAL PLAN AND HOUSING ELEMENT](#)

E. MATTERS FROM COMMISSIONERS

F. MATTERS FROM STAFF

G. ADJOURNMENT

GARDEN GROVE PLANNING COMMISSION
Community Meeting Center
11300 Stanford Avenue, Garden Grove, CA 92840

Meeting Minutes
Thursday, February 16, 2023

CALL TO ORDER: 7:08 p.m.

ROLL CALL:

Chair Ramirez
Vice Chair Lindsay
Commissioner Arestegui
Commissioner Cunningham
Commissioner Lehman
Commissioner Perez

Absent: Lehman, Perez

Commissioner Perez joined the meeting at 7:09 p.m.

PLEDGE OF ALLEGIANCE: Led by Vice Chair Lindsay.

ORAL COMMUNICATIONS – PUBLIC – None.

December 15, 2022 MINUTES:

Action: Received and filed.
Motion: Lindsay Second: Cunningham
Ayes: (5) Arestegui, Cunningham, Lindsay, Perez, Ramirez
Noes: (0) None
Absent: (1) Lehman

PUBLIC HEARING – SITE PLAN NO. SP-122-2023 AND TENTATIVE PARCEL MAP NO. PM-2022-167 FOR PROPERTY LOCATED ON THE SOUTHWEST CORNER OF WESTERN AVENUE AND LINCOLN WAY AT 7390 AND 7440 LINCOLN WAY.

Applicant: STEVE HONG
Date: February 16, 2023

Request: A request for Site Plan approval to construct a new 88,164 square foot shell industrial building following the demolition of a 76,500 square foot building at 7390 Lincoln Way and a 29,950 square foot building at 7440 Lincoln Way. Also, Tentative Parcel Map approval to consolidate 7390 Lincoln Way and 7440 Lincoln Way into a single parcel. The site is in the

PUD-103-76 (REV. 2018) zone. The project is exempt from the CEQA pursuant to Government Code Section 15332 – In-Fill Development Projects – of the State CEQA Guidelines.

Action: Resolution No. 6057-23 was approved

Motion: Lindsay Second: Arestegui

Ayes: (5) Arestegui, Cunningham, Lindsay, Perez, Ramirez
Noes: (0) None
Absent: (1) Lehman

PUBLIC HEARING – SITE PLAN NO. SP-120-2023 AND VESTING PARCEL MAP NO. PM-2021-206 FOR PROPERTY LOCATED ON THE WEST SIDE OF CHOISSER ROAD AND NORTH OF TWINTREE LANE AT 12233, 12235, 12237, AND 12239 CHOISSER ROAD.

Applicant: DANNY WEI (INVESTEL)
Date: February 16, 2023

Request: The applicant is requesting Planning Commission approval of (1) a Vesting Tentative Parcel Map to consolidate four existing parcels with a combined lot area of 28,793 square feet (0.66 acres) into a single lot to facilitate the development of a residential apartment complex and (2) a Site Plan for a six-story, 53 unit-residential apartment complex on the combined site. The proposed project includes six (6) affordable housing units, 5 units designated for “Very Low-Income” households, and one unit designated for “Low-Income” households. Inclusion of the 5 very low-income units qualifies the project for a density bonus, concessions, waivers, and reduced parking pursuant to the State Density Bonus Law, and the project has been designed to incorporate certain concessions and waivers of development standards pursuant to the State Density Bonus Law, which are described later in this Report. The site is in the PUD-128-12 (Planned Unit Development) zone and International West Mixed Use Overlay Zone. In conjunction with this request, the City of Garden Grove Planning Commission will also consider a determination that the proposed project is exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15332 – In-Fill Development Projects – of the State CEQA Guidelines.

Action: Resolution No. 6058-23 was approved with amendments:

Resolution No. 6058-23 Amendment: To modify the project request to include language pertaining to the waivers allowing the indoor and roof deck recreation areas, and the passive recreation area to contribute to the total required recreation area.

2. The applicant is requesting Site Plan approval to construct a six-story, 53 unit-residential apartment complex on four (4) vacant lots with a combined lot area of 28,793 square feet (0.66 acres). The proposal includes six (6) affordable housing units, five (5) units designated for "Very Low-Income" Households, and one (1) unit designated for "Low-Income" households. Pursuant to the State Density Bonus Law, the applicant is requesting the following concessions and waivers from applicable development standards: (1) concession to allow the first habitable floor on the second floor; (2) a concession to allow fewer parking spaces than the maximum number of parking spaces the City is otherwise permitted to require pursuant to the State Density Bonus Law; (3) a waiver to allow the building to be constructed within the 45-degree encroachment plane required for Mixed-Use zoned properties abutting Residentially-Zoned lots along the side yard setback; (4) a waiver to deviate from the requirement to provide a separate storage space for each unit; (5) a waiver to deviate from the requirement to provide at least 300 square feet of open space, recreation, and leisure are per unit, **and to allow an indoor fitness center and lounge and roof deck area to contribute 100 percent of the open space requirement**; (6) a waiver to deviate from the requirement to provide at least 90 square feet of private open space per unit; (7) a waiver to deviate from the requirement to provide passive recreation areas with minimum dimensions of 10 feet in width and 30 feet in length, **and to contribute 100 percent to the open space requirement**; and (8) a waiver to deviate from the minimum parking space length, from 19 feet to 18 feet. In accordance with the State Subdivision Map Act, the application is also requesting approval of a Vesting Tentative Parcel Map to consolidate four existing parcels into a single lot to facilitate the development of the residential apartment complex.

Conditions of Approval Amendments: To modify Condition of Approvals No. 17.a. and No. 64.a. as follows, and add Condition No. 98:

Public Works Engineering Division - Project Design

17. The applicant shall remove any existing substandard driveway approaches, curbs, sidewalks, ADA ramps, pavement sections, tree well and landscaping, and construct Choisser Road frontage improvements as identified below. All landscape, irrigation, sidewalk, and lighting improvements installed within the public rights-of-way shall be maintained by the applicant and shall require the approval of the City Engineer, Street Division, and Planning Division.
 - a. Existing substandard driveways **fronting the project site on the west side of** Choisser Road shall be removed and replaced with new curb, gutter, landscape, and sidewalk per City standards and specifications.

Planning Services Division

64. The applicant shall submit detailed plans showing the proposed location of utilities and mechanical equipment to the Community and Economic Development Department, Planning Services Division for review and approval prior to submitting plans into the Building and Safety Division Plan Check process. The project shall also be subject to the following:

Pursuant to Condition No. 31 and Chapter 9.48 of the Garden Grove Municipal Code, all on-site and off-site utilities (off-site refers to the areas within public right-of-way to the center-line of the streets adjacent to the subject property) within the perimeter of the site and to the center-line of the adjacent streets shall be installed or relocated underground. ~~All on-site and off-site utilities pertaining to the improvements proposed under this Site Plan and Parcel Map shall be installed or relocated underground.~~

98. The applicant shall submit for review and approval of the Community and Economic Development Director a management plan for the project that includes specific details about leasing, on-site parking rules, and maintenance of the site.

In addition, two nearby residents spoke with concerns about how the Project's parking would impact the already overcrowded area, and about the lack of sidewalks,

speeding cars, vision clearances, and the overall safety of pedestrians and drivers. Also, two letters were received, one from CalHDF in favor of the Project's fulfilling housing needs, and one from Leonard Poche, in opposition of the Project due to insufficient parking.

Motion: Lindsay Second: Cunningham

Ayes: (5) Arestegui, Cunningham, Lindsay, Perez, Ramirez

Noes: (0) None

Absent: (1) Lehman

MATTERS FROM COMMISSIONERS: Vice Chair Lindsay asked for an update on projects in the surrounding area. Staff provided brief updates on Cottage Industries, Brookhurst Triangle, Dr. Dao's project, the Navigation Center, Be Well OC, and Street Medicine.

MATTERS FROM STAFF: Staff gave a brief summary of agenda items for the next Planning Commission meeting on March 2nd, and announced that Planners Huang Ly, and Priit Kaskla, were promoted to Associate Planners.

ADJOURNMENT: At 8:30 p.m. to the next Meeting of the Garden Grove Planning Commission on Thursday, March 2, 2023, at 7:00 p.m. in the Community Meeting Center, 11300 Stanford Avenue, Garden Grove.

Judith Moore
Recording Secretary

COMMUNITY AND ECONOMIC DEVELOPMENT DEPARTMENT STAFF REPORT

AGENDA ITEM NO.: C.1.	SITE LOCATION: Southwest corner of Garden Grove Boulevard and Partridge Street, at 12692 Garden Grove Boulevard
HEARING DATE: March 2, 2023	GENERAL PLAN: International West Mixed Use (IW)
CASE NOS.: Site Plan No. SP-121-2023, and Variance No. V-039-2023	ZONE: Harbor Corridor Specific Plan – Office Professional (HCSP-OP)
PROPERTY OWNER: Aspire Associates, LLC	CEQA DETERMINATION: Exempt – New Construction or Conversion of Small Structures (15303)
APPLICANT: Anh Thu Nguyen for Aspire Associates, LLC	APN NOS.: 101-452-02

REQUEST:

The applicant requests Site Plan approval to construct a new approximately 6,694 square-foot single-story, medical office building, on a 1.09-acre lot, located at 12692 Garden Grove Boulevard, which is currently improved with an existing 4,600 square-foot, single-story commercial building that is located on the southwest corner of the property. In conjunction with this request, the applicant also requests Variance approval to deviate from the minimum lot size requirement of the Harbor Corridor Specific Plan – Office Professional (HCSP-OP) zone.

BACKGROUND:

The subject property is a 1.09-acre lot located at the southwest corner of Garden Grove Boulevard and Partridge Street. The property is zoned Harbor Corridor Specific Plan – Office Professional (HCSP-OP) and has a General Plan Land Use designation of International West Mixed Use (IW). The subject property abuts an R-3 (Multiple-Family Residential) zoned property to the south; O-S (Open Space) zoned property to the west; an HCSP-OP zoned property, across Partridge Street, to the east; a Planned Unit Development No. PUD-103-72 zoned property and a Planned Unit Development No. PUD-103-04 zoned property, across Garden Grove Boulevard, to the north. Surrounding uses include a multi-family residential development to the south, a flood control channel to the west, a pet hospital, across Partridge Way, to the east, and the Garden Grove hospital and a senior housing development, across Garden Grove Boulevard, to the north.

The subject property was originally developed in 1951, consisting of four (4) detached commercial/office pad buildings, as shown in Figure 1 below, which included a commercial retail building located at the southwest corner of the site (Building A), a restaurant building centrally located on the site (Building B), an office building located

at the northeast corner of the site (Building C), and an office building located at the southeast corner of the site (Building D). The site was originally improved with 61 parking spaces. According to Business Tax and License records, Building A, which is approximately 4,600 square feet, has been occupied entirely by an adult bookstore, Romantix, since 1990.

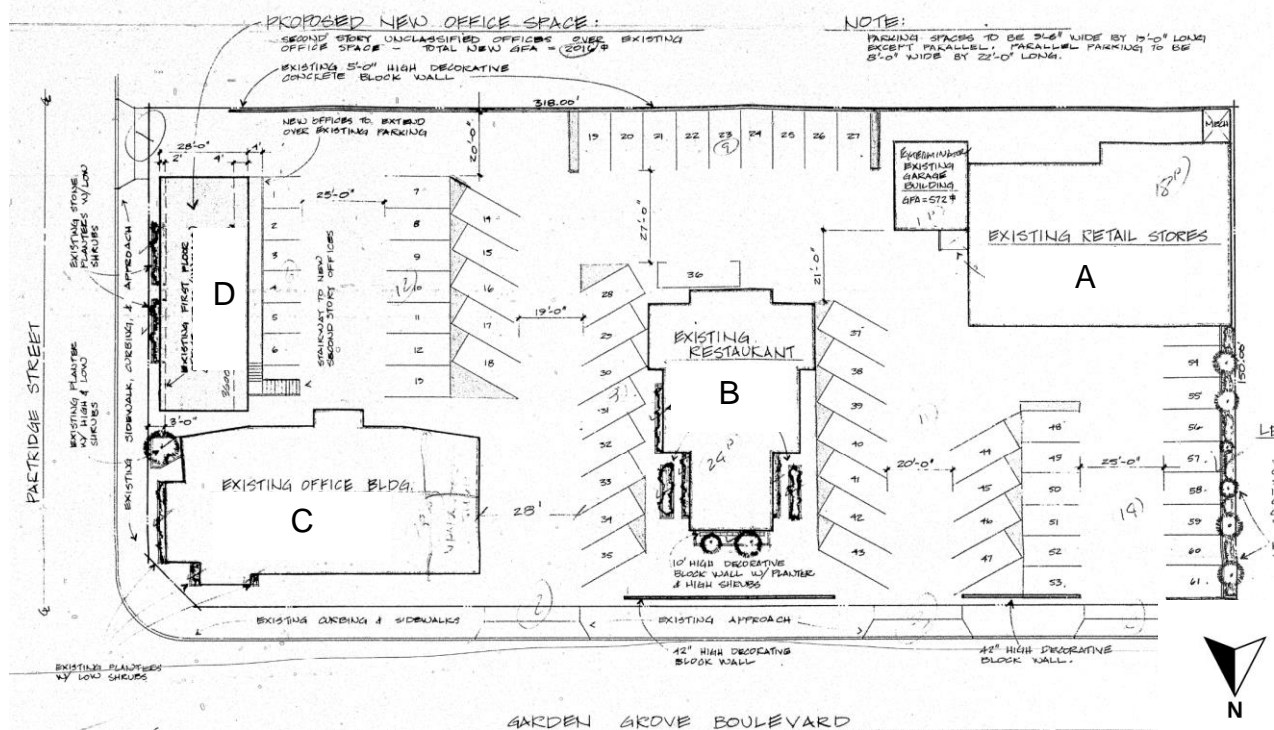


Figure 1: The approved site plan under Site Plan No. SP-161-78 shows four buildings on-site.

In 2011, a demolition permit was issued to demolish buildings B, C, and D with no concurrent development plan proposed for the site. Subsequently, approximately two-thirds of the site was left vacant and unimproved; Building A and twenty-one (21) parking spaces remained. Figure 2 shows the changes in the street view of the site between January and June 2011, and the street view of the site in January 2023.

On January 30, 2023, City Staff conducted a site visit to inspect the existing conditions of the property. The following observations were made:

- The vacant and unimproved portion of the site was fenced off, primarily with chain-link fencing, and filled with overgrown vegetation visible from public vantage points.
- Existing parking lot areas featured "fatigue cracking" in the asphalt. Additionally, the site was virtually devoid of landscaping and existing perimeter block walls were damaged in several areas.



Figure 2: The top picture was captured by Google in January 2011. The second picture was captured by Google in June 2011, which shows the three buildings on the left were demolished some time in the first half of 2011. As a result, approximately 2/3 of the property was left vacant and the site remains in such. The third picture was captured by staff during the site visit on January 30, 2023.

The applicant purchased the property in 2021 and is proposing to build a new, 6,694 square foot, one-story medical office building on the vacant portion of the site, along with associated site improvements. The applicant currently operates a nearby medical practice, specializing in physical medicine and rehabilitation, which is located at 12302 Garden Grove Boulevard, approximately 0.7 miles away from the subject site. The applicant intends to expand its operation and establish a new facility that can better accommodate a larger clientele, yet be able to stay within the same vicinity of their original location to retain the existing clientele. Subsequent to completion of construction and occupancy of the proposed development, the applicant will move their entire operation to the new location and vacate their existing offices.

The existing retail building, Building A, located at the southwest corner of the property, was originally built in 1951, prior to the establishment of the Harbor Corridor Specific Plan zone in 1985, and currently provides zero-foot (0'-0") building setbacks to the rear and side property lines. These existing setbacks do not comply with the minimum building setback requirements of the HCSP-OP zone, which requires a minimum five-foot (5'-0") setback to the westerly property line and a minimum ten-foot (10'-0") setback to the southerly property line. Pursuant to Section

9.36.020 of the Municipal Code, the existing retail building is considered a lawfully erected nonconforming structure. Pursuant to Section 9.36.040 of the Code, legal nonconforming structures that are located in such a manner that they encroach into required setbacks shall be allowed to remain indefinitely with such nonconformity. However, any new structures built on the lot must conform to all standards of the current zone in which such structure is located. Since the scope of the development does not include any changes to the retail building, it is allowed to remain on-site with the existing setbacks.

According to Business License's records, Building A, which is approximately 4,600 square feet, has been occupied entirely by an adult bookstore, Romantix, since 1990. The adult bookstore was legally established, but it is no longer a permitted use in the HCSP-OP zone, which makes the Romantix store a legal nonconforming use as defined in Section 9.36.020 of the Municipal Code. The nonconforming use of a conforming or nonconforming building generally may be continued at the same or lesser intensity until the use is abandoned or replaced, provided the use is not expanded into any other portion of the building or changed to another nonconforming use and the building in which the nonconforming use is located is not structurally altered or enlarged so as to increase the degree of nonconformity. (See GGMC §§ 9.36.050-9.36.060). While working with the City on the proposed development, the applicant was able to work with the operator of Romantix to reduce the size of the store from 4,600 to 3,120 square feet¹. As a result, the retail Building A now has two (2) separate tenant spaces: one is occupied by Romantix, and the other is currently vacant² as shown in Figure 3. With the size reduction, the applicant has shown its best effort to reduce the degree of nonconformity of the existing nonconforming use and bring the property closer to conforming to the City's zoning requirements³.

The Harbor Corridor Specific Plan (HCSP) zone establishes a minimum lot size requirement of 50,000 square feet for the Office Professional district. The minimum lot size requirement is applicable to all new development, intensifications to existing uses, and redevelopment projects. The lot size of the subject site is 47,137 square feet, which does not meet the minimum lot size requirement of the zone. For that reason, the applicant also requests a variance to deviate from the minimum lot size requirement of 50,000 square feet of the HCSP-OP zone to facilitate the construction of the new medical office building.

The subject site is identified in the City's Housing Element sites inventory list, designated with a realistic capacity of 72 "moderate income" affordable housing units. The proposed project consists of a commercial development that does not include any proposed housing units. Therefore, pursuant to Government Code Section 65863 ("No Net Loss Law") and Garden Grove Municipal Code Section 9.60.030 (No Net

¹ A copy of the amendment to the lease agreement between the property owner (the applicant) and Romantix store was provided as proof to show that Romantix has agreed to downsize its operation. The lease amendment was executed in June 2021.

² A site inspection on January 30, 2023 was conducted by staff confirming that the opening between the Romantix store and the vacant space has been closed off. [Attachment 1](#) includes pictures captured during the site visit.

³ A condition of approval is included to limit the operation of the adult bookstore use to the newly reduced tenant space (3,120 square feet) per the approved plan. Any new use that will occupy the vacant tenant space will be required to comply with the HCSP-OP zone requirements.

Loss), in order to approved the proposed project, the City must make findings that the proposed reduction of residential density is consistent with the General Plan, including the Housing Element, and that the remaining sites identified in its Housing Element sites inventory can accommodate its remaining unmet RHNA by each income category.

PROJECT STATISTICS:

	Proposed	HCSP-OP Zone Code Required	Meets code
Minimum Lot Size	47,137 square feet	50,000 square feet	No ⁴
Minimum Lot frontage	459.5 feet	200 feet	Yes
Maximum Floor Area Ratio (FAR)	0.24	2.0	Yes
Setbacks (min.)			
Street frontage	75' for 345 linear feet measured from Garden Grove Boulevard ; and 109' for 134 feet measured from Partridge Street	75' for a minimum of 75% of the lineal distance of the property line; 45' for the remaining frontage ⁵	Yes
Corner Cutoff	113 feet ⁶	40' on a line perpendicular to the mid-point tangent of the intersection	Yes
Interior side (West)	104 feet ⁷	5 feet	Yes
Rear side (South)	10 feet	10 feet	Yes
Parking Spaces (min)	75 spaces	75 spaces	Yes
Building Height (max)	28 feet	No height limit	Yes
Landscaping Area (min)	12.7%	12%	Yes

DISCUSSION:

SITE PLAN:

Site Design, Location, and Circulation

The subject property is a corner lot with frontage along Garden Grove Boulevard and Partridge Street. The property provides 303 feet (303'-0") of lot frontage along Garden Grove Boulevard, 21.5 feet (21'-6") of lot frontage along the corner, and 135 feet (135'-0") of lot frontage along Partridge Street. The site has a total street frontage of 459.5 continuous linear feet (459'-6"), which exceeds the minimum 200-foot (200'-0") lot frontage requirement of the HCSP-OP zone.

⁴ Variance requested under V-039-2023.

⁵ Total lineal distance along Garden Grove Blvd is 303 feet. The total lineal distance along Partridge Street is 135 feet. Thus, 75% of the total lineal frontage is 328.5 feet, and 45% is 87.6 feet.

⁶ Measured from the midpoint of the corner cutoff to the northeast corner of the new building.

⁷ Measured from the westerly property line to the new building.

The subject site can be accessed from both Garden Grove Boulevard and Partridge Street. Five (5) existing driveway approaches (three (3) along Garden Grove Boulevard, and two (2) existing along Partridge Street) will be removed and replaced with two (2), new thirty-foot (30'-0") wide driveway approaches, one on each street. The two (2) new driveway approaches will be connected to a new shared, 25-foot wide (25'-0") drive aisle providing vehicular circulation and access to parking areas throughout the development. A four-foot (4'-0") wide pedestrian walkway, in the form of a striped path-of-travel, provides access from the public right-of-way (public sidewalk) to the site.

The proposed new building will be situated along the southerly property line, and ten feet (10'-0") to the east of the existing retail building. The new building provides a seventy-five-foot (75'-0") setback to the northerly property line, a one-hundred-ten-foot (110'-0") setback to the easterly property line, and a ten-foot (10'-0") setback to the southerly property line. The placement of the proposed building complies with the minimum setbacks of the HCSP-OP zone.

Similar to the existing retail building, the new building will also be oriented toward Garden Grove Boulevard. The new building will be 6,647 square feet in gross floor area and will be comprised of three (3) separate tenant spaces. A new pedestrian walkway will be constructed in front of the new building, which will be extended to the existing retail building, and which will provide access to the parking lot areas, the trash enclosure, and the public right-of-way (public sidewalk).

Parking

The three (3) separate tenant spaces will be reserved for a new pharmacy (Unit #1), a new medical office (Unit #2), and a new general office (Unit #3). The existing retail building consists of one (1) retail space that is currently occupied by an adult bookstore, and one (1) vacant tenant space. According to the applicant, who also is the property owner, the vacant space will be reserved for a general office use.

The Municipal Code requires one (1) parking space per 200 square feet of gross floor area for retail (e.g., retail pharmacy) uses, one (1) parking space per 170 square feet of gross floor area for "Medical, dental, and related service support facilities" uses, one (1) parking space per 250 square feet of gross floor area for "General business office" uses, and one (1) parking space per 90 square feet of gross floor area for "adult bookstore" uses. The total required parking spaces for the entire site is 75 spaces. In addition, the HCSP zone allows a maximum of 30% of the required parking spaces to be compact spaces, which is equivalent to a maximum of 22 compact spaces.

Table 1: Parking calculation for the proposed and existing use

Uses	Gross Floor Area (Square Feet)	Parking Ratio	Parking Spaces Required (minimum)
(N) Pharmacy (Unit #1)	1,040	1/200	5.20
(N) Medical Office (Unit #2)	3,705	1/170	21.79
(N) General Office (Unit #3)	1,806	1/250	7.22
(E) Adult Bookstore	3,120	1/90	34.67
(E) Office (vacant)	1,464	1/250	5.86
		TOTAL =	75

According to the proposed design, existing parking stalls will be removed, and the entire site will be re-stripped with a new parking configuration. The site will provide one (1) row of 27 standard stalls located along Garden Grove Boulevard, one (1) row of 22 standard stalls and four (4) ADA parking stalls located in front of the two buildings, and 22 compact parking stalls (30% of the total parking) located to the east of the new building along Partridge Street. With a total of 75 parking stalls, the proposed design complies with the minimum parking requirements of the Code.

A condition of approval will restrict the uses of each tenant space, as noted in the above table, and as proposed by the applicant for the project. Should the City receive a proposal to change the use(s) of a tenant space(s), the applicant will be required to demonstrate compliance with all Municipal Code requirements, such as, but not limited to, parking standards, including any other applicable requirements set forth in the California Building Standards Code, and/or other related local, state, or federal requirements.

Building Architecture

The elevations of the proposed new building are proposed to be modern and contemporary in architectural style with varied finishes, colors, and design features, including wooden exterior paneling, smooth face stucco finishes, metal canopies, fabric awnings, and aluminum storefronts. The building will also have varied rooflines and varied elevation planes to break down the overall massing, allowing differentiation of materials and color. The neutral color scheme consists of shades of white, grey, and brown colors, which contribute to the building's contemporary design. The exterior façade of the building also provides for sign band areas to allow for signage for each tenant space. Additionally, the existing retail building's façade will also be re-patched and re-painted to provide a cohesive architectural design and compatibility.

Landscaping

Landscaping requirements of the HCSP-OP zone requires a minimum of twelve percent (12%) of the site to be landscaped. The project will provide a total of 5,991 square feet of new landscaping that will be in various locations across the site including along the street frontage, within the setback areas, and between the two (2) buildings. The provided landscaping area is equivalent to 12.7% of the site. Thus, the proposed design complies with the landscaping requirements of the HCSP-OP zone. In addition to the new landscaping area, the proposed design also includes new lighting that will be installed across the site. Thus, it will further beautify the subject site.

The proposed shopping center landscaping will comply with the landscaping requirements of Title 9 of the Municipal Code, including the City's Landscape Water Efficiency Guidelines. The Planning Services Division will review the type and location of all proposed plant materials, including irrigation methods, to ensure compliance with state and local water efficiency requirements.

Signage

The applicant proposes to remove the existing pole sign and install a new monument sign at the corner cut-off area (northeast corner of the site), which is permitted by the sign development standards of the HCSP-OP zone. The applicant is required to submit a detailed and fully dimensioned sign program governing the entire site to ensure consistency in sign design throughout the site. Conditions of approval are included to ensure that the sign program will be submitted to the Planning Services Division for review and approval prior to the issuance of any sign building permits. The sign program, and all future signage, shall comply with Chapter 9.20 (Sign Standards) of Title 9 of the Municipal Code.

VARIANCE

The Harbor Corridor Specific Plan (HCSP) zone establishes a minimum lot size requirement of 50,000 square feet for the Office Professional district. The minimum lot size requirement is applicable to all new development, intensifications to existing uses, and redevelopment projects. The lot size of the subject site is 47,137 square feet, which does not meet the minimum lot size requirement of the zone. The applicant is requesting consideration of a Variance for a deviation to the minimum lot size requirement of the HCSP-OP zone to facilitate the construction of the new medical office building. Pursuant to Garden Grove Municipal Code Section 9.32.030.D.6, to grant a request for a Variance, the Planning Commission must make five (5) findings. Facts supporting each of the five (5) required findings are set forth below and in the attached Resolution.

1. That there are exceptional or extraordinary circumstances or conditions applicable to the property involved or to the intended use or development of the property that does not apply generally to other property in the same vicinity or zone.

Approval of this Variance will allow the project to deviate from the minimum lot size requirement of 50,000 square feet in the HCSP-OP (Harbor Corridor Specific Plan – Office Professional) zone by 2,863 square feet. With exception of the requested Variance, the project meets all other development standards, including, but not limited to, building setbacks, parking, and landscaping.

At the time of its establishment, the Harbor Corridor Specific Plan encouraged new developments to consolidate small lots into one larger development to benefit from greater land use efficiencies and reduced incremental development costs associated with larger development projects. The Harbor Corridor Specific Plan uses the minimum requirements of 50,000 square feet for lot size as a means to fulfill this purpose. The subject lot is currently 47,137 square feet. In order to meet the 50,000 square foot minimum lot size requirement, additional land would need to be acquired. However, it is not feasible for the lot to expand its size to 50,000 square feet or more because the site is surrounded and constrained by public infrastructures to the north, east, and west; and by a developed property to the south. Abutting to the north and the east of the property are Garden Grove Boulevard and Partridge Street, respectively. Abutting to the west of the property is a flood control channel. The public rights-of-way and the flood control channel are infrastructures that are in place for the common welfare. The applicant cannot acquire these lands through financial transactions, cooperative agreements or easements. Thus, the property can neither expand northwards, eastwards, nor westwards.

Abutting to the south of the subject site is an R-3 (Multiple-family Residential) zoned property that is improved with an existing multi-family residential development. The R-3 zone is intended to promote housing opportunities in close proximity to employment and commercial centers. Commercial shopping centers, as proposed by the project, are not permitted in the R-3 zone. Due to the existing R-3 zoning of the abutting property, the subject property's expansion southward is infeasible.

The foregoing conditions and constraints make further lot consolidation or expansion to satisfy the minimum lot size requirement of the HCSP-OP zone impractical. The lot is 47,137 square feet in area, which nearly meets the minimum lot size requirement and is larger than most other HCSP-OP zoned properties in the vicinity of the site, making redevelopment of the site viable. In addition, the proposed project are otherwise consistent with the standards and intent of the Harbor Corridor Specific Plan. These constitute exceptional circumstances and conditions applicable to the subject property and its intended development that do not apply generally to other similar properties in the immediate vicinity, within the same zone, or other similarly zoned properties throughout the City .

2. That such Variance is necessary for the preservation and enjoyment of a substantial property right possessed by other property in the same vicinity and zone, but which is denied to the subject property.

The granting of the Variance will allow the project to deviate from the minimum lot size requirement of 50,000 square feet of the HCSP-OP zone by 2,863 square feet in order to facilitate the construction of the new building and the associated site improvements. Currently, the HCSP-OP zone consists of a total of 17 parcels that are located within proximity of the subject site as shown in [Attachment 2](#). In order to meet the minimum lot size requirement of the HCSP-OP zone, all HCSP-OP zoned properties are required to be more than 50,000 square feet or 1.15 acres in area. According to the City's GIS data⁸, all HCSP-OP zoned properties are less than 50,000 square feet or 1.15 acres with the exception of the property located at 12332 Garden Grove Boulevard (APN: 101-611-78), which is approximately 62,000 square feet or 1.42 acre. When the Harbor Corridor Specific Plan was adopted by the City of Garden Grove in 1985, most of the properties in this area were rendered nonconforming because the majority of the HCSP-OP zoned properties did not meet the minimum lot size requirement except for the one (1) aforementioned property. Approval of the proposed Variance will not set a precedent and will allow the applicant to enjoy a substantial property right possessed by other property owners located in other similar properties in the immediate vicinity, within the same zone, and other similarly zoned properties throughout the City. With exception to the requested Variance, the project meets all other development standards of the HCSP-OP zone such as, but not limited to, building setbacks, parking, and landscaping.

3. That the granting of a Variance will not be materially detrimental to the public welfare or injurious to the property or improvements in such zone or neighborhood in which the property is located.

The Variance request will allow the subject site to deviate from the minimum lot size requirement of the HCSP-OP zone, in order to facilitate the development of the site. Most of the similarly zoned properties in the surrounding area are developed and are less than 50,000 square feet in area. Provided the project complies with the Conditions of Approval, the granting of the Variance will not be materially detrimental to the public welfare or injurious to the property or improvements in such zone or neighborhood in which the property is located. With the exception of the minimum lot size requirement, the project has been designed to meet all development standards of the HCSP-OP zone, such as setbacks, lot frontage width, parking, and landscaping.

4. That the granting of such Variance will not adversely affect the City's General Plan.

Approval of the proposed Variance will allow the project to deviate from the minimum lot size requirement of 50,000 square feet in the HCSP-OP (Harbor Corridor Specific Plan – Office Professional) zone by 2,863 square feet. The General Plan regulates the intensity of land uses but does not dictate minimum lot sizes. The proposed project satisfies the maximum floor area ratio of 2.0 for

⁸ Staff was able to identify all the HCSP-OP zoned properties along with their size using the GIS (geographic information system). A separate map is attached to this report, showing the location of all the existing HCSP-OP zoned lots and the size of each lot, as [Attachment 2](#).

the International West General Plan Land Use designation and meets the intent of the General Plan by furthering the following goals, policies, and implementation programs:

Goal LU-6 - Revitalization of aging, underused, or deteriorated commercial corridors, centers, and properties. With limited vacant land available within the City's boundary, new developments revitalize aging and underused properties. One of the key themes and visions of the General Plan Land Use Element is the redevelopment of underutilized properties, which consist of older commercial centers, large lots containing only one residential unit, parking lots, or other properties and structures not meeting their full economic potential⁹. In 2011, two-thirds of the site was demolished and left vacant and unimproved. The remaining one-third of the site was not well maintained. Many elements of the site, such as the parking lot, landscaping area, and signage are in need of an immediate upgrade. Through all of the associated site improvements such as new landscaping, a new parking lot, and new lighting, the proposed development will remove dilapidated site conditions, and allow the site to meet its full economic potential.

Policy LU-5.1 - Work with property owners of vacant commercially zoned properties to develop their sites into appropriate, economically viable projects. The Office Professional District of the HCSP zone is intended primarily as a major office node with an emphasis on medical support facilities associated with the existing or expanded hospital complex. Abutting to the north of the property, across Garden Grove Boulevard, is the Garden Grove Hospital. According to the City's Business Tax and License records, many private medical practices have their offices located inside the Garden Grove Hospital campus. Abutting to the east, across from Partridge Street, is a pet hospital. Since two-third of the site currently vacant and unimproved, the proposed development of a medical office building on the subject site is consistent with the intent of the HCSP-OP zone, and the project will also add to the variety of medical services in the area while supporting existing nearby medical uses.

Goal LU-18 - Preservation of City quality and character through compliance with relevant codes and regulations. The project Conditions of Approval will remain in perpetuity for the life of the development. The Conditions of Approval will help ensure that the property is well-maintained and will not be detrimental to the surrounding neighborhood in which the property is located. Additionally, the project proposes enhanced exterior elevations which are aesthetically pleasing and can foster further investments in high-quality, medical-related services in the neighborhood.

The proposed project will be consistent with the spirit and intent of the General Plan, furthering its goals, policies, and implementation programs. Therefore, the granting of the requested Variance will not adversely affect the City's, General Plan.

⁹ General Plan Land Use Element page 2-2.

5. That approval of the Variance is subject to such conditions as will assure that it does not constitute a grant of special privileges inconsistent with the limitations upon other properties in the vicinity and zone in which the subject property is situated.

The granting of the Variance will allow the project to deviate from the minimum lot size requirement of 50,000 square feet in the HCSP-OP zone by 2,863 square feet, in order to facilitate the construction of the new building and the associated site improvements. All HCSP-OP zoned properties are less than 50,000 square feet, or 1.15 acres, with the exception of the property located at 12332 Garden Grove Boulevard (APN: 101-611-78), which is approximately 62,000 square feet or 1.42 acres. When the Harbor Corridor Specific Plan was adopted by the City of Garden Grove in 1985, most of the properties in this area were rendered nonconforming because the majority of the HCSP-OP zoned properties did not meet the minimum lot size requirement except for the one (1) aforementioned property. Approval of the proposed Variance will not set a precedent and will allow the applicant to enjoy a substantial property right possessed by other property owners located in other similar properties in the immediate vicinity, within the same zone, and other similarly zoned properties throughout the City. The Variance will give the property owner of the subject site the same ability to develop and beautify the site as the owner of the property at 12332 Garden Grove Boulevard, which meets the minimum lot size requirements of the HCSP-OP zone, and otherwise would not require Variance approval.

With the exception of the minimum lot size requirement, the proposed project meets all development standards of the HCSP-OP zone, such as setbacks, lot frontage width, parking, and landscaping. Pursuant to Condition of Approval No. 2, the rights granted pursuant to the Variance shall continue in effect for only so long as the improvements authorized and contemplated by Site Plan No. SP-12-2023 continues to exist on the site. In the event the improvements authorized and contemplated by Site Plan No. SP-121-2023 are not constructed or are demolished and not re-established, the Variance shall cease to be effective or grant the property owner any rights to construct other improvements inconsistent with the then-currently applicable development standards. Therefore, the granting of the Variance will not give the property owner a special privilege inconsistent with the limitations upon other properties in the vicinity and zone in which the subject property is situated.

NO NET LOSS

Government Code Section 65863 requires jurisdictions to maintain adequate sites to accommodate their remaining unmet Regional Housing Needs Allocation (RHNA) by each income category at all times throughout the Housing Element planning period. A jurisdiction may not take any action to reduce a housing element parcel's residential density unless it makes findings that the reduction is consistent with the General Plan, including the Housing Element, and that the remaining sites identified in its Housing Element sites inventory can accommodate its remaining unmet RHNA by

each income category, or it identifies additional sites so that there is no net loss of residential unit capacity.

In addition, if a jurisdiction approves a development on a parcel identified in its Housing Element sites inventory with fewer units than shown in the Housing Element, the jurisdiction must either make findings that the Housing Element's remaining sites have sufficient capacity to accommodate the remaining unmet RHNA by each income level, or identify and make available additional adequate sites to accommodate the remaining unmet RHNA for each income category. The City Council has incorporated these requirements into the Garden Grove Municipal Code at Section 9.60.030.

The City's 6th Cycle RHNA requires the City to plan for 19,168 housing units for all income levels. A component of preparing the City's Housing Element is the identification of vacant and underutilized sites suitable for residential development, and an evaluation of the housing development potential of these sites in fulfilling the City's RHNA. The project site is identified in the City's Housing Element sites inventory as having a realistic capacity to accommodate a total of seventy-two (72) "moderate income" affordable housing units. The proposed project is a stand-alone commercial development and does not include any residential units. Therefore, in order to approve the proposed project, the Planning Commission must determine it is consistent with the General Plan, including the Housing Element, and that the remaining sites identified in the Housing Element sites inventory have sufficient capacity to accommodate the City's remaining unmet RHNA by income level. Staff has evaluated the housing projects that have been permitted or approved during the current planning period, and has determined that the remaining sites identified in the sites inventory will have sufficient capacity to accommodate the City's remaining unmet RHNA need for each income level if the project is approved as proposed. Staff's analysis is as follows:

At the time the Housing Element was prepared and adopted, the City's *unmet* RHNA was calculated to be 18,208 units, broken down as follows: 6,567 low and very low income units, 3,087 moderate-income units, and 8,554 above moderate-income units. The sites identified in the adopted Housing Element were determined adequate to accommodate a total of 18,291 units, including 401 more units than the City's unmet RHNA in the low and very low-income categories and 240 more units than the City's unmet RHNA for the moderate-income category. Sites deemed adequate to accommodate the lower and moderate-income categories are also adequate to accommodate above-moderate income units. Overall, the sites inventory in the adopted Housing Element reflected a total capacity surplus of 83 units, at the time of adoption.

New housing units, which include, but may not be limited to, ADUs, single-family dwellings, SB 9 units, and multi-family dwelling units, that have been permitted thus far during the current 6th RHNA cycle (October 15, 2021 to October 15, 2029) have been accounted for in the Housing Element site capacity analysis. Some of these units were developed on sites not included in the Housing Element sites inventory. After accounting for permitted and entitled units, the City's total remaining unmet RHNA would be 17,567 units, broken down as follows: 6,555 low and very low-income units,

3,087 moderate-income units, and 7,925 above-moderate income units. The remaining capacity of the sites identified in the Housing Element would be 18,078 units, resulting in a total capacity surplus of 511 units. The remaining sites are also adequate to accommodate a surplus of low and very low-income units (377) and moderate-income units (149), and such sites are also adequate to accommodate the City's remaining unmet above moderate-income RHNA. Due to this surplus, the overall residential capacity on sites identified in the Housing Element will still be sufficient to accommodate the City's total remaining unmet RHNA if the proposed project is approved.

Staff believes that the proposed project is consistent with the General Plan, including the Housing Element, even though it does not propose any housing. Goal H-3 and Program 8 of the Housing Element require the City to monitor its remaining residential site capacity and to maintain adequate housing sites to accommodate its RHNA. As the above analysis illustrates, the proposed project will not result in the City having insufficient remaining residential capacity to accommodate the City's RHNA for each income category, which is consistent with these Housing Element provisions. The proposed project will also significantly improve a mostly vacant and dilapidated site and the streetscape along the abutting street frontages and provide for the development of neighborhood serving medical uses, which will help preserve the character and quality of the nearby residential neighborhoods consistent with Policy H-1:1 of the Housing Element. Staff also believes the proposed project is consistent with various goals and policies of the General Plan Land Use, Economic Development, Community Design, and Infrastructure Elements.

Staff believes the required No Net Loss findings can be made and has included proposed findings in Resolution No. 6056-23 for the Planning Commission's consideration.

CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA):

CEQA's Class 3 exemption applies to new construction or conversion of small structures (CEQA Guidelines §15303). This exemption applies to new office and commercial structures that do not exceed 10,000 square feet in floor area, and do not involve the use of significant amounts of hazardous substances.

The project involves the construction of a new 6,694 square foot office building on the vacant and unimproved portion of the subject lot. The site is located in a neighborhood that includes a mix of residential, commercial and office uses. The new building is intended to be used for professional offices, retail pharmacy, and medical offices. The operation of the new building will not involve the use or storage of hazardous substances. Thus, it can be determined that the project can be exempted from further CEQA action under the Class 3 exemption.

RECOMMENDATION:

Staff recommends that the Planning Commission take the following action:

- Adopt Resolution No. 6056-23 approving Site Plan No. SP-121-2023 and Variance No. V-039-2023, subject to the recommended Conditions of Approval.



Maria Parra
Planning Services Manager



By: Huong Ly
Assistant Planner

- Attachment 1:** Photos from the site visit on January 30, 2023
- Attachment 2:** Map generated by GIS showing the location and the size of all of the HCSP-OP zoned parcels within the City.
- Attachment 3:** Vicinity Map
- Attachment 4:** Plans

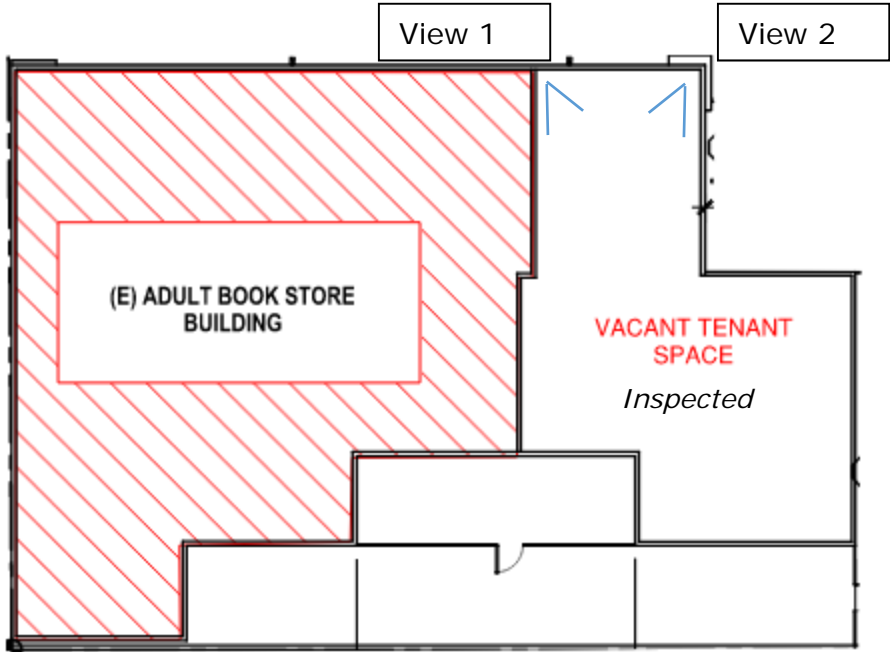
Attachment 1



View 1



View 2



During the site inspection on January 30, 2023, staff noticed that openings on the shared wall between the Romantix store and the inspected tenant space have been closed off, and the space was left completely vacant.

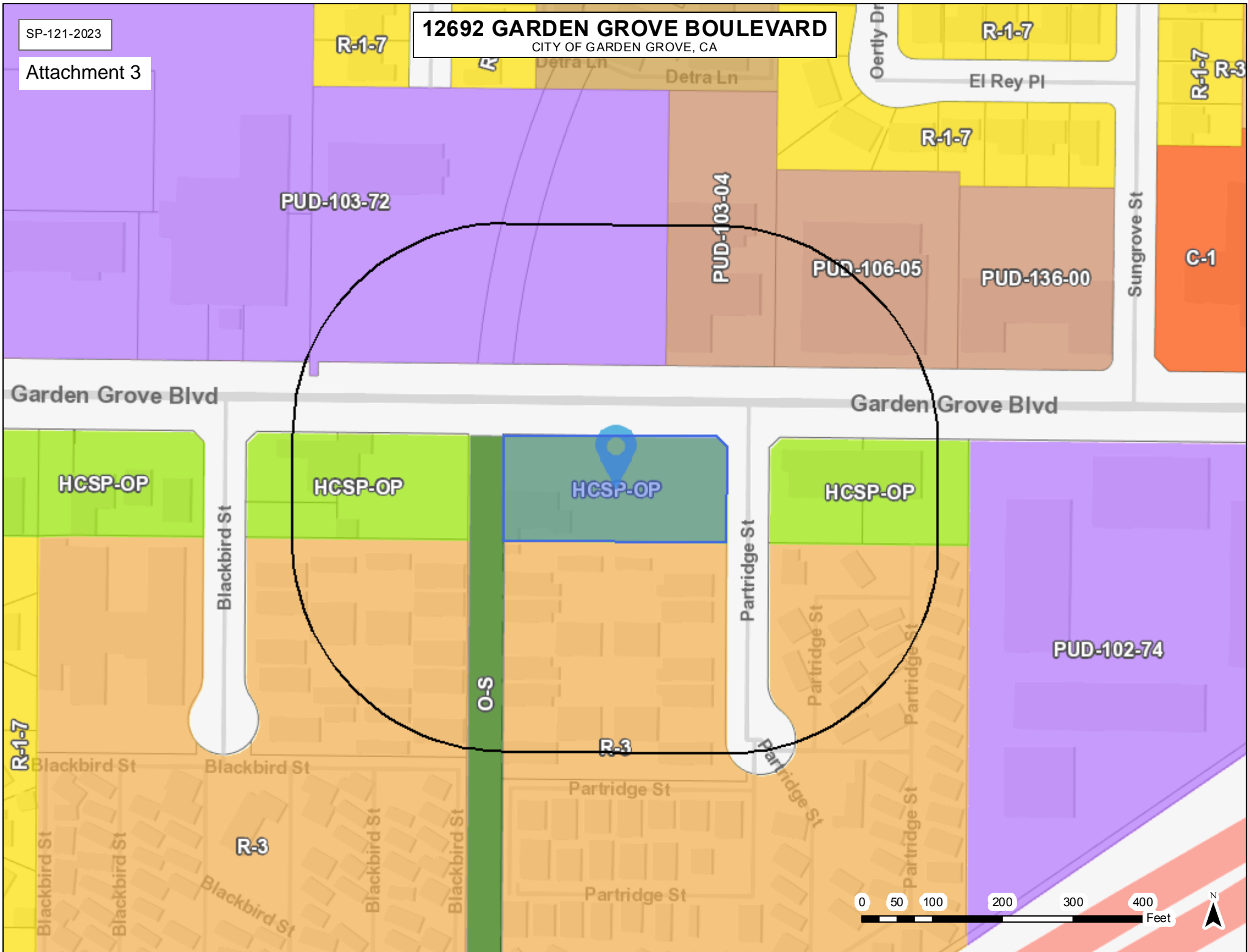
Attachment 2



The map above shows the locations of all the HCSP-OP zoned properties in the City in green along Garden Grove Boulevard, between Harbor Boulevard and Haster Street, and on Palm Street and Harbor Boulevard. The number on each lot is the lot size of each parcel in acreage. As shown on the map, all of the HCSP-OP zoned lots are under 50,000 square feet or 1.15 acres except for one parcel located at 12332 Garden Grove Boulevard.

12692 GARDEN GROVE BOULEVARD

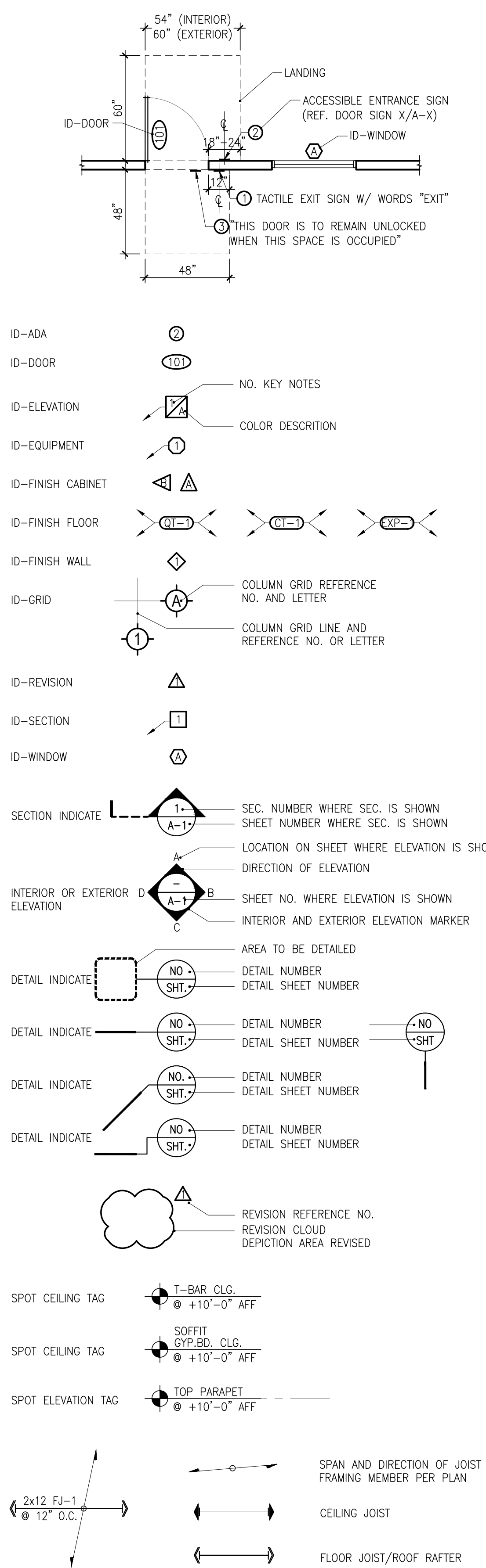
CITY OF GARDEN GROVE, CA



ABBREVIATIONS

A	ANCHOR BOLT	N	NORTH
AB	ABOVE FINISH FLOOR	NIC	NOT IN CONTRACT
A/C	AIR CONDITIONING	NIT	NITROUS
ADD	ADDITION	NO	NUMBER
ARCH	ARCHITECT	NTS	NOT TO SCALE
AL	ALUMINUM		
AIR	AIR COMPRESSOR		
B		O	
BRG	BEARING	OC	ON CENTER
BD	BOARD	OPNG	OPENING
BLDG	BUILDING	ORD	OVERFLOW ROOF DRAIN
BLKG	BLOCKING	OVFL	OVERFLOW
BOT	BOTTOM	OXY	OXYGEN
C		P	
CAB	CABINET	PAR	PARAPET
CAP	CAPACITY	PART	PARTITION
CER	CERAMIC	PLYWD	PLYWOOD
CJ	CEILING JOIST	PNL	PANEL
CL	CENTER LINE	PLUM	PLUMBING
CLG	CEILING	PL	PROPERTY LINE
CLR	CLEAR	PTN	PARTITION
CO	CLEANOUT		
CONC	CONCRETE	Q	
CONN	CONNECTION	QT	QUARRY TILE
COL	COLUMN	QTY	QUANTITY
CPT	CARPET		
CT	CERAMIC TILE	R	
CW	COLD WATER	RA	RETURN AIR
D		RAG	RETURN AIR GRILL
DBL	DOUBLE	RCP	REFLECTED CEILING PLAN
DEPT	DEPARTMENT	RD	ROOF DRAIN
DET	DETAIL	RECPT	RECEPTACLE
DF	DRINK FOUNTAIN	REFER	REFERENCE
DIA	DIAMETER	REFR	REFRIGERATOR
DIM	DIMENSION	REV	REVISION
DISP	DISPENSER	RF	ROOF
DN	DOWN	RM	ROOM
DR	DOOR	RR	ROOF RAFTER
E		S	
EA	EAST	SA	SOUTH
ELEC	ELECTRICAL	SB	SET BACK
ENTR	ENTRANCE	SF	SQUARE FEET
ELEV	ELEVATION	SPEC	SPECIFICATION
EQ	EQUAL	SQ	SQUARE
EQUIP	EQUIPMENT	SST	STAINLESS STEEL
EXH	EXHAUST	STD	STANDARD
EXIS	EXISTING	STL	STEEL
EXP	EXPOXI	STRFR	STOREFRONT
EXT	EXTERIOR	STRUCT	STRUCTURAL
F		SYN	SYSTEM
FCO	FLOOR CLEAN OUT	T	
FD	FLOOR DRAIN	TEL	TELEPHONE
FE	FIRE EXTINGUISHER	THK	THICK
FHC	FIRE HOSE AND CANINET	TOW	TOP OF WALL
FIN	FINISH	TLT	TOILET
FJ	FLOOR JOIST	TRAF	TRAFFIC
FLR	FLOOR	TYP	TYPICAL
FPLC	FIREPLACE	TXT	TEXT
FRMG	FRAMING	U	
FURN	FRUITURE	UTIL	UTILITY
FS	FLOOR SINK	UR	URINAL
FT	FEET	UP	UP
FTG	FOOTING	V	
FXTR	FIXTURE	VAC	VACUUM
G		VEH	VECHICLE
GL	GLASS	VERT	VERTICAL
GR	GRADE	VIF	VERIFY IN FIELD
GYP	GYPSPUM	W	
H		W	WEST
HD	HOSE BIBB	WCO	WALL CLEAN OUT
HD	HEADER	W/	WITH
HDWD	HARDWOOD	W/O	WITHOUT
HW	HARDWARE	WC	WATER CLOSET
HORIZ	HORIZONTAL	WD	WOOD
HP	HORSE POWER	WIN	WINDOW
HR	HOUR	WT	WEIGHT
HVAC	HEATING, VENT, AND AIR CONDITIONING	WTRPRF	WATERPROOFING
HW	HOT WATER		
I		X	
IN	INCHES		
INFO	INFORMATION		
INSUL	INSULATION		
INT	INTERIOR		
J			
J	JUNCTION BOX		
JAN	JANITOR		
K			
KIT	KITCHEN		
L			
LAV	LAVATORY		
LB	POUND		
LT	LIGHT		
LVT	LOUVER		
M			
MAX	MAXIMUM		
MECH	MECHANICAL		
MET	METAL		
MEZZ	MEZZANINE		
MFR	MANUFACTURE		
MIN	MINIMUM		
MLWK	MILLWORK		
MUA	MAKE-UP AIR		

GENERAL SYMBOLS



PROPOSED NEW OFFICE BUILDING

12692 GARDEN GROVE BLVD
GARDEN GROVE, CA 92840

GENERAL NOTES

1. ALL ENTRANCES AND ALL EXTERIOR GROUND-LEVEL EXIT DOORS TO BUILDINGS AND FACILITIES SHALL BE MADE ACCESSIBLE TO PERSONS WITH DISABILITIES.
2. IN BUILDINGS AND FACILITIES, FLOORS OF A GIVEN STORY SHALL BE A COMMON LEVEL THROUGHOUT, OR SHALL BE CONNECTED BY PEDESTRIAN RAMPS, PASSENGER ELEVATORS, OR SPECIAL ACCESS LIFTS.
3. COPIES OF NOTIFICATION TO AQMD SHALL BE PROVIDED TO BUILDING AND SAFETY PRIOR TO THE REMOVAL OF ANY ASBESTOS CONTAINING MATERIAL, PER AQMD RULE 1403.

INDEX OF SHEETS

ARCHITECT

CS-1	COVER SHEET
SP-1	PROPOSED SITE PLAN
AD-1.0	DETAILS
A-1.0	EXISTING FLOOR PLAN
A-1.1	PROPOSED NEW FLOOR PLAN
A-1.2	EGRESS PLAN
A-2.0	ELEVATIONS
A-2.1	ELEVATIONS
A-2.2	SECTIONS
A-3.0	ROOF PLAN

BUILDING DATA

GOVERNING AUTHORITY	CITY OF GARDEN GROVE, CA
GOVERNING CODE	2022 C.B.C. 2022 C.P.C. 2022 C.E.C. 2022 C.M.C. 2022 CA ENERGY CODE 2022 C.G.B.S.C.
OCCUPANCY GROUP	B
NUMBER OF STORIES	1 STORY
CONSTRUCTION TYPE	V-B
SPRINKLER	YES
PROJECT DATA:	
PROPOSED NEW BUILDING AREA:	6,694 S.F.
MAX. ALLOWABLE BUILDING AREA:	36,000 S.F.
PROPOSED NEW BUILDING HEIGHT:	25 FT.
MAX. ALLOWABLE BUILDING HEIGHT:	60 FT.

DIRECTORY

LANDLORD: ASPIRE ASSOCIATES, LLC ANHTHU NGUYEN 12302 GARDEN GROVE BLVD GARDEN GROVE, CA 92873 PHONE: 714-823-5437 E-MAIL: ANHTHUNGUYENMD@GMAIL.COM	ENGINEERING: BDP ENGINEERING, INC. BAO PHAM, P.E. 13902 HARBOR BLVD, SUITE 2A GARDEN GROVE, CA 92843 PHONE: (909) 538-7067 E-MAIL: bao@bpdeng.com
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SCOPE OF WORK

1. PROPOSED NEW 6,694 S.F. OFFICE BUILDING (3705 S.F. MEDICAL OFFICE BUILDING, 1806 S.F. MEDICAL RELATED GENERAL OFFICE BUILDING AND 1040 S.F. PHARMACY)

PARKING ANALYSIS

	ADDRESS	EXISTING BLDG AREA (SQ.FT)	NEW BLDG AREA (SQ.FT)	PARKING RATIO	QTY
(E) ADULT BOOKSTORE	12686	3120		90	34.7
(E) GENERAL OFFICE	12688	1464		250	5.9
(N) MEDICAL OFFICE	12692		3705	170	21.8
(N) GENERAL OFFICE	12692		1806	250	7.2
(N) PHARMACY	12692		1040	200	5.2
(N) ELECTRICAL ROOM	12692		143		
TOTAL NEW BUILDING AREA			6694		
TOTAL REQUIRED NUMBER OF PARKING					74.7
PARKING STALL PROVIDED					
TYPE	COMPACT	STANDARD	ADA		
PROVIDED PARKING	16.00	56.0	3.0	75.0	

LANDSCAPE CALCULATION

LOT SIZE	47137	SQ. FT.
REQUIRED LANDSCAPE AREA (12%)	5656	SQ. FT.
PROVIDED LANDSCAPE AREA	5991	SQ. FT.

OCCUPANCY LOAD

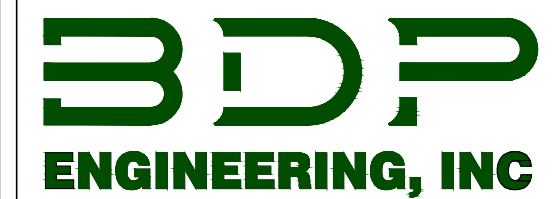
UNIT / ROOM ID	OCCUPANCY GROUP	FLOOR AREA (SQ.FT.)	LOAD FACTOR	OCCU. LOAD
UNIT #1	B	3705	100	37
UNIT #2	B	1806	100	18
UNIT #3	B	1040	100	10
ELECTRICAL ROOM	U	143	200	1

VICINITY MAP



Attachment 4

SP-121-2023
V-039-2023



BDP Engineering, Inc.
13902 Harbor Blvd, Suite 2A
Garden Grove, CA 92843
Phone: (909) 538-7067
Email: bao@bpdeng.com



SIGNED DATE: 01/09/2023

GENERAL CONTRACTOR

PROPOSED NEW OFFICE BUILDING

12692 GARDEN GROVE BLVD
GARDEN GROVE, CA 92843

PROJECT NO.: 2020-307
DATE: FEB. 3, 2020

#	Date	Description
1		
2		
3		
4		
5		

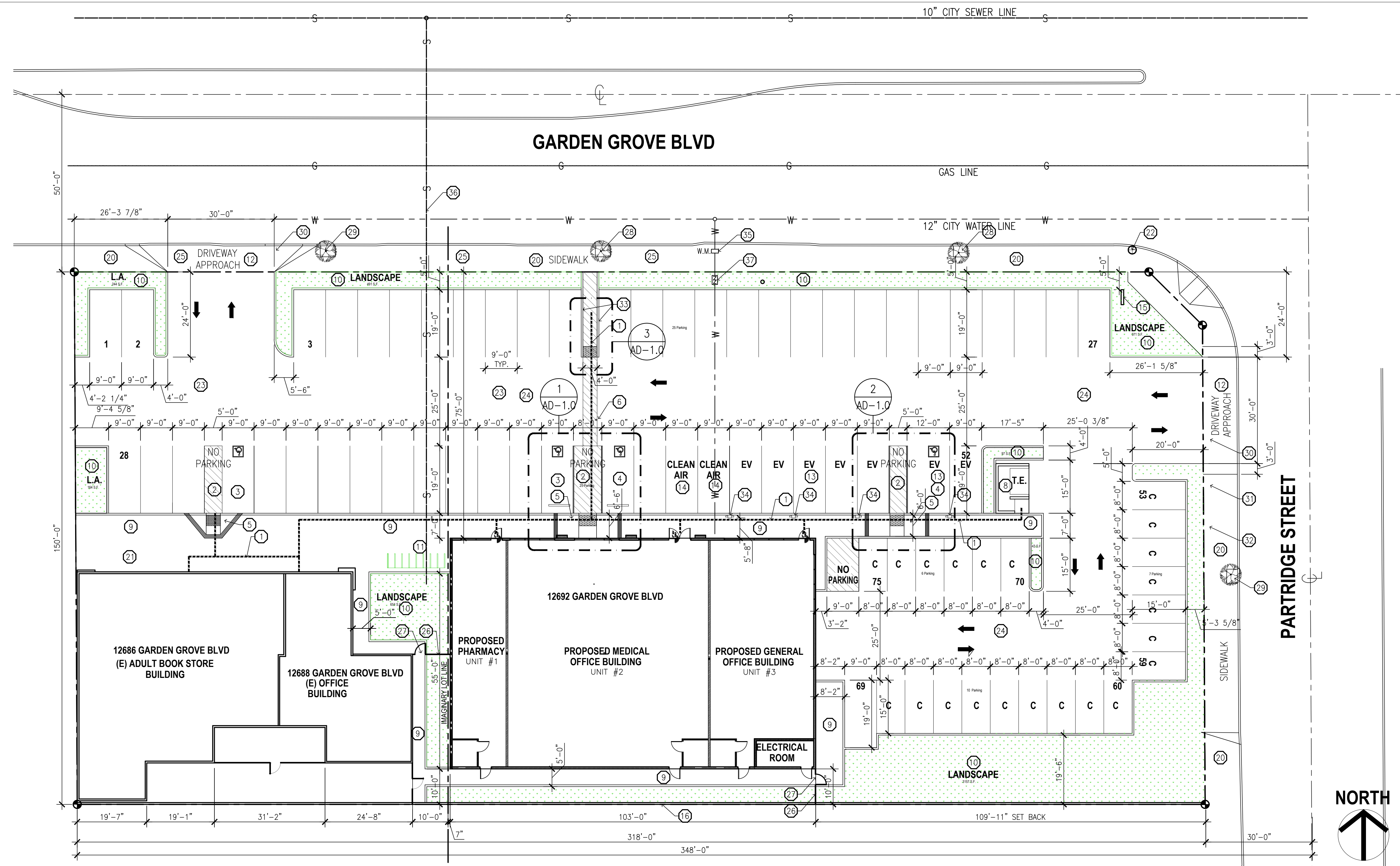
drawing title

COVER SHEET

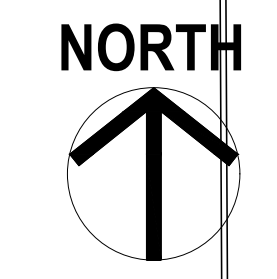
drawing no.

CS-1

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SITE PLAN



SCALE
1/16"=1'-0" 1

SITE PLAN KEY NOTES

- 1 ACCESSIBLE PATH OF TRAVEL. ACCESSIBLE ROUTES SHALL CONSIST OF ONE OR MORE OF THE FOLLOWING COMPONENTS: WALKING SURFACES WITH A RUNNING SLOPE NOT STEEPER THAN 1:20 (5%). THE RUNNING SLOPE OF WALKING SURFACES SHALL NOT BE STEEPER THAN 1:20 (5%). THE CROSS SLOPE OF WALKING SURFACES SHALL NOT BE STEEPER THAN 1:48 (2.083%). THE CLEAR WIDTH FOR SIDEWALKS AND WALKS SHALL BE 48 INCHES MINIMUM.
- INDICATES ACCESSIBLE PATH OF TRAVEL
- 2 NEW ACCESSIBLE LOADING ZONE
- 3 NEW ACCESSIBLE PARKING
- 4 NEW VAN ACCESSIBLE PARKING
- 5 NEW CURB ACCESSIBLE RAMP
- 6 NEW 48" WIDE ACCESSIBLE MARKING W/4" WIDE STRIPE AT 36" O.C. (PAINTED BLUE)
- 7 NEW WARNING SIGN AT THE ENTRANCE TO THE PARKING AREA. REF.: DETAILS 4/AS-1
- 8 NEW TRASH ENCLOSURE PER CITY STANDARD
- 9 WALKWAY
- 10 NEW LANDSCAPE
- 11 NEW DESIGNATED BICYCLE PARKING SPACE - PROVIDE 1 RACK FOR 4 BICYCLE SPACES.
- 12 (N) DRIVEWAY APPROACH PER CITY STANDARD
- 13 NEW DESIGNATED ELECTRIC VEHICLE CHARGING STATION
- 14 NEW DESIGNATED CLEAR-AIR VEHICLE PARKING SPACE
- 15 NEW MONUMENT SIGN MIN. 3 FT. FROM PROPERTY LINE - UNDER SEPARATE SUBMITTAL
- 16 EXISTING FENCE TO REMAIN
- 17 EXISTING ACCESSIBLE LOADING ZONE
- 18 EXISTING ACCESSIBLE PARKING
- 19 EXISTING CURB ACCESSIBLE RAMP
- 20 EXISTING PUBLIC WALKWAY/SIDEWALK
- 21 EXISTING WALKWAY
- 22 EXISTING FENCE TO REMAIN
- 23 EXISTING FIRE HYDRANT
- 24 EXISTING A/C PAVER TO REMAIN
- 25 NEW A/C PAVER
- 26 EXISTING DRIVEWAY APPROACH TO BE REMOVED AND CONSTRUCT NEW SIDEWALK PER CITY STANDARD.
- 27 NEW 6 FT HIGH WROUGHT IRON FENCE
- 28 NEW 6 FT HIGH WROUGHT IRON GATE
- 29 (E) PARKWAY TREES TO REMAIN
- 30 (N) PARKWAY TREES
- 31 (E) PARKWAY TREES TO BE REMOVED
- 32 (N) PUBLIC WALKWAY/SIDEWALK PAVER
- 33 LINE OF EXISTING CONCRETE WALKWAY
- 34 6" CURB
- 35 FUTURE EV CHARGER. MAINTAIN A 4 FT. CLEAR SIDEWALK AT CHARGERS.
- 36 (N) 2" WATER METER
- 37 (N) 6" EXTRA STRENGTH VCP SEWER LINE
- 38 BACKFLOW PREVENTER



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GENERAL CONTRACTOR

PROPOSED NEW OFFICE BUILDING
12692 GARDEN GROVE BLVD
GARDEN GROVE, CA 92843

PROJECT NO.: 2020-307
DATE: FEB. 3, 2020

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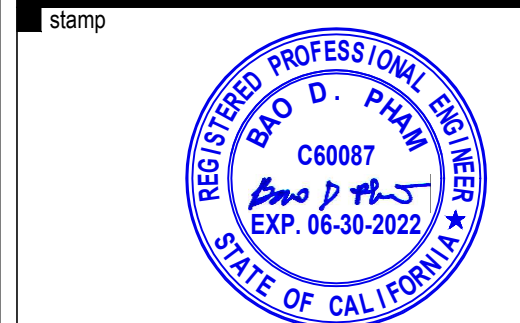
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SITE PLAN

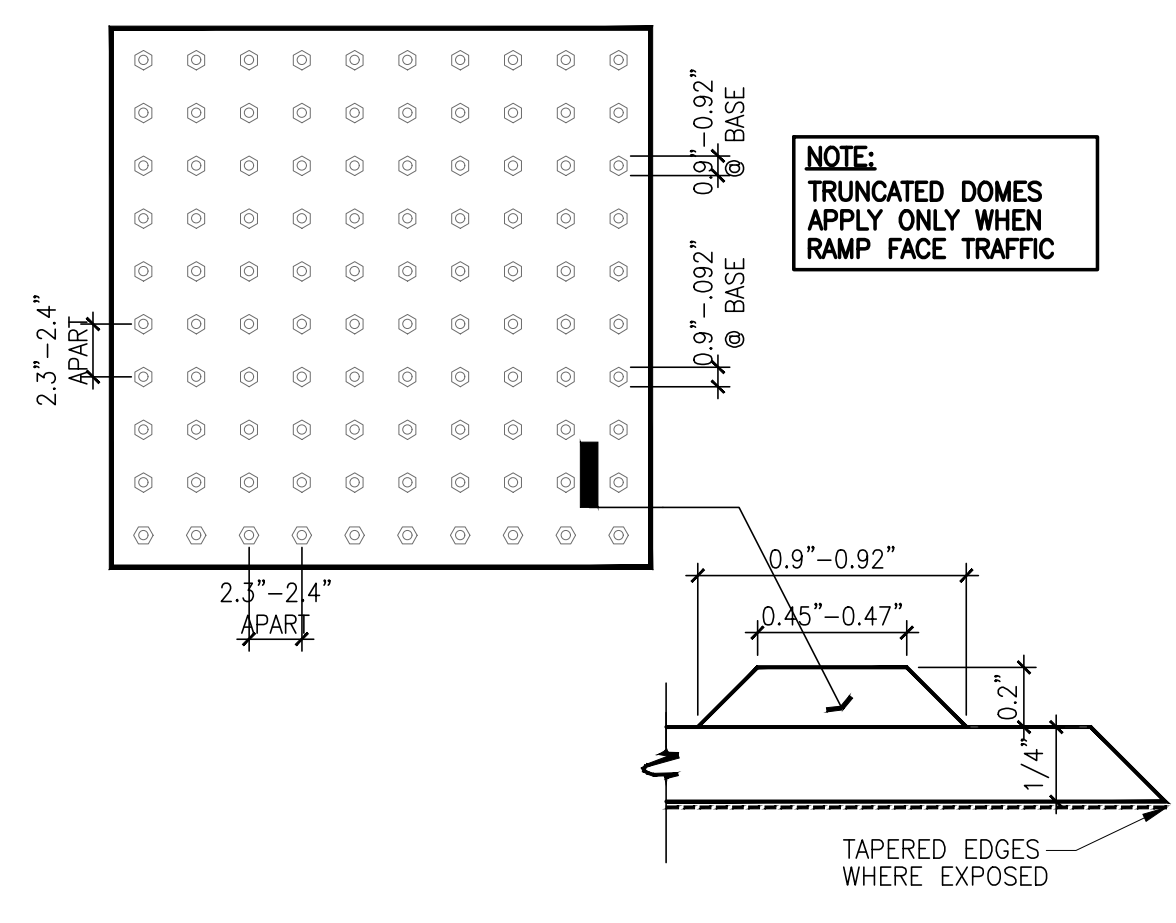
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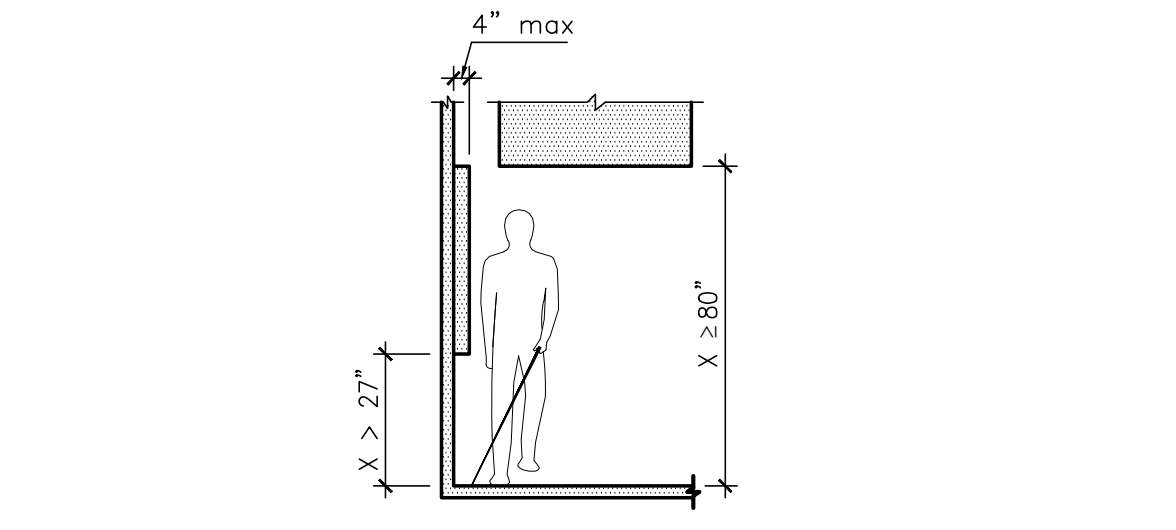
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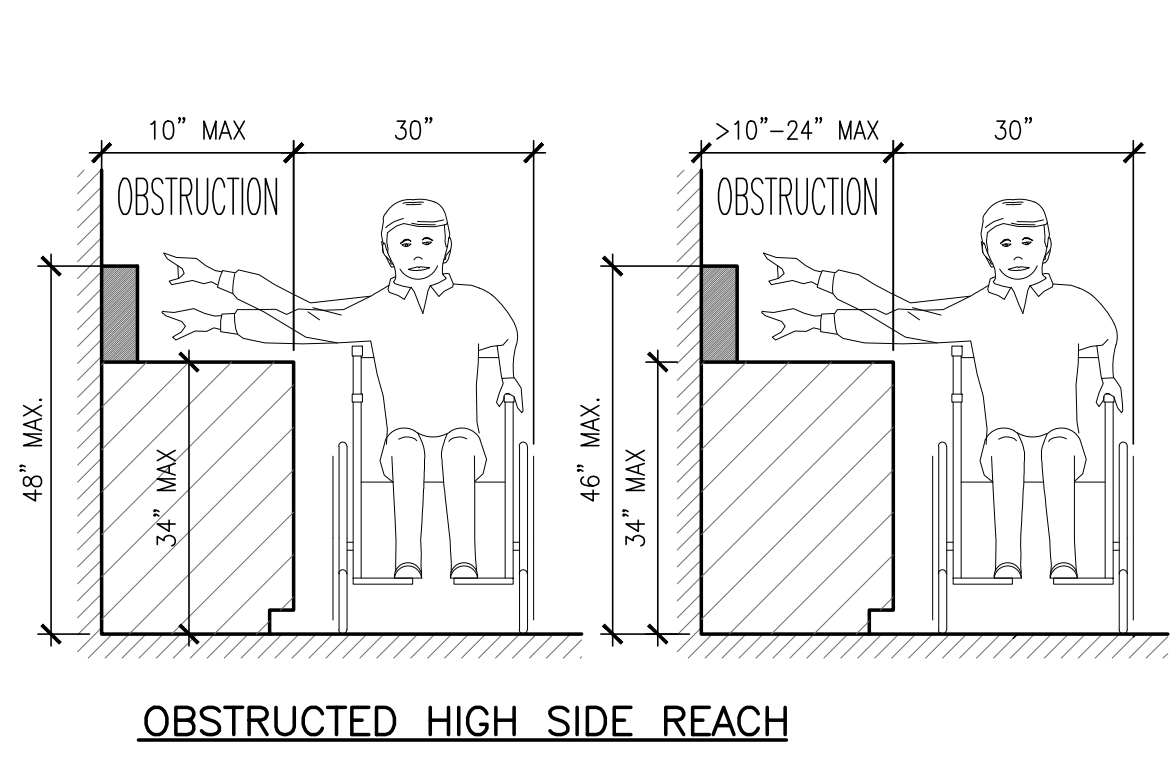
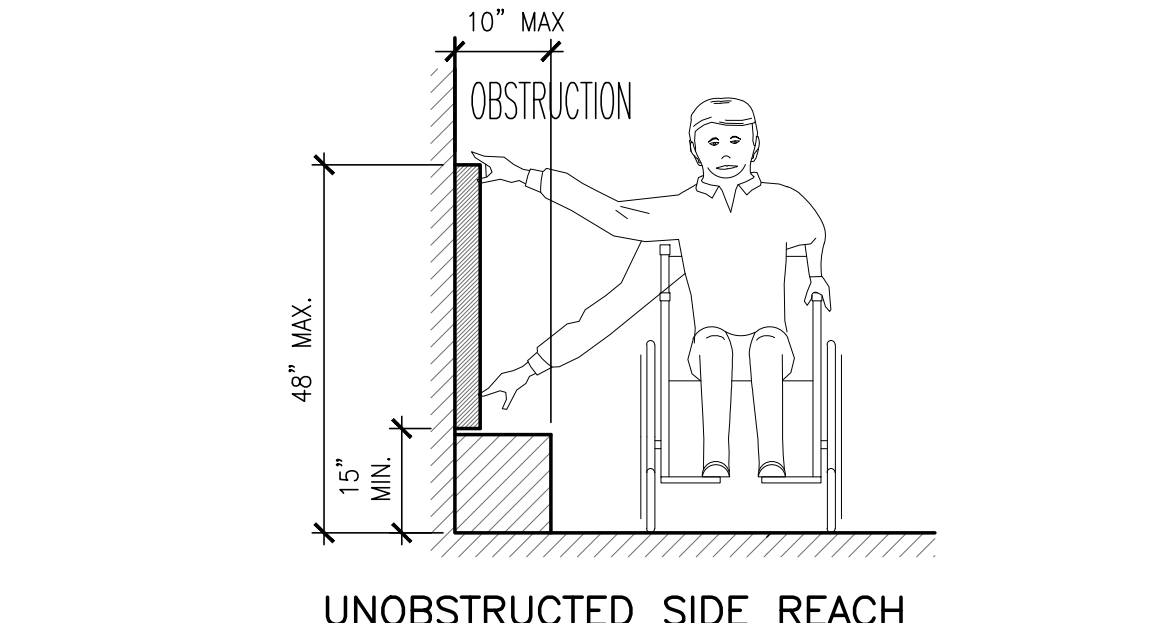
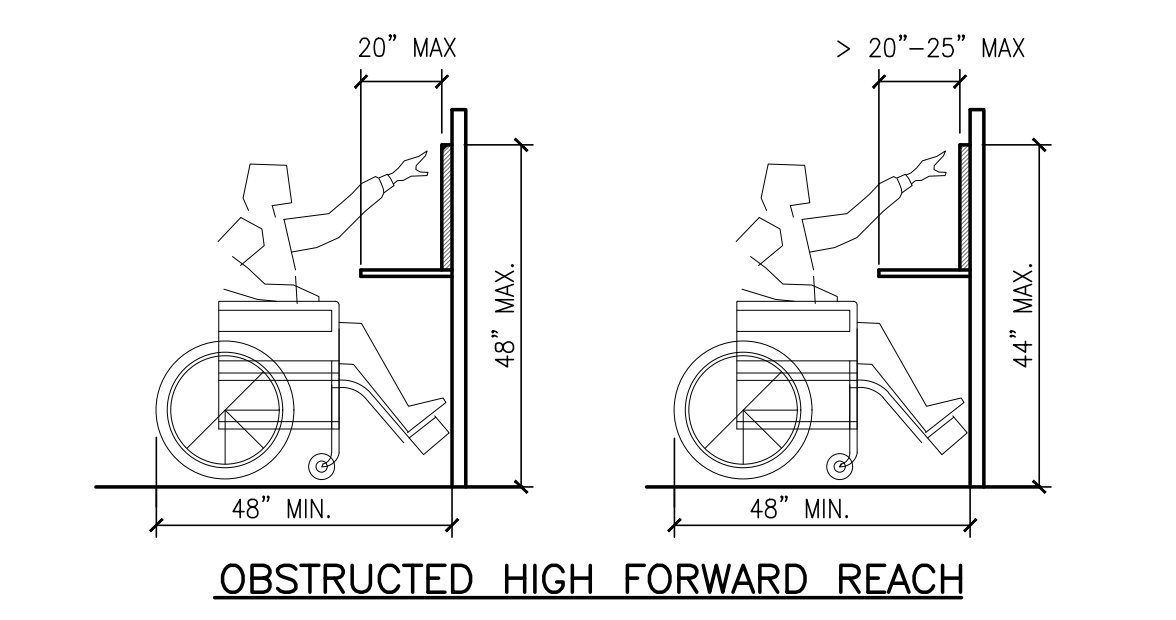
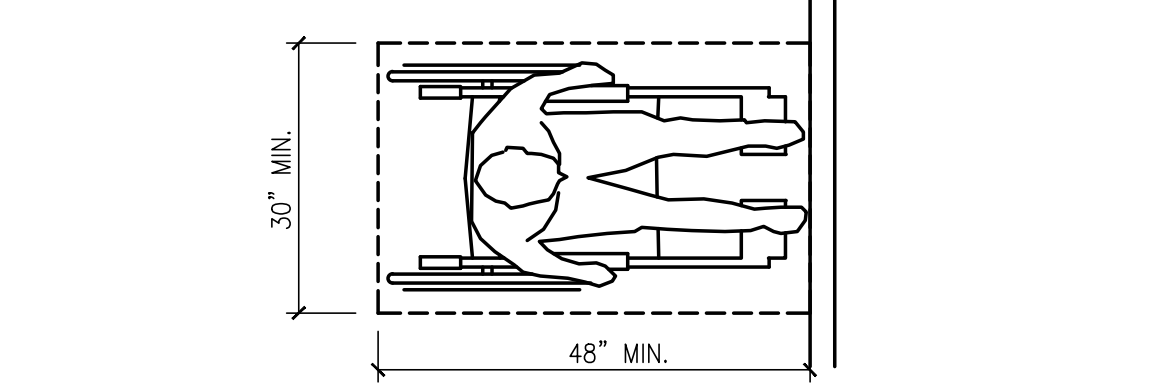
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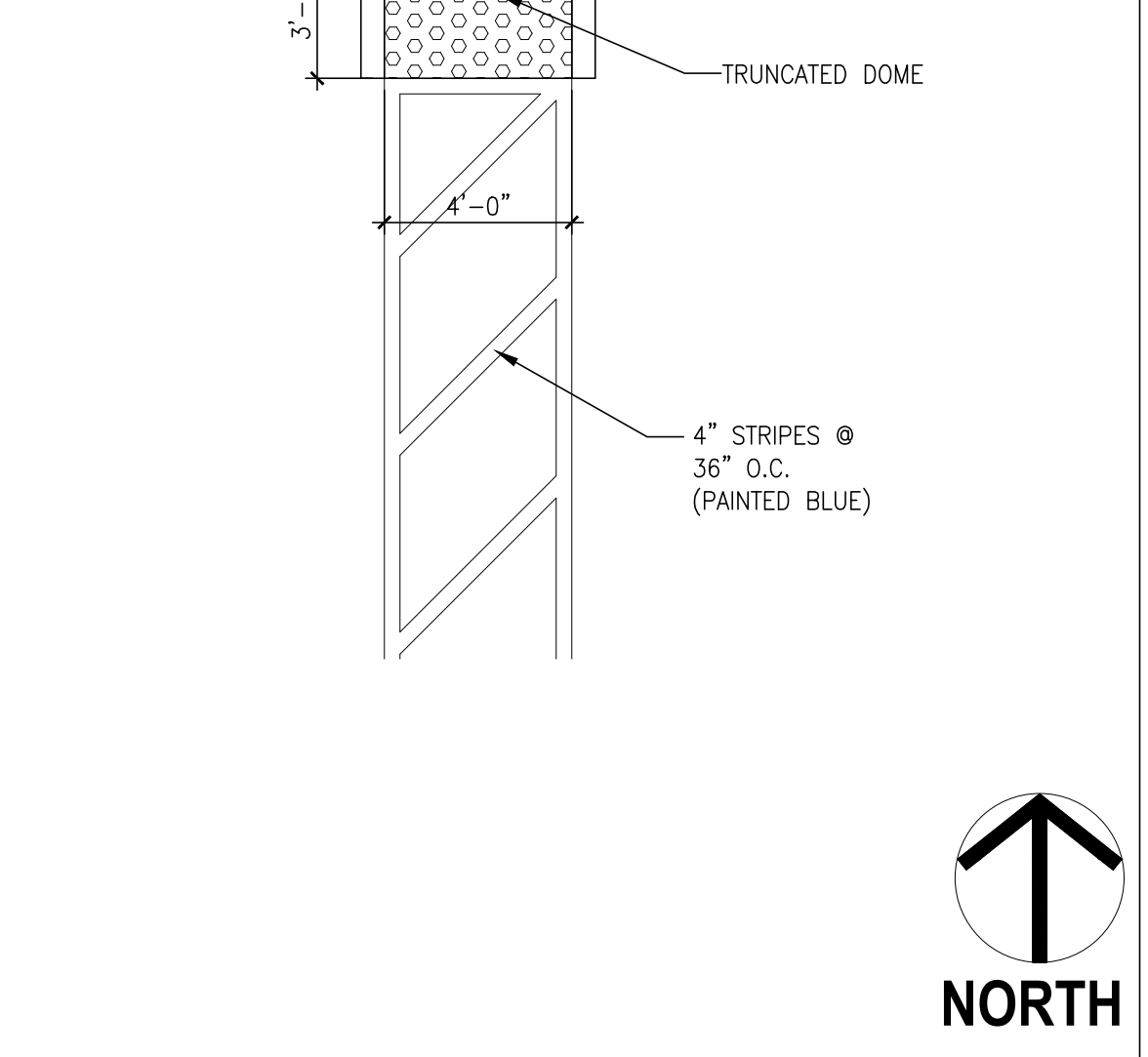
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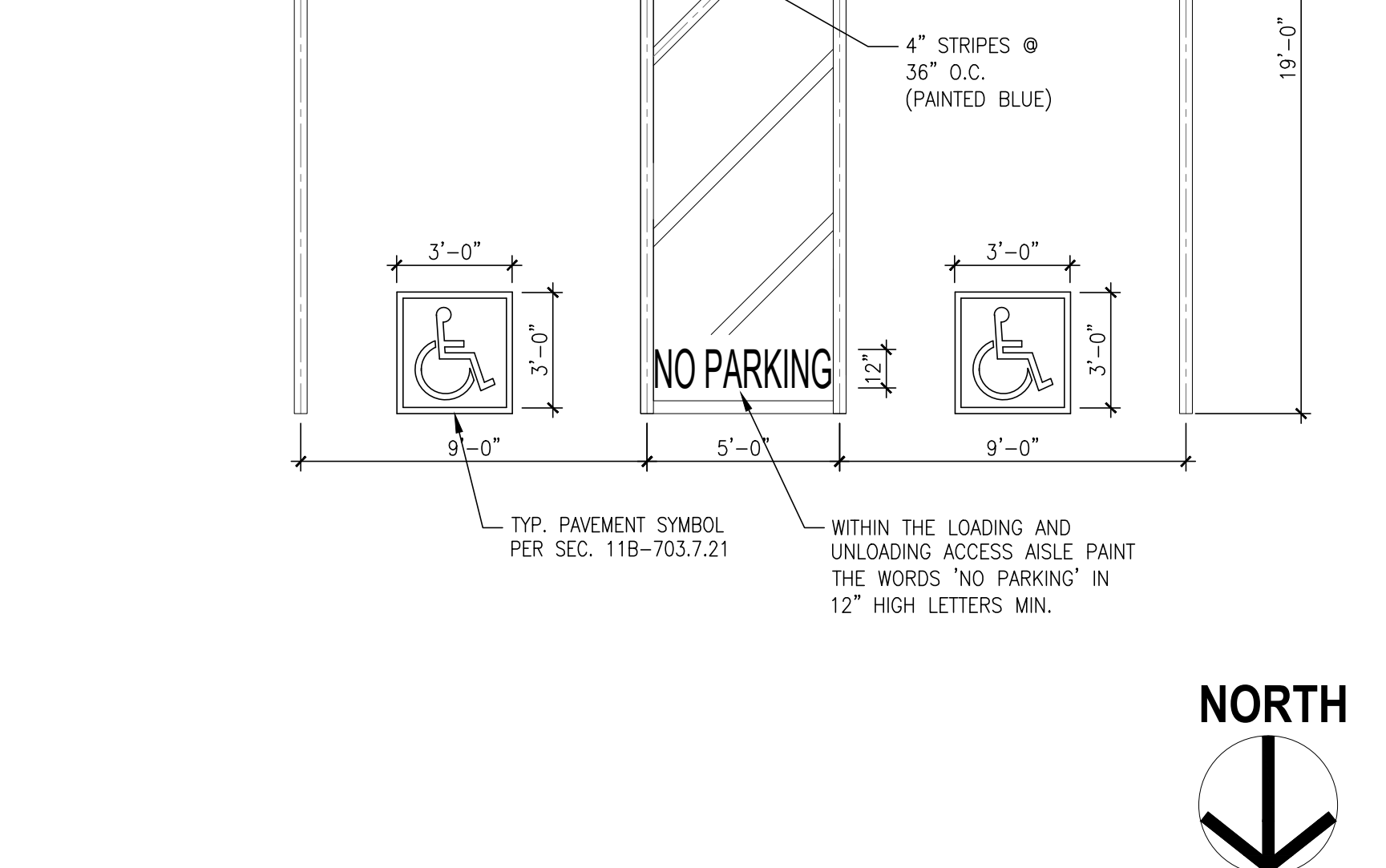
LIMITS OF PROTRUDING OBJECTS



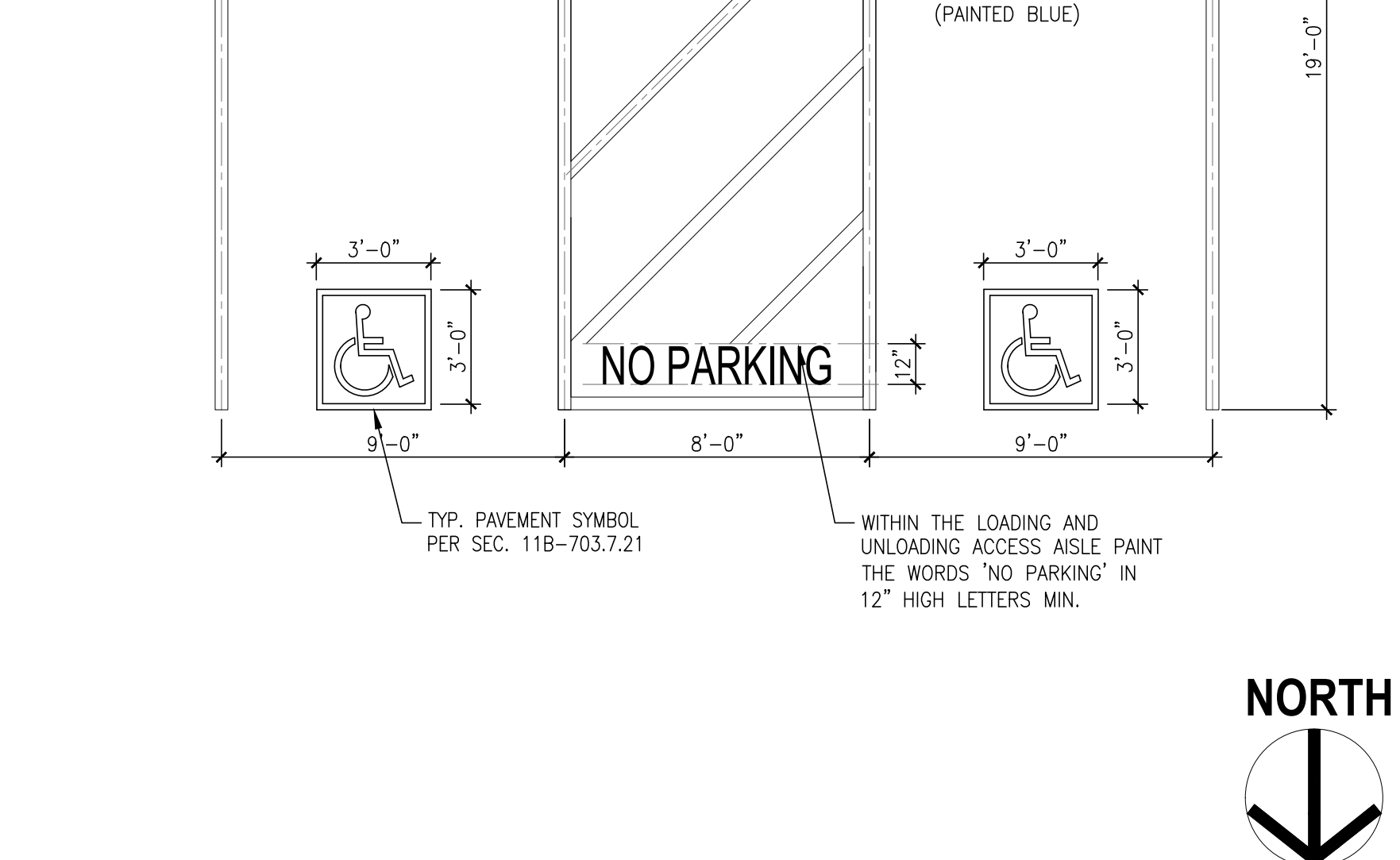
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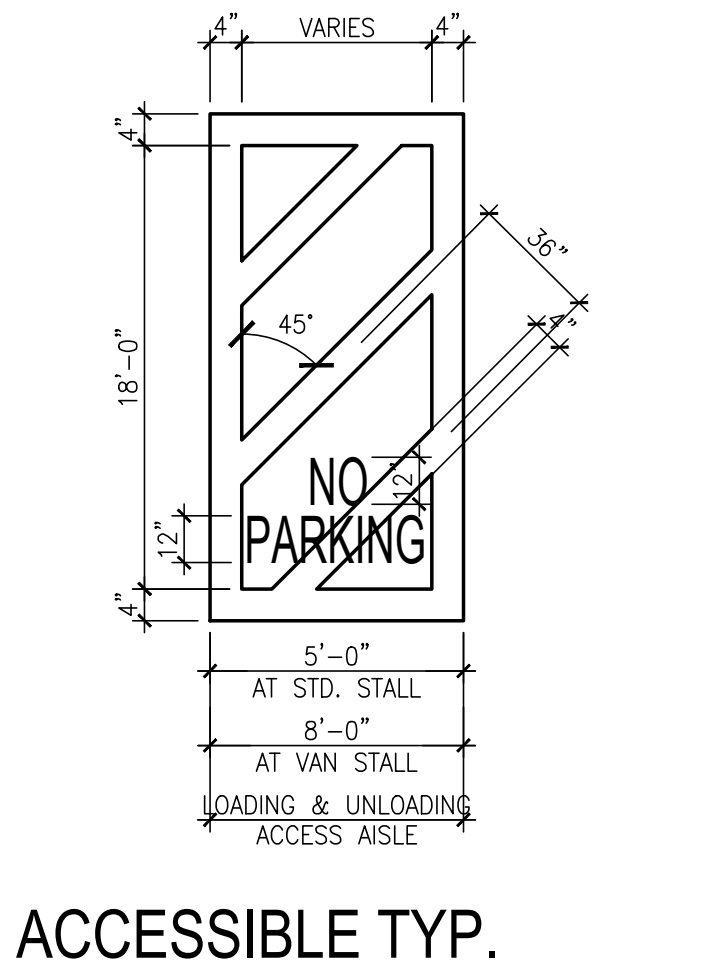
ACCESSIBLE WALKWAY DETAIL 3



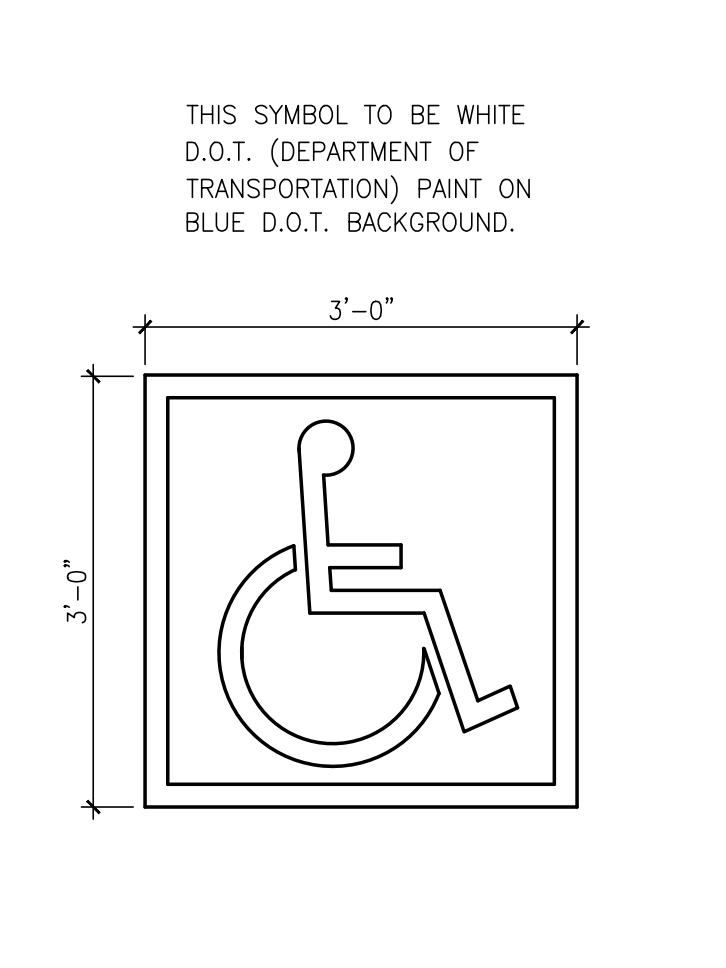
ACCESSIBLE PARKING 2



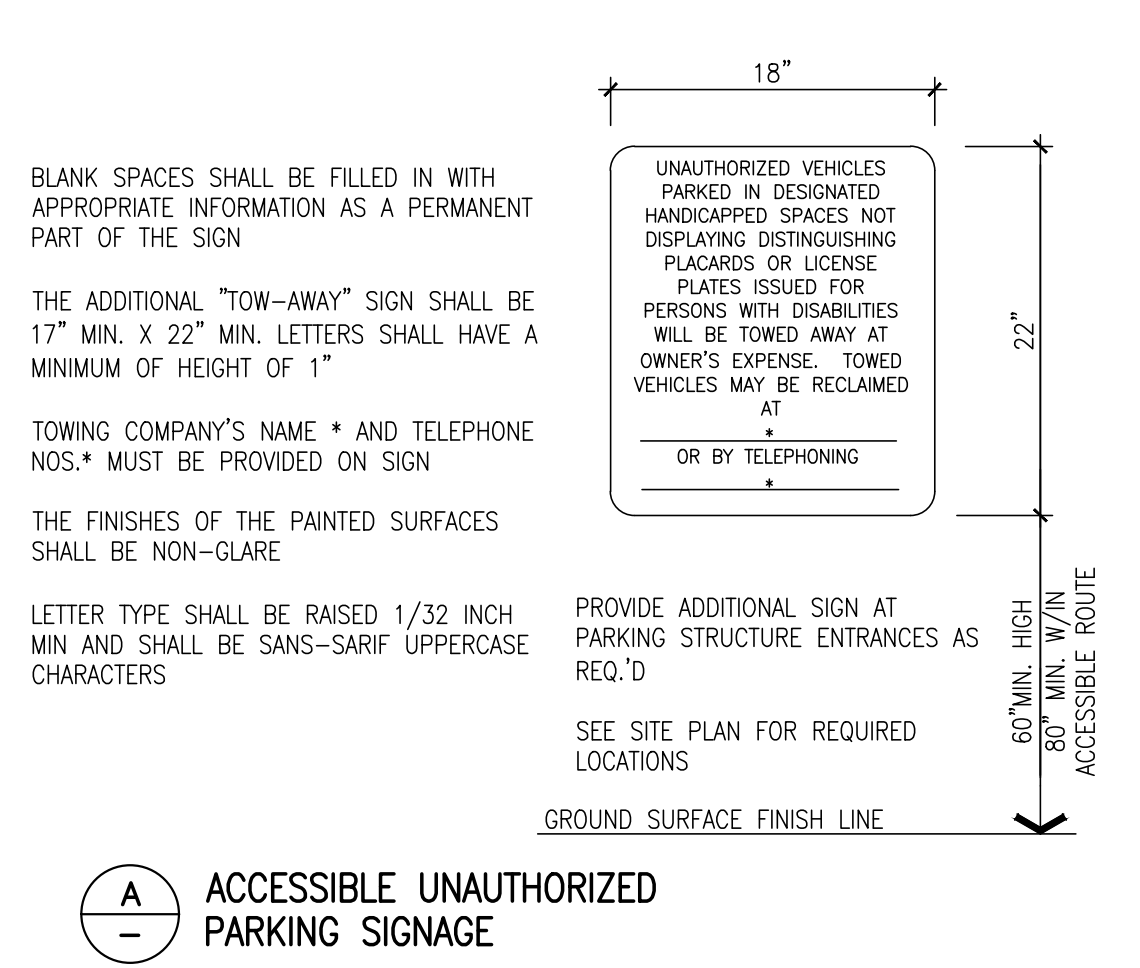
ACCESSIBLE PARKING 1



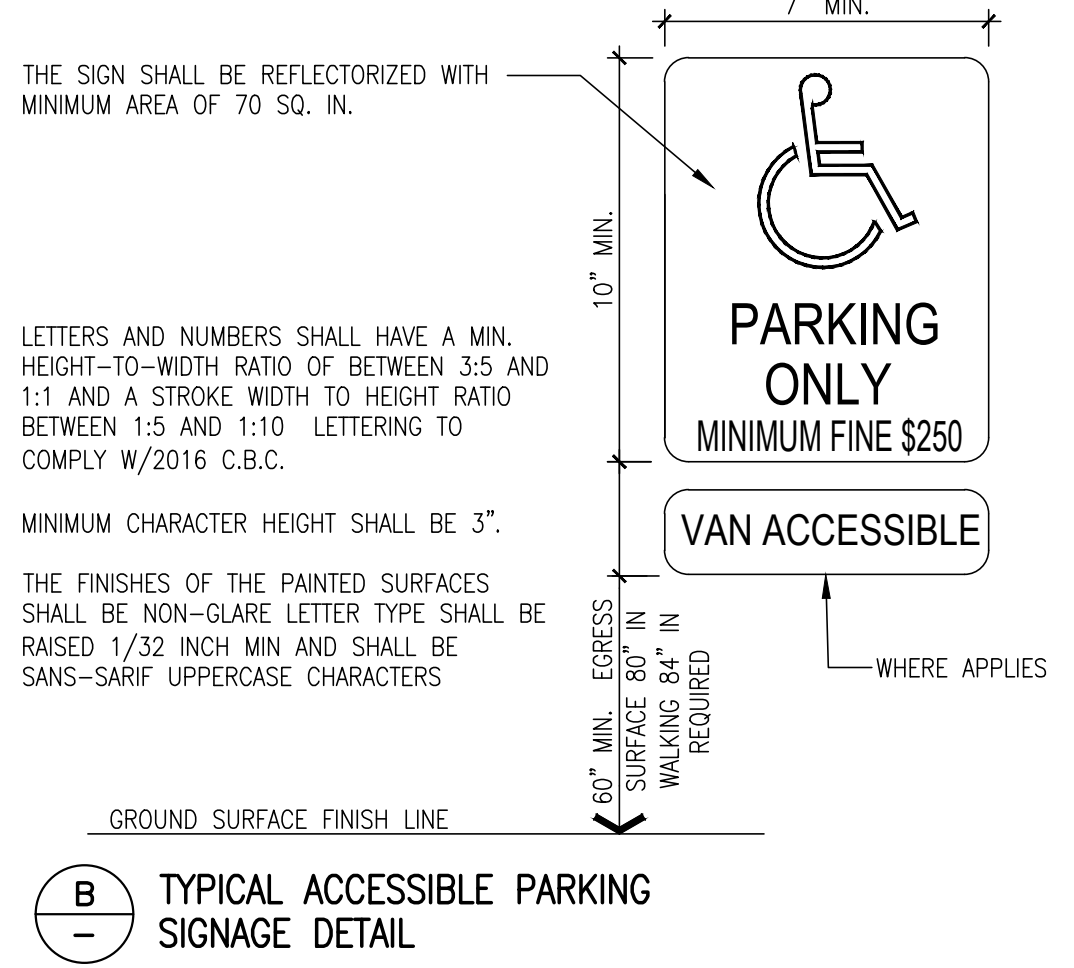
ACCESSIBLE TYP. AISLE DETAIL 6



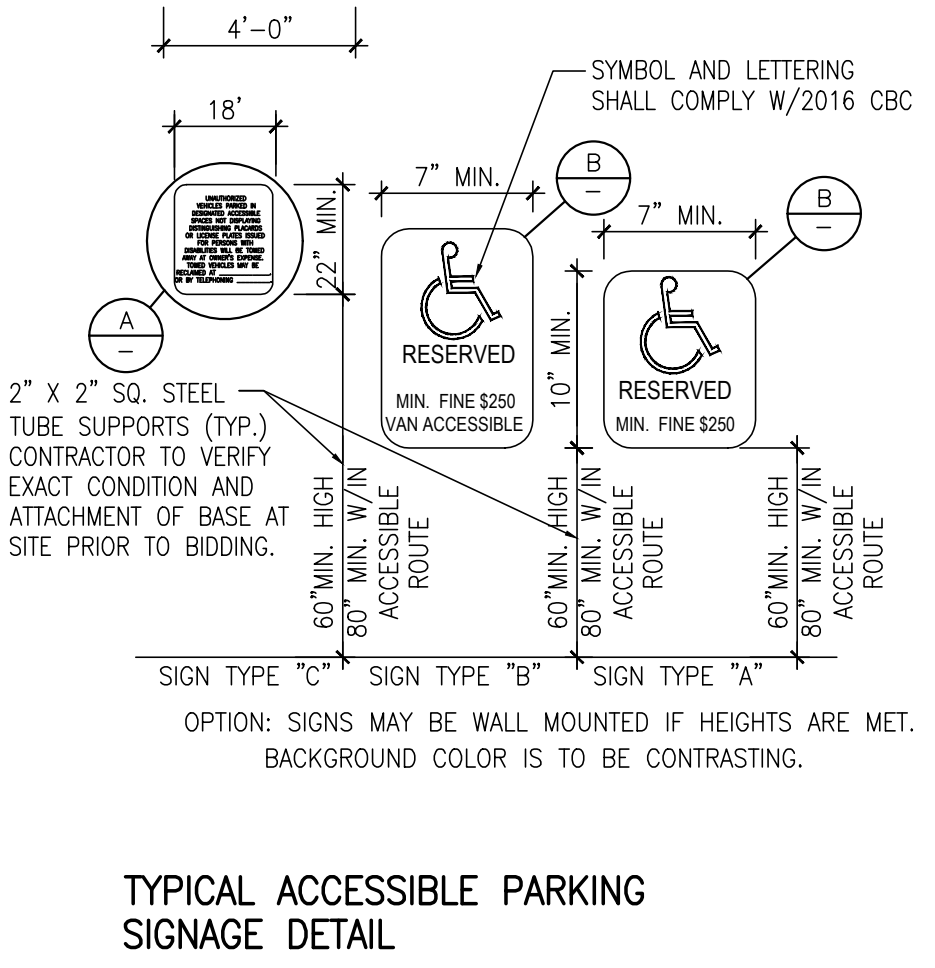
SYMBOL SIGN DETAIL 5



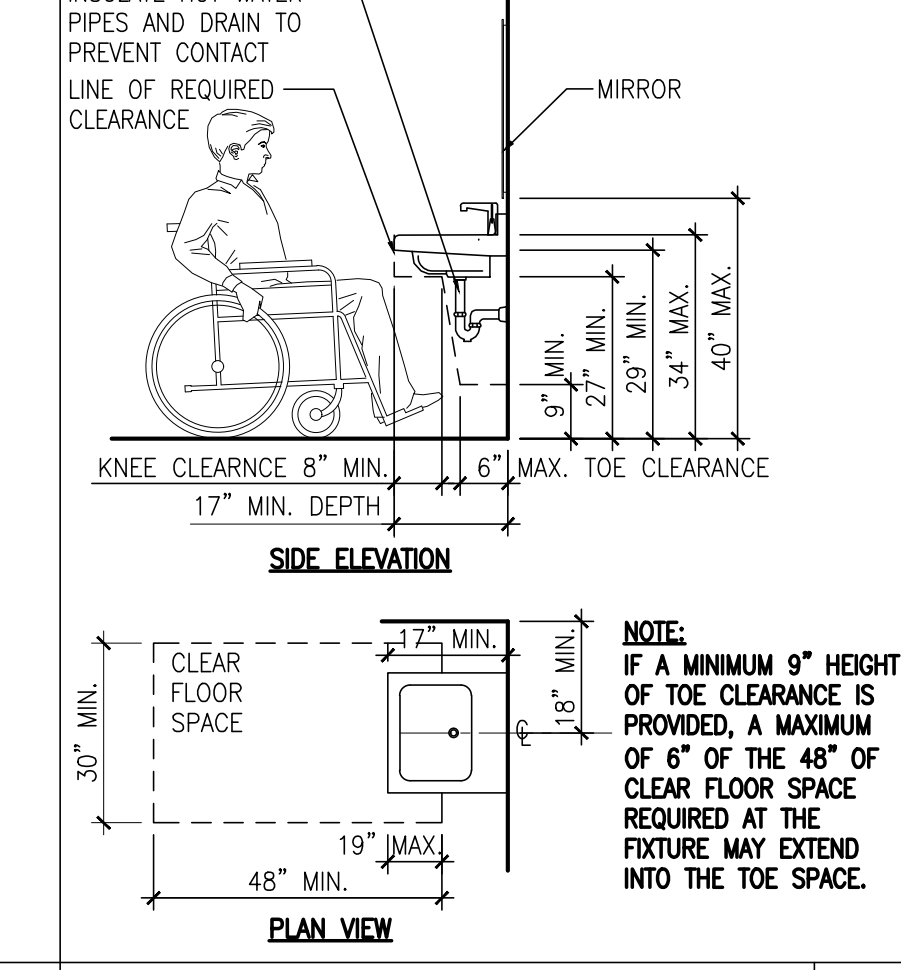
(E) ACCESSIBLE SIGNAGE 5



TYPICAL ACCESSIBLE PARKING SIGNAGE DETAIL 4



TYPICAL ACCESSIBLE PARKING SIGNAGE DETAIL 4



ACCESSIBLE LAVATORY 8

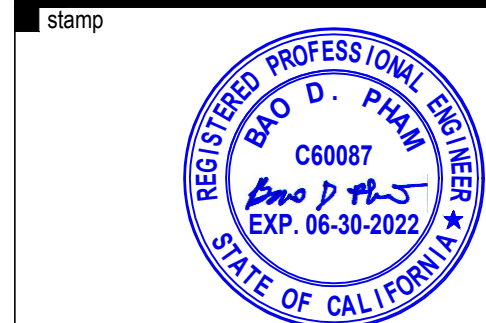
PROPOSED NEW OFFICE BUILDING
12692 GARDEN GROVE BLVD
GARDEN GROVE, CA 92843

PROJECT NO.: 2020-307
DATE: FEB. 3, 2020

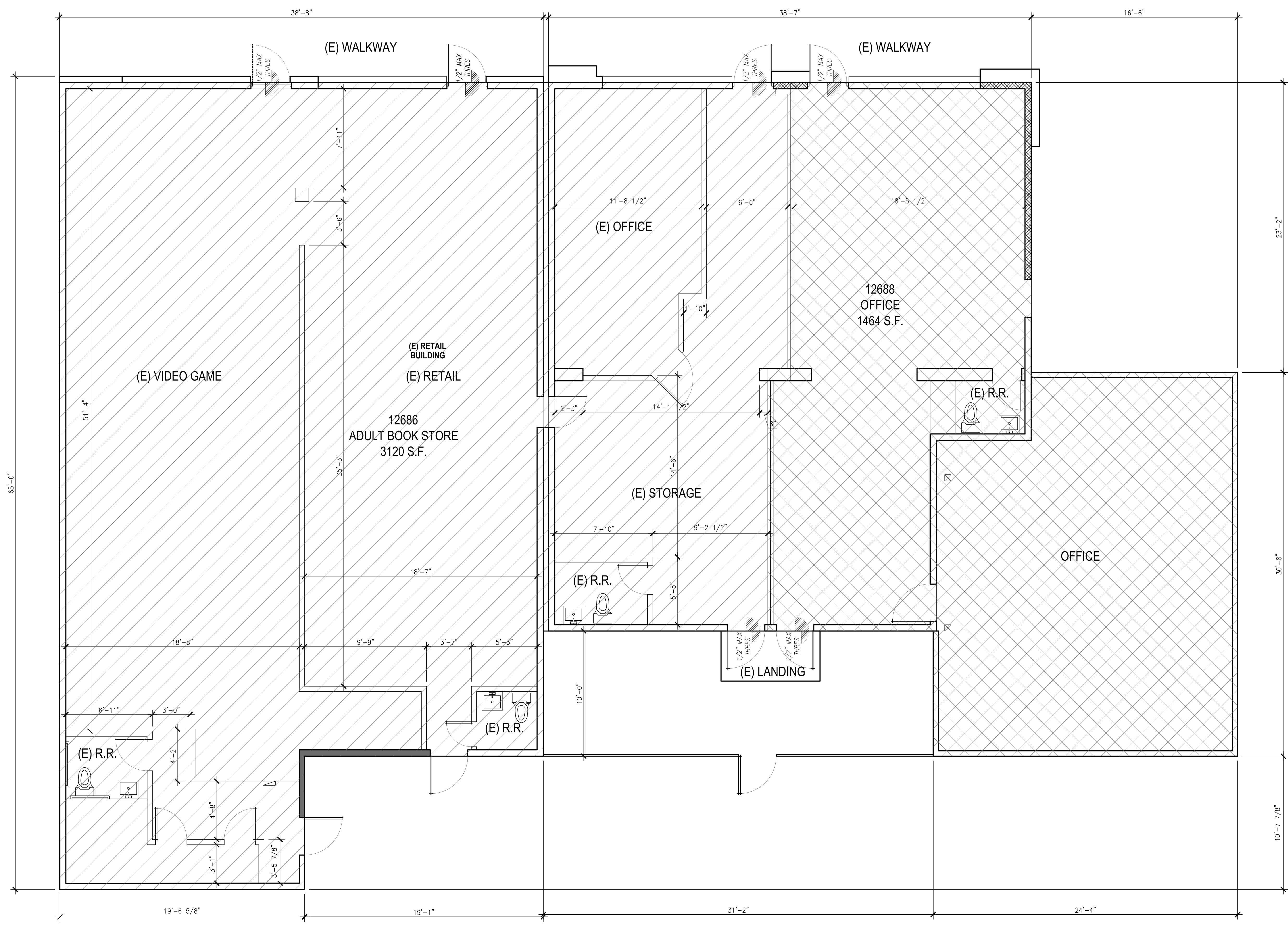
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DETAILS
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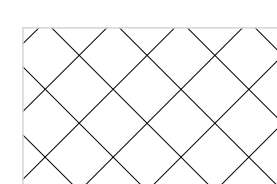


LEGEND

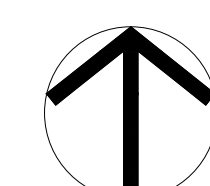
— EXISTING WALLS TO REMAIN



AREA OF EXISTING ADULT BOOKSTORE/ARCADE



AREA OF EXISTING OFFICE



(E) FLOOR PLAN (FOR REFERENCE ONLY)

SCALE
1/4"=1'-0"

1

PROPOSED NEW OFFICE BUILDING

12692 GARDEN GROVE BLVD
GARDEN GROVE, CA 92843

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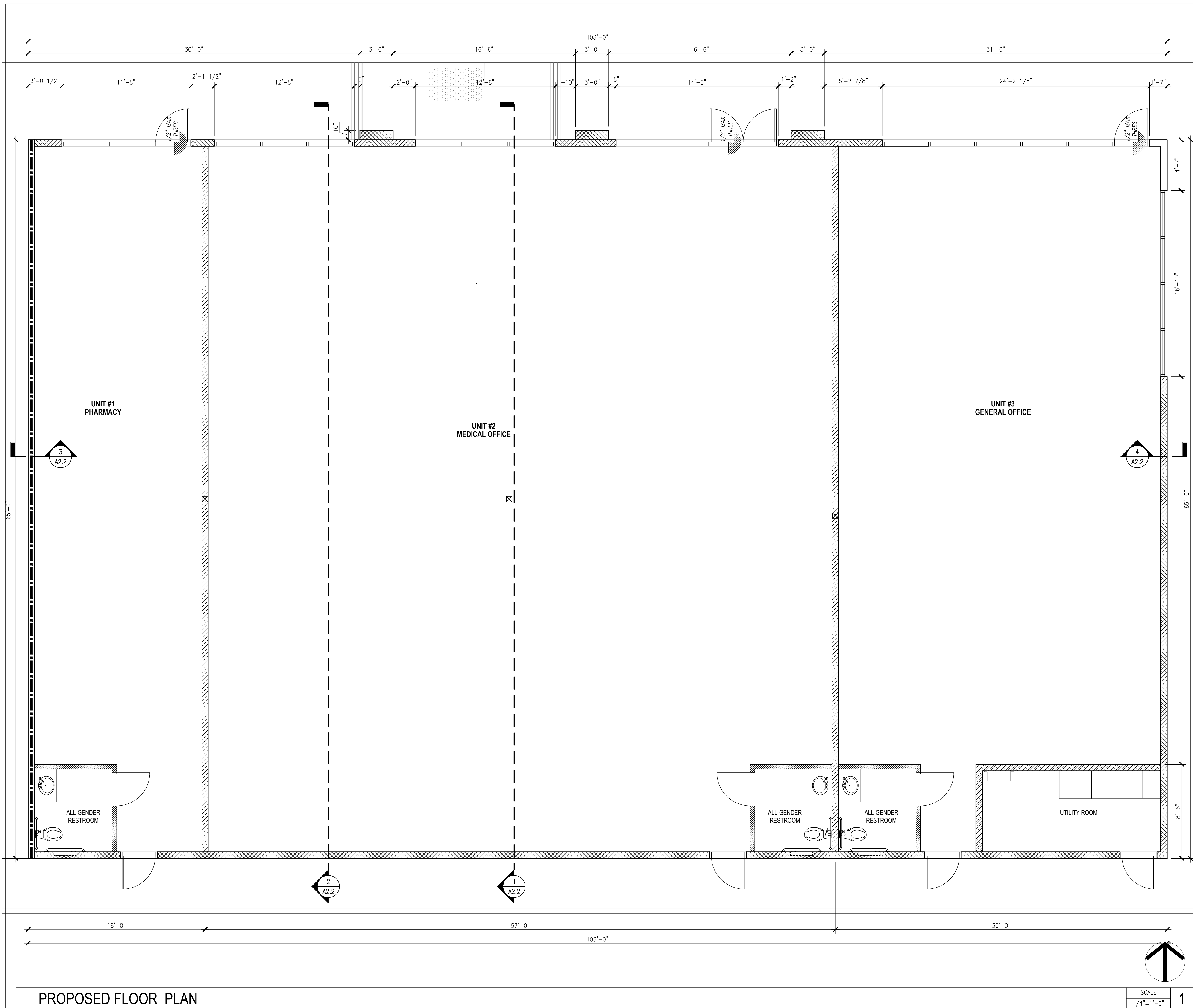
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(E) FLOOR PLAN

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WALL LEGEND

- INDICATES 2 x 6 WOOD STUD FRAMING AT 16" ON CENTER - REFER TO STRUCTURAL PLANS FOR ADDITIONAL INFORMATION. EXTERIOR TO CONSIST OF A 3-COAT STUCCO SYSTEM INSTALLED OVER (2) LAYERS OF GRADE 'D' BUILDING PAPER OVER PLYWOOD SHEATHING (SEE STRUCTURAL FOR TYPE). TYPICAL INTERIOR OF WALL TO BE FULL HEIGHT 5/8" GYPSUM BOARD. PROVIDE R-19 INSULATION IN FRAMING CAVITY FULL HEIGHT.
- 6" x 20 GAUGE METAL STUD FRAMING AT 16" ON CENTER. FRAME FROM FINISH FLOOR TO UNDERSIDE OF ROOF DECK ABOVE. PROVIDE FULL HEIGHT 5/8" TYPE 'X' GYPSUM BOARD. FIRE TAPED AND BEDDED, PLUMB AND SQUARE, FINISHED TO A LEVEL 4 FINISH, BOTH SIDES OF FRAMING. SEAL TOP AND BOTTOM JOISTS AND AT ALL WALL PENETRATIONS. PROVIDE R-19 SOUND BATTS IN FRAMING CAVITY FULL HEIGHT.
- 1-HR RATE LOAD BEARING WALLS.
- 3 8" x 20 GAUGE METAL STUD FRAMING AT 16" O.C.
- 42" HIGH PONY WALL. 34" HIGH AT ACCESSIBLE COUNT
- INDICATES STOREFRONT SYSTEM



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drawing title

PROPOSED FLOOR PLAN

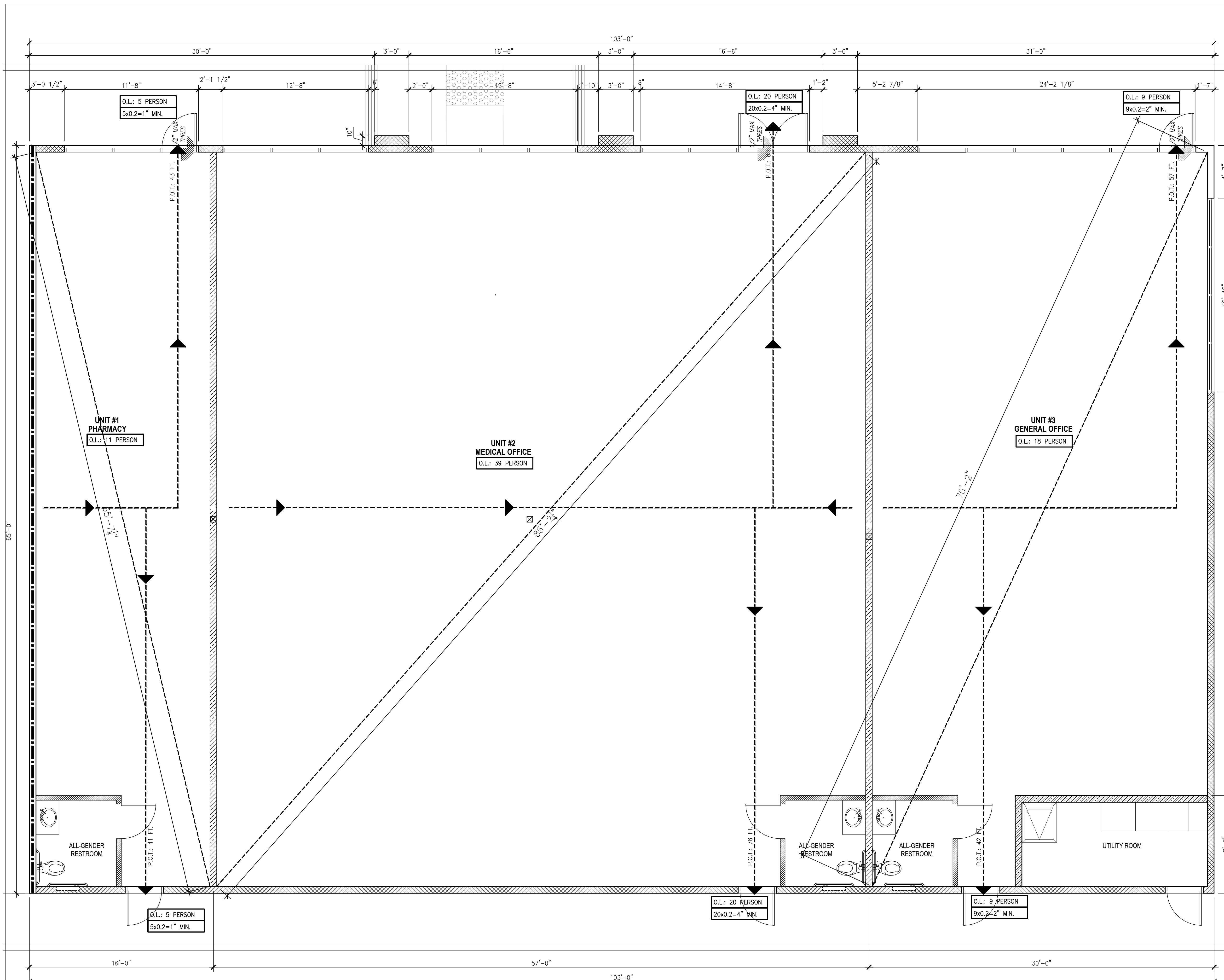
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PROPOSED FLOOR PLAN

SCALE
 1/4"=1'-0" 1

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WALL LEGEND

- INDICATES 2 x 6 WOOD STUD FRAMING AT 16" ON CENTER - REFER TO STRUCTURAL PLANS FOR ADDITIONAL INFORMATION. EXTERIOR TO CONSIST OF A 3-COAT STUCCO SYSTEM INSTALLED OVER (2) LAYERS OF GRADE 'D' BUILDING PAPER OVER PLYWOOD SHEATHING (SEE STRUCTURAL FOR TYPE), TYPICAL INTERIOR OF WALL TO BE FULL HEIGHT 5/8" GYPSUM BOARD. PROVIDE R-19 INSULATION IN FRAMING CAVITY FULL HEIGHT.
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- 1-HR RATE LOAD BEARING WALLS.
- 3 8" x 20 GAUGE METAL STUD FRAMING AT 16" O.C.
- 42" HIGH PONY WALL. 34" HIGH AT ACCESSIBLE COUNT
- INDICATES STOREFRONT SYSTEM

EGRESS NOTES

- INDICATED PATH OF TRAVEL AND EXITS
 - INDICATED COMMON PATH OF TRAVEL AND EXITS
1. THE LONGEST PATH OF TRAVEL DISTANCE IS FT. < 150 FT.
 2. THE LONGEST COMMON PATH OF TRAVEL DISTANCE IS FT. < 75 FT.
 3. BUILDING DIAGONAL DISTANCE = **88 FT.**
 4. REQUIRED EXIT DOOR SEPARATION DISTANCE = **88 FT/2 = 44 FT.** FOR NON-SPRINKLER BUILDING
 5. PROVIDED EXIT DOOR SEPARATION DISTANCE = FT.
 6. MEANS OF EGRESS SHALL BE ILLUMINATED WITH AT LEAST ONE FOOT CANDLE AT THE FLOOR LEVEL AT ALL TIMES. (CBC 1008.2 AND 1008.2.1)
 7. EGRESS WIDTH (CBC 1005.1) MIN. REQUIREMENT EGRESS WIDTH IS OCC. x 0.2 = IN.
 8. EXIT SIGNS SHALL BE INTERNALLY OR EXTERNALLY ILLUMINATED. (CBC 1013.3)
 9. ELECTRICALLY POWERED EXIT SIGNS SHALL BE LISTED AND LABELED IN ACCORDANCE WITH UL 924. (CBC SECTION 1013.5.)
 10. EMERGENCY POWER SUPPLY TO ILLUMINATE EXIT SIGNS FOR A DURATION OF NOT LESS THAN 90 MINUTES.
 11. IN THE EVENT OF POWER SUPPLY FAILURE, AN EMERGENCY ELECTRICAL SYSTEM SHALL AUTOMATICALLY ILLUMINATE AISLES, LOBBY, CORRIDOR AND EXTERIOR DOOR LANDING. THE EMERGENCY POWER SYSTEM SHALL PROVIDE POWER FOR A DURATION OF NOT LESS THAN 90 MINUTES AND SHALL CONSIST OF STORAGE BATTERIES, UNIT EQUIPMENT OR AN ONSITE GENERATOR. INITIAL ILLUMINATION AVERAGE OF 1 FOOT-CANDLE AND A MINIMUM 0.1 FOOT CANDLE AT FLOOR LEVEL. (CBC SECTION 1008.3.4)
 12. DOORS OPENING INTO THE PATH OF EGRESS TRAVEL SHALL NOT REDUCE THE REQUIRED WIDTH TO LESS THAN ONE HALF DURING THE COURSE OF SWING. WHEN FULLY OPEN, THE DOOR SHALL NOT PROJECT MORE THAN 7" INTO THE REQUIRED (CBC 1005.7.2)

OCCUPANCY LOAD

UNIT / ROOM ID	OCCUPANCY GROUP	FLOOR AREA (SQ.FT.)	LOAD FACTOR	OCCU. LOAD
UNIT #1	B	1040	100	10
UNIT #2	B	3705	100	37
UNIT#3	B	1806	100	18
ELECTRICAL ROOM	U	143	200	1

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PROPOSED NEW OFFICE BUILDING

12692 GARDEN GROVE BLVD
GARDEN GROVE, CA 92843

PROJECT NO.: 2020-307
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PROPOSED EGRESS PLAN

drawing no.

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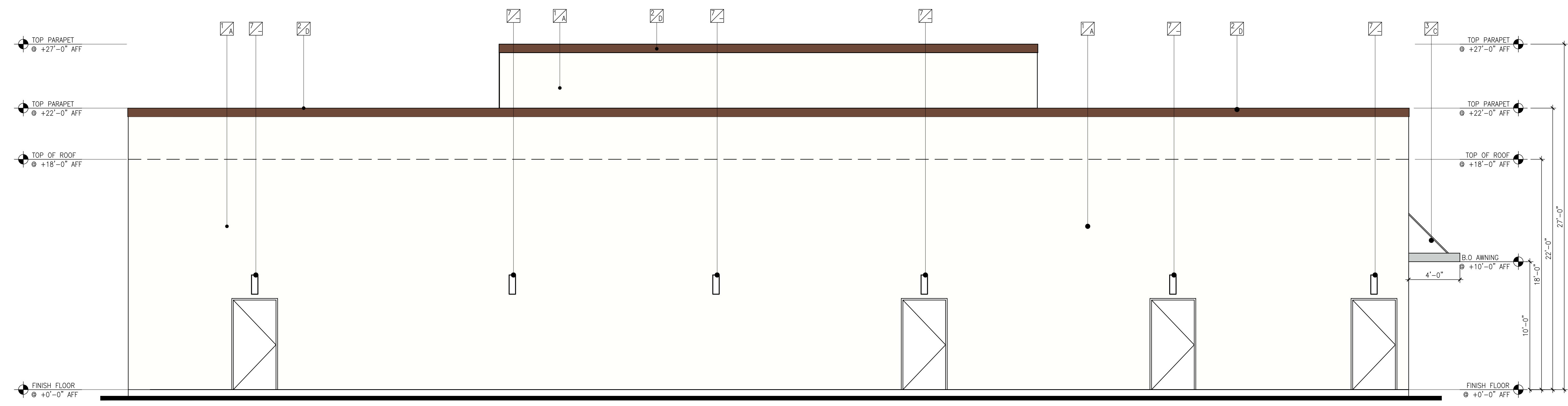
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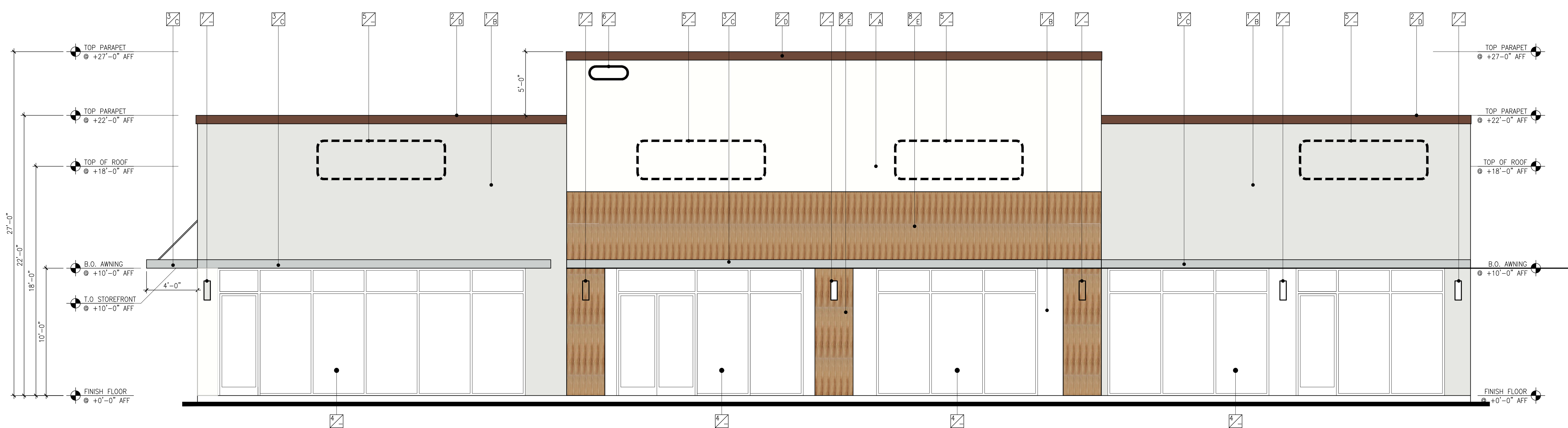


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PROPOSED NORTH ELEVATION

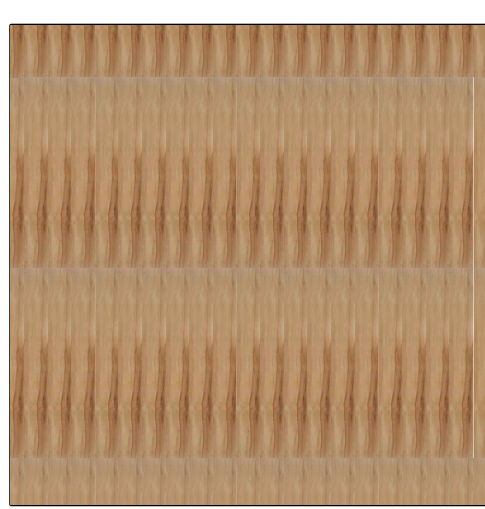

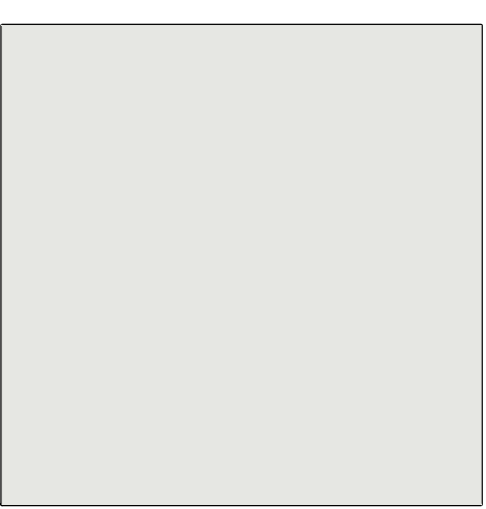
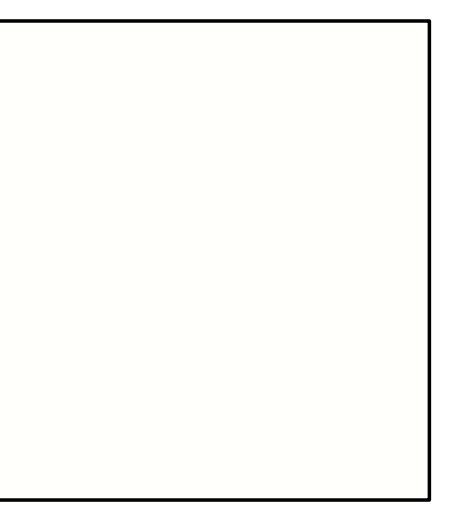
SCALE
1/8"=1'-0" 1



PROPOSED SOUTH ELEVATION

SCALE
1/8"=1'-0" 2

COLOR BOARD

			
1/4 SANTIAGO AMBAR WOOD PLANK CERAMIC TILE	2/4 BENJAMIN MOORE PAINTS "BROWN 2099-10"	3/4 LA HABRA STUCCO COLOR: SILVER GRAY	4/4 LA HABRA STUCCO COLOR: CRYSTAL WHITE

ELEVATION KEY NOTES:

- 1/4 INDICATES 3-COAT STUCCO FINISH OVER SHEATHING. PROVIDE EXPANSION JOINTS WHERE SHOWN AND G.S.M. WEEP SCREED AT BASE, TYP. PROVIDE PAPER-BACKED WIRE MESH AND AN ADDITIONAL LAYER OF TYPE "D" PAPER OVER SHEATHING. FINISH PER COLOR / MATERIAL SCHEDULE.
- 2/4 INDICATES GSM PARAPET CAP. REFER TO DETAILS FOR ADDITIONAL INFORMATION. FINISH PER COLOR / MATERIAL SCHEDULE.
- 3/4 INDICATES ALUMINUM CANOPY
- 4/4 INDICATES ALUMINUM STOREFRONT SYSTEM. (2" x 4 1/2")
- 5/4 INDICATES PROPOSED SIGNAGE LOCATION. FINAL LOCATION AND TYPE TO BE DECIDED AT TIME OF TENANT IMPROVEMENT AND UNDER SEPARATE PERMIT
- 6/4 STREET ADDRESS NUMERALS LOCATED SO AS TO BE PLAINLY VISIBLE FROM THE STREET OR ROAD. NUMBERS TO BE CLEAR ANODIZED ALUMINUM FINISH (12" HIGH HELVETICA BOLD FONT).
- 7/4 SURFACE MOUNTED LIGHT FIXTURE.
- 8/4 SANTIAGO AMBAR WOOD PLANK CERAMIC TILE

COLOR DESCRIPTION

- 1/4 LA HABRA STUCCO COLOR: CRYSTAL WHITE
- 2/4 LA HABRA STUCCO COLOR: BAY RIDGE
- 3/4 GENERAL AWNING COLOR: SILVER
- 4/4 FOAM TRIM COLOR: BEHR #780B-7 Bison Brown
- 5/4 SANTIAGO AMBAR WOOD PLANK CERAMIC TILE

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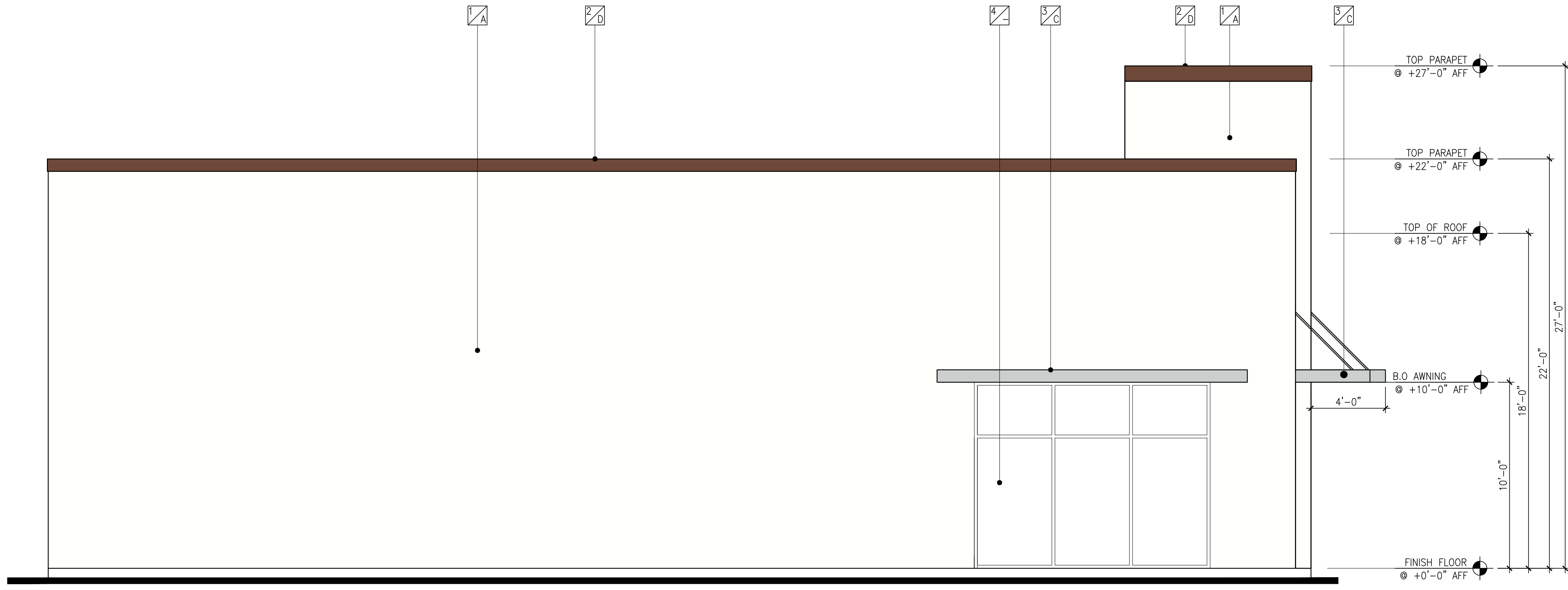
PROJECT NO.: 2020-307
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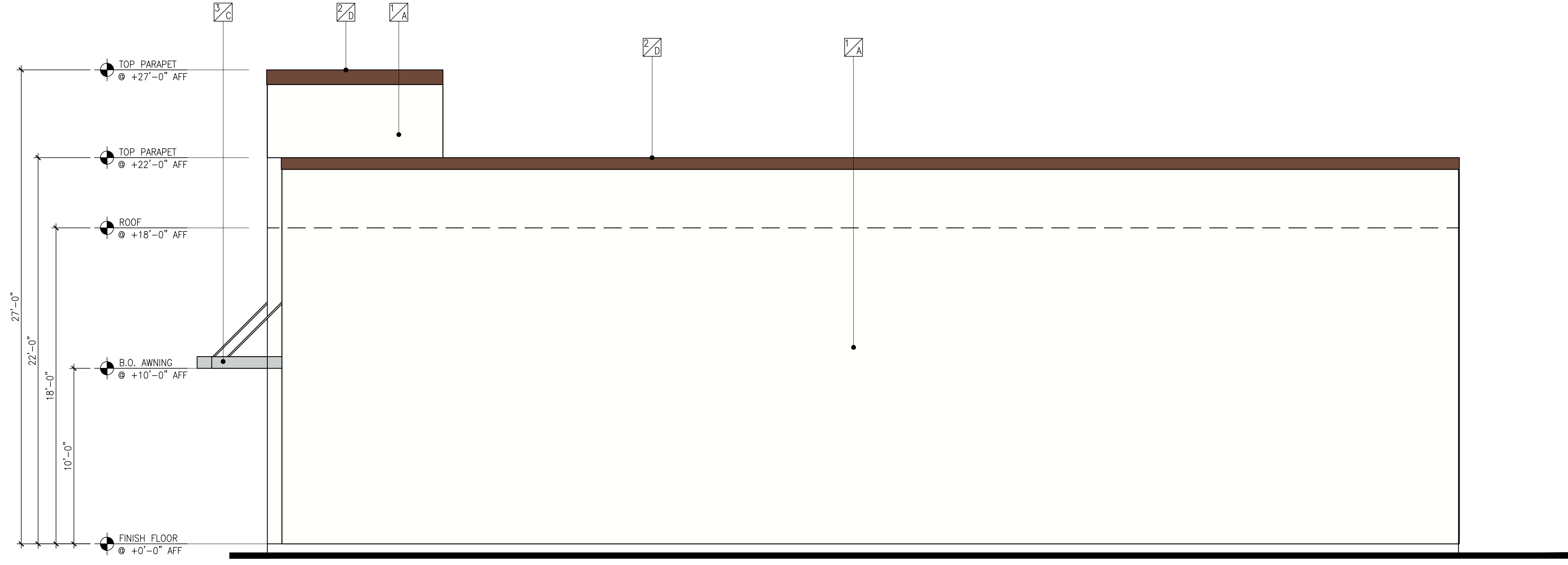
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PROPOSED EAST ELEVATION

SCALE	1
1/8"=1'-0"	



PROPOSED WEST ELEVATION

SCALE	2
1/8"=1'-0"	

ELEVATION KEY NOTES:

- 1/8" INDICATES 3-COAT STUCCO FINISH OVER SHEATHING. PROVIDE EXPANSION JOINTS WHERE SHOWN AND G.S.M. WEEP SCREED AT BASE, TYP. PROVIDE PAPER-BACKED WIRE MESH AND AN ADDITIONAL LAYER OF TYPE 'D' PAPER OVER SHEATHING. FINISH PER COLOR / MATERIAL SCHEDULE.
- 2/8" INDICATES GSM PARAPET CAP. REFER TO DETAILS FOR ADDITIONAL INFORMATION. FINISH PER COLOR / MATERIAL SCHEDULE.
- 3/8" INDICATES ALUMINUM CANOPY
- 4/8" INDICATES ALUMINUM STOREFRONT SYSTEM. (2" x 4 1/2")
- 5/8" INDICATES PROPOSED SIGNAGE LOCATION. FINAL LOCATION AND TYPE TO BE DECIDED AT TIME OF TENANT IMPROVEMENT AND UNDER SEPARATE PERMIT
- 6/8" STREET ADDRESS NUMERALS LOCATED SO AS TO BE PLAINLY VISIBLE FROM THE STREET OR ROAD. NUMBERS TO BE CLEAR ANODIZED ALUMINUM FINISH (12" HIGH HELVETICA BOLD FONT).
- 7/8" SURFACE MOUNTED LIGHT FIXTURE.
- 8/8" SANTIAGO AMBAR WOOD PLANK CERAMIC TILE

COLOR DESCRIPTION

- 1/8" LA HABRA STUCCO
COLOR: CRYSTAL WHITE
- 2/8" LA HABRA STUCCO
COLOR: BAY RIDGE
- 3/8" GENERAL AWNING
COLOR: SILVER
- 4/8" FOAM TRIM
COLOR: BEHR #780B-7 Bison Brown
- 5/8" SANTIAGO AMBAR WOOD PLANK
CERAMIC TILE



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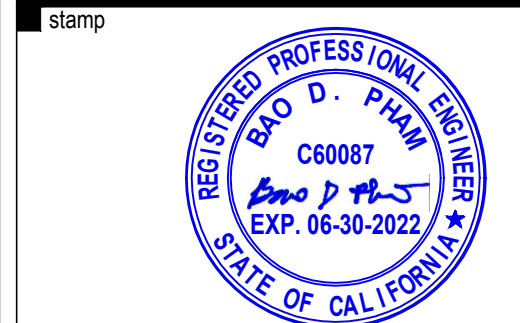
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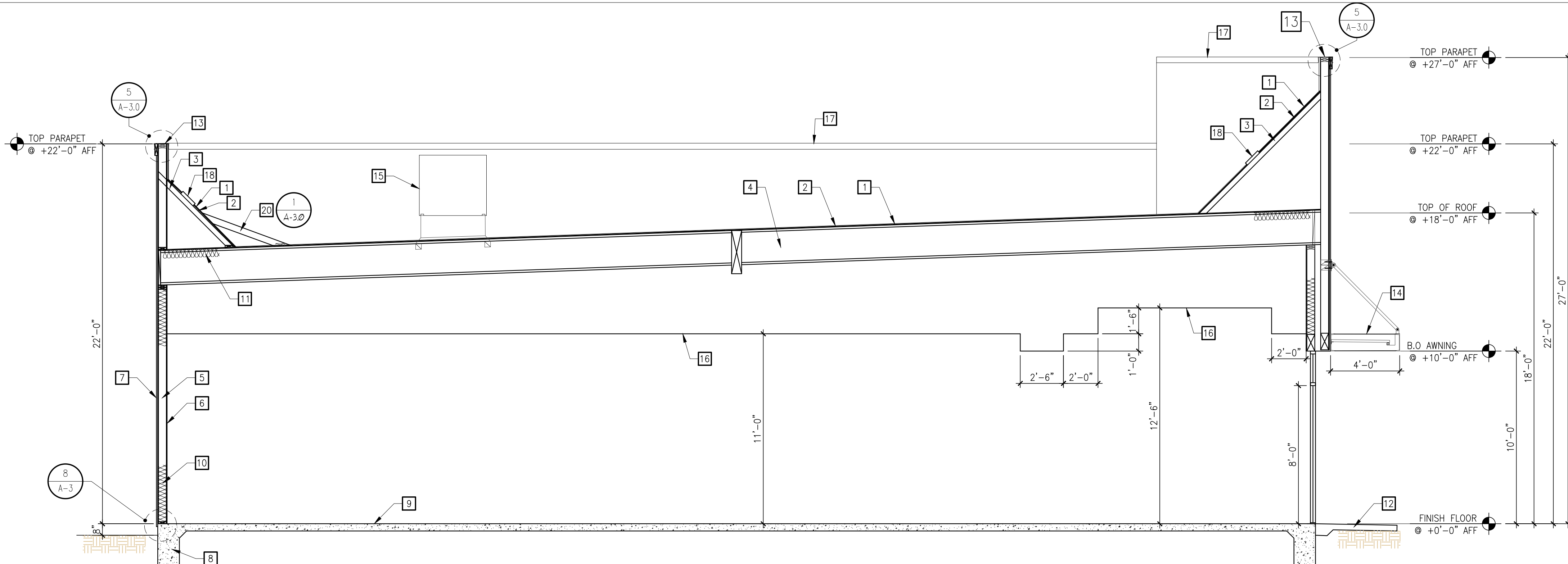
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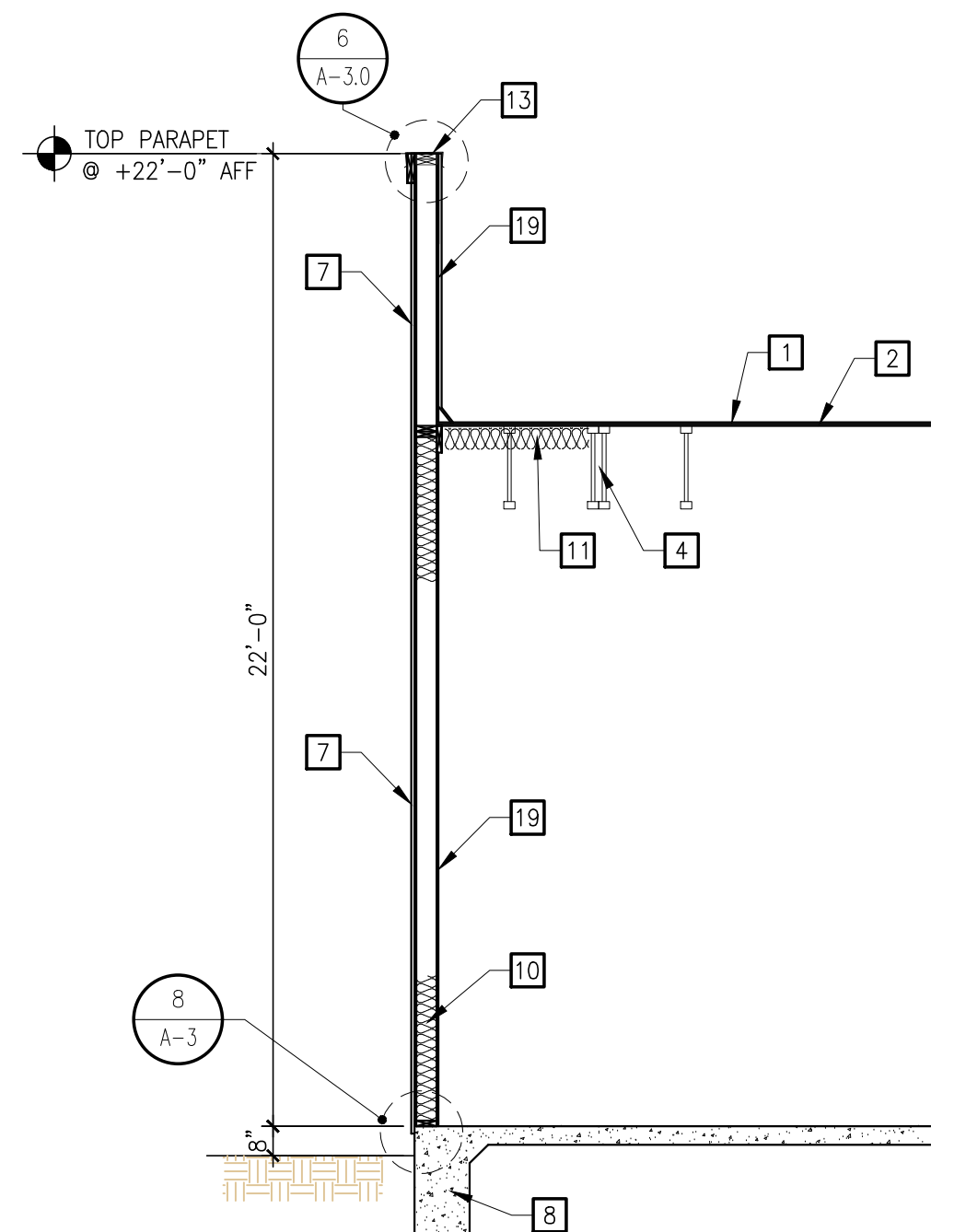


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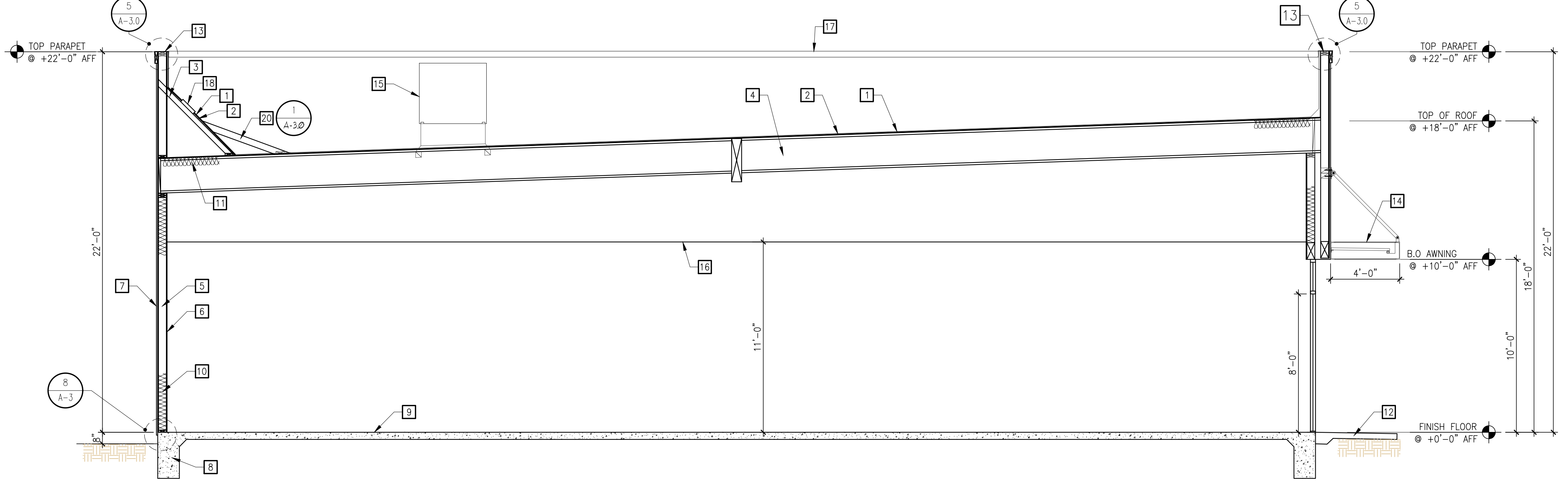
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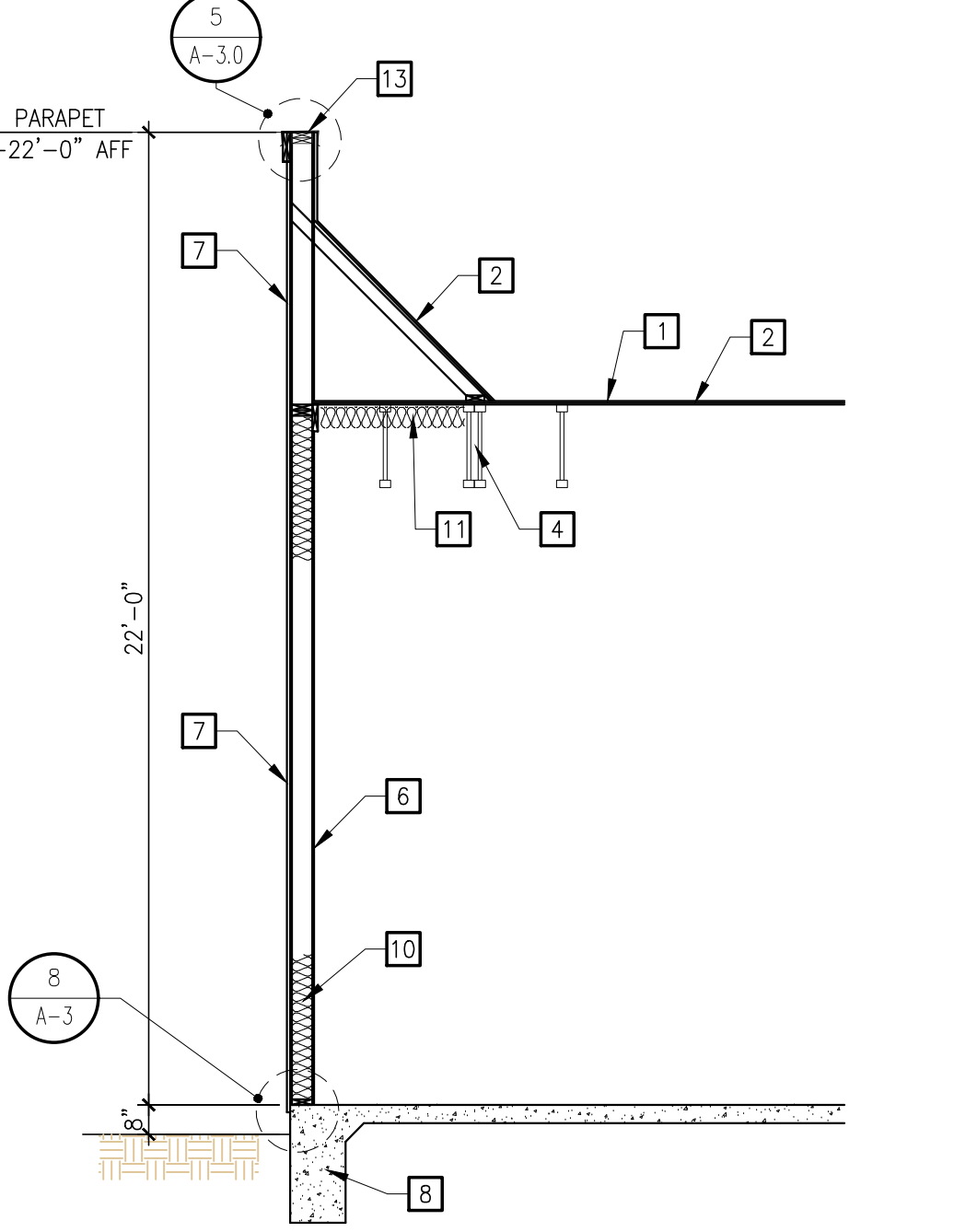
PROPOSED SECTION

SCALE
1/4"=1'-0" 3



PROPOSED SECTION

SCALE
1/4"=1'-0" 2



PROPOSED SECTION

SCALE
1/4"=1'-0" 4

SECTION KEY NOTES

- 1 CLASS A ROOFING, "GAF MATERIALS CORPORATION" (ICC ESR-1274) MODIFIED BITUMEN ROOFING MEMBRANE OVER PLYWOOD DECKING, TYP.
- 2 ROOF SHEATHING
- 3 2X CRICKET BRACING
- 4 ROOF FRAMING
- 5 2x6 STUD WALL
- 6 5/8" GYP. BD.
- 7 7/8" THK. (3) COAT STUCCO SYSTEM TYP. O/ MET. LATH AND BUILDING PAPER O/WALL SHEATHING
- 8 CONCRETE FOOTING
- 9 CONCRETE SLAB
- 10 R-19 WALL INSULATION
- 11 R-30 ROOF INSULATION
- 12 4" FLATWORK
- 13 GSM PARAPET CAP FLASHING
- 14 ALUMINUM CANOPY
- 15 ROOF TOP UNIT
- 16 PROPOSED CEILING HEIGHT
- 17 TOP OF PARAPET BEYOND
- 18 ATTIC VENTS
- 19 5/8" TYPE "X" GYP. BD.
- 20 2X CRICKET FRAMING

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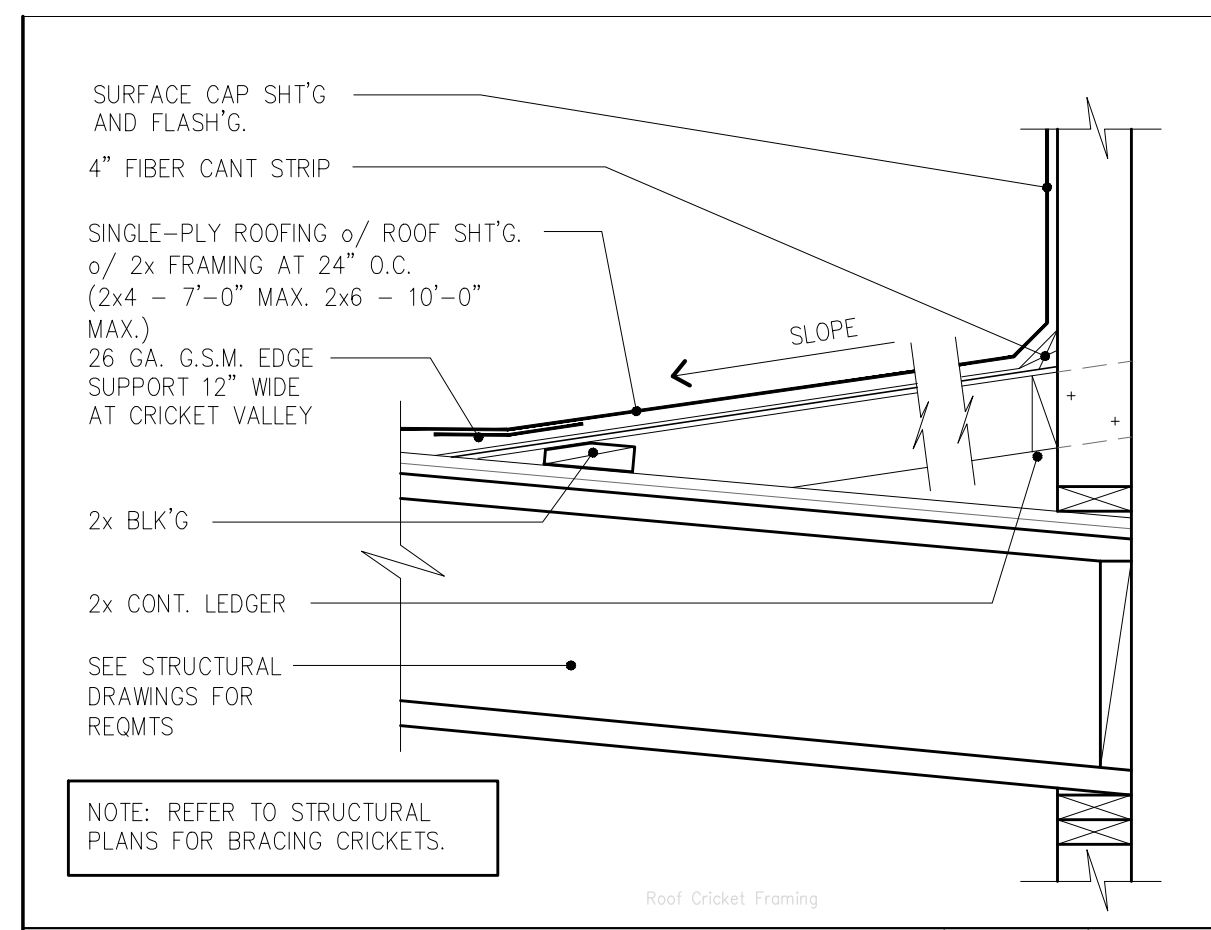
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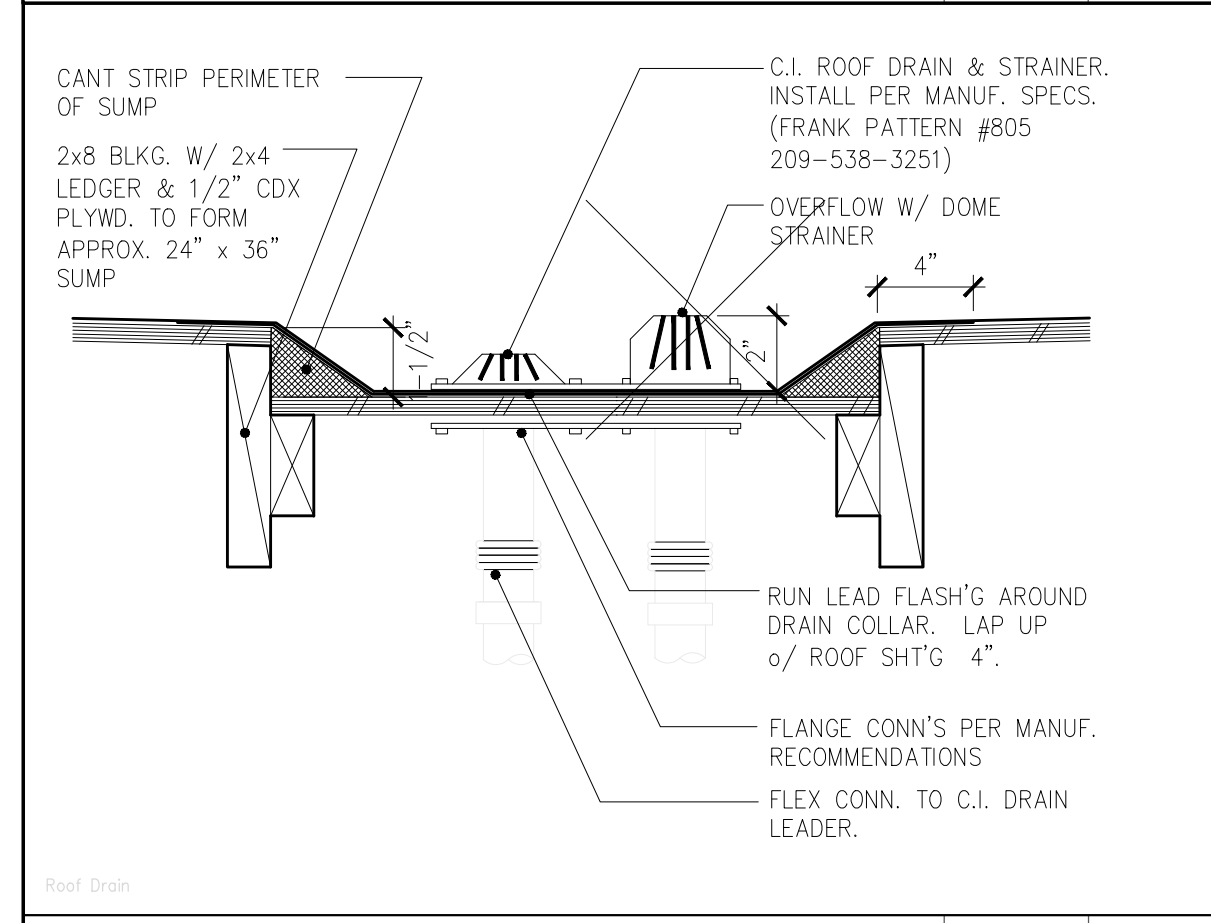
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A-2.2

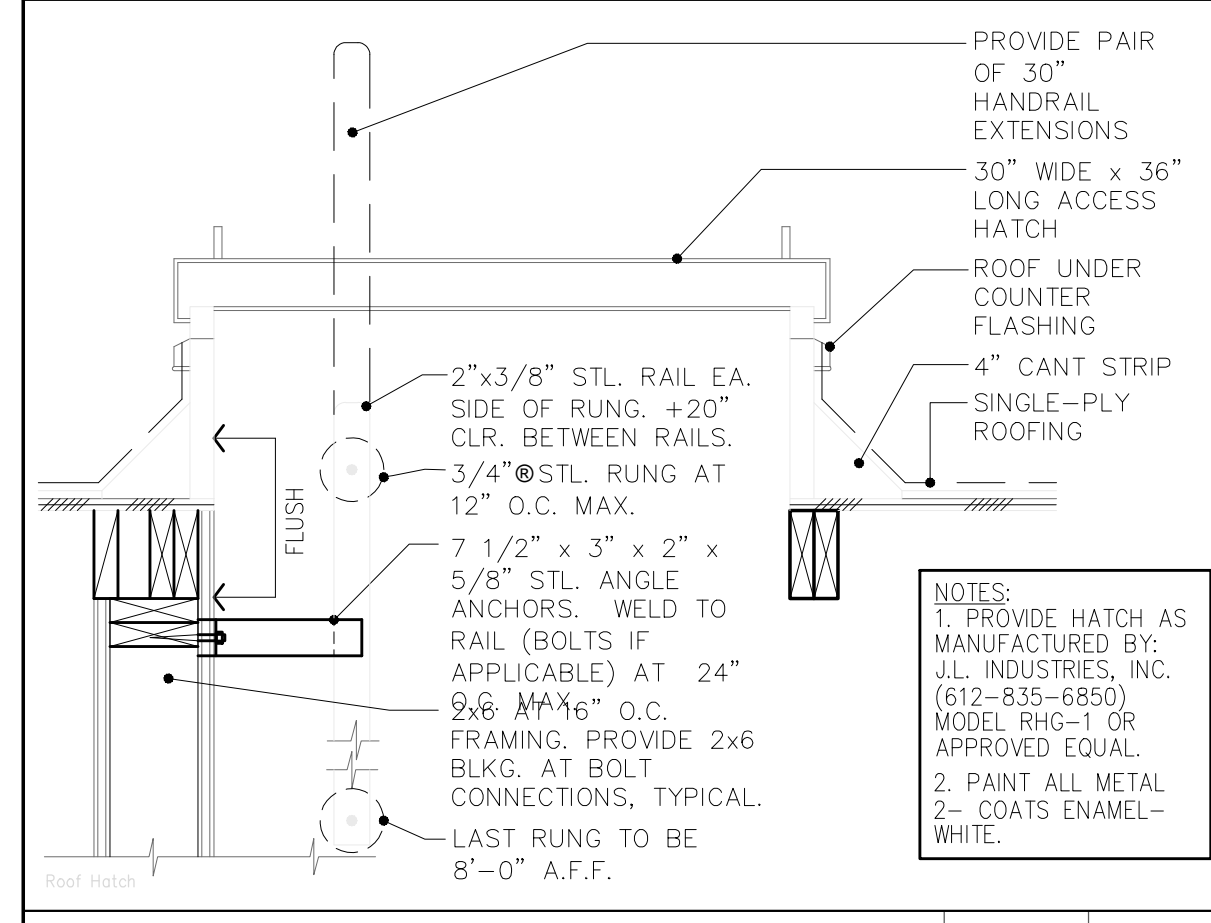
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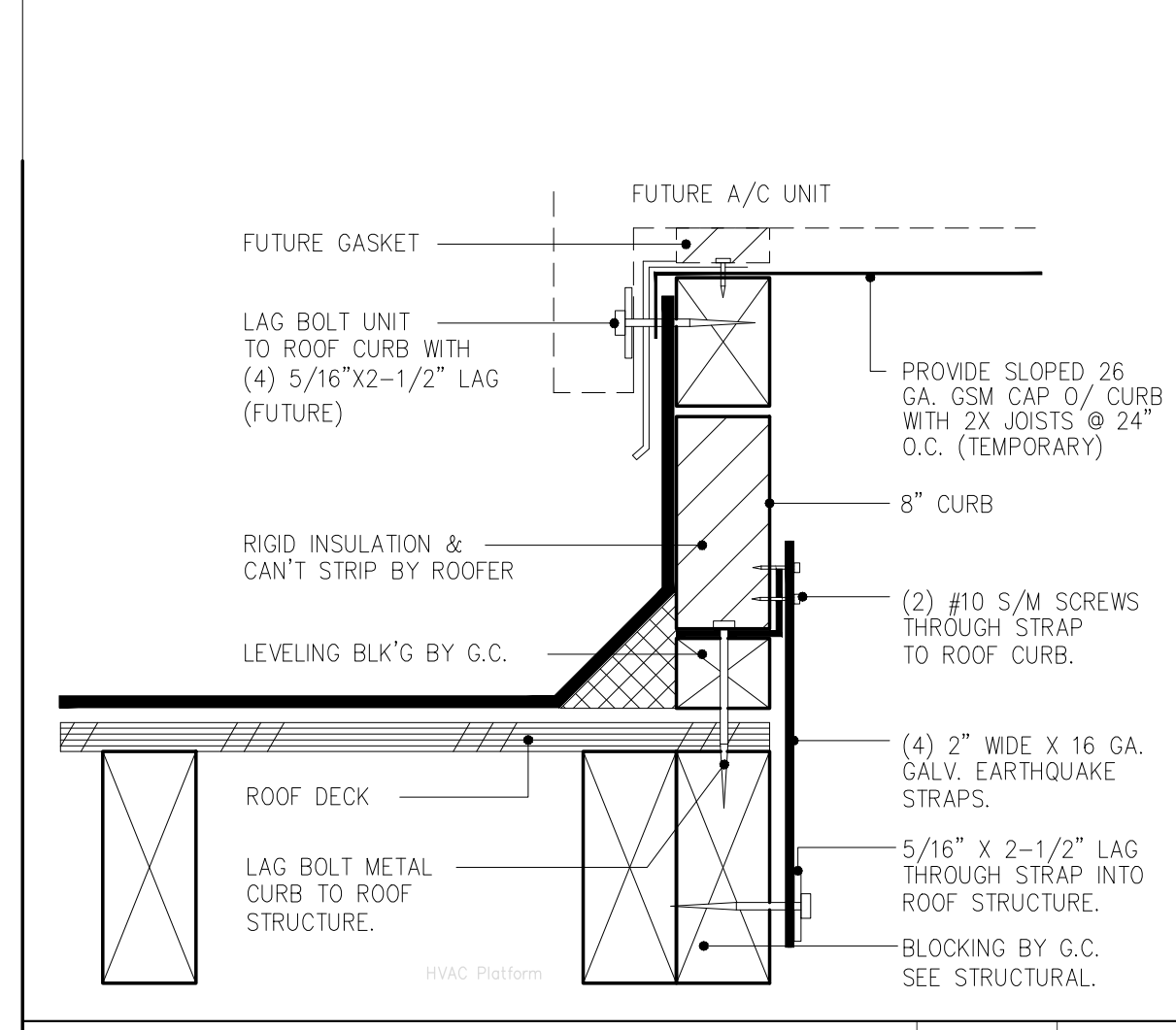
Cricket 3/4" 1



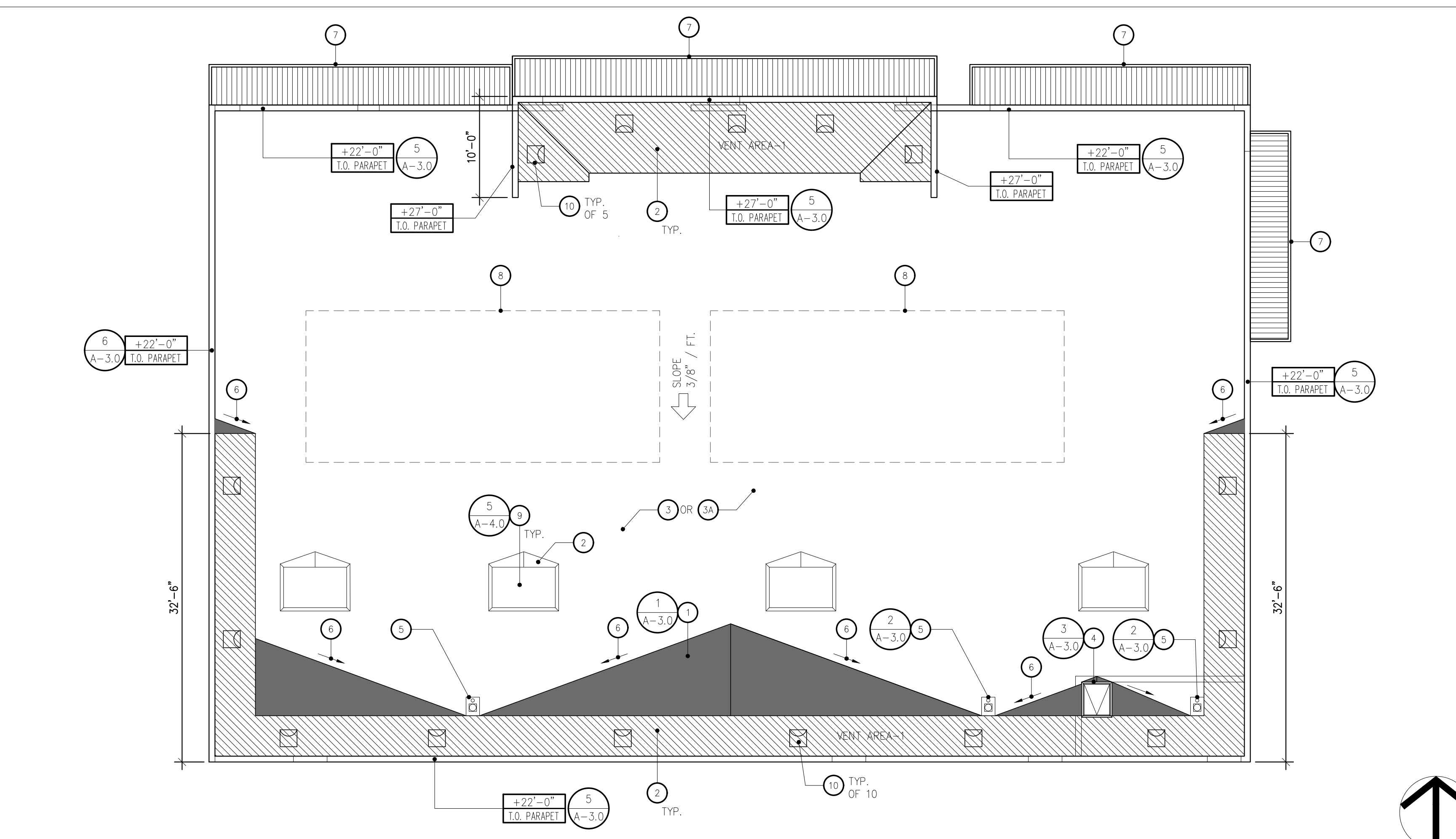
Roof Drain 1 1/2" 2



Roof Access Hatch 3/4" 3

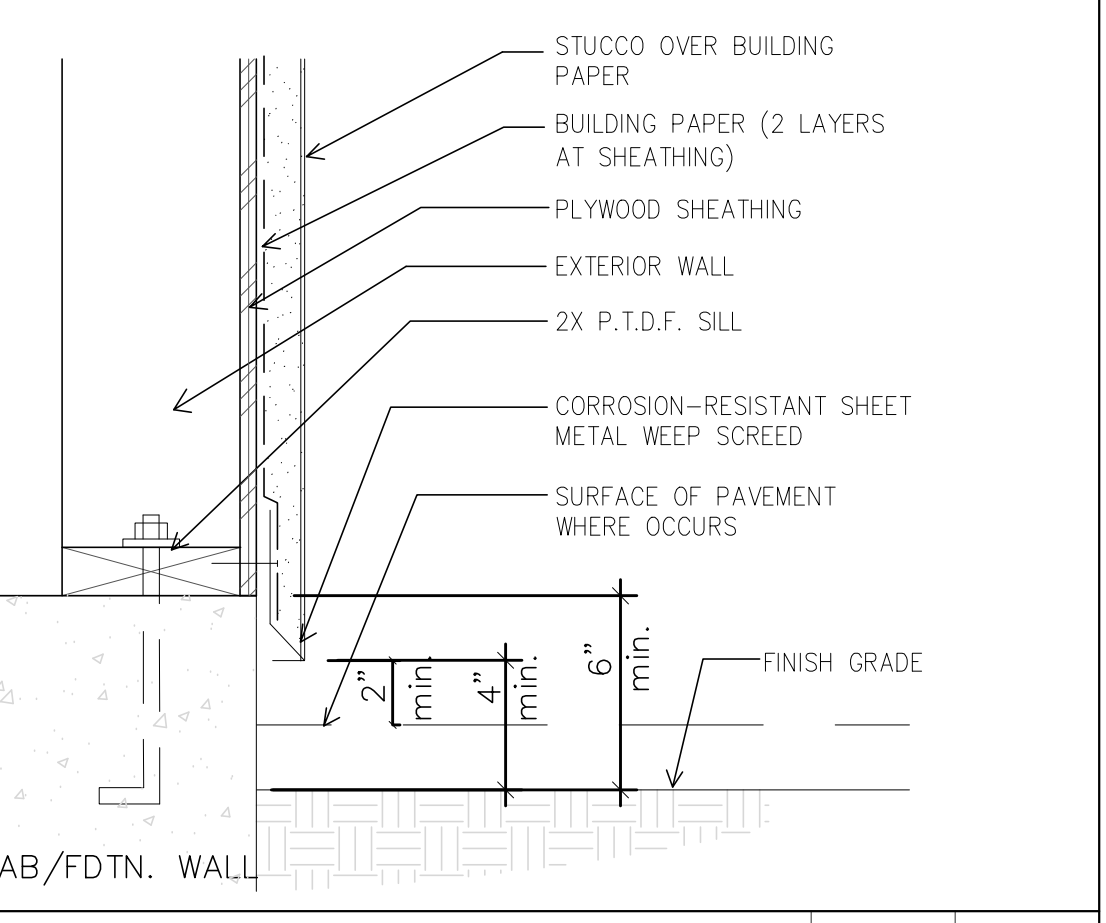


HVAC Platform 3" 4

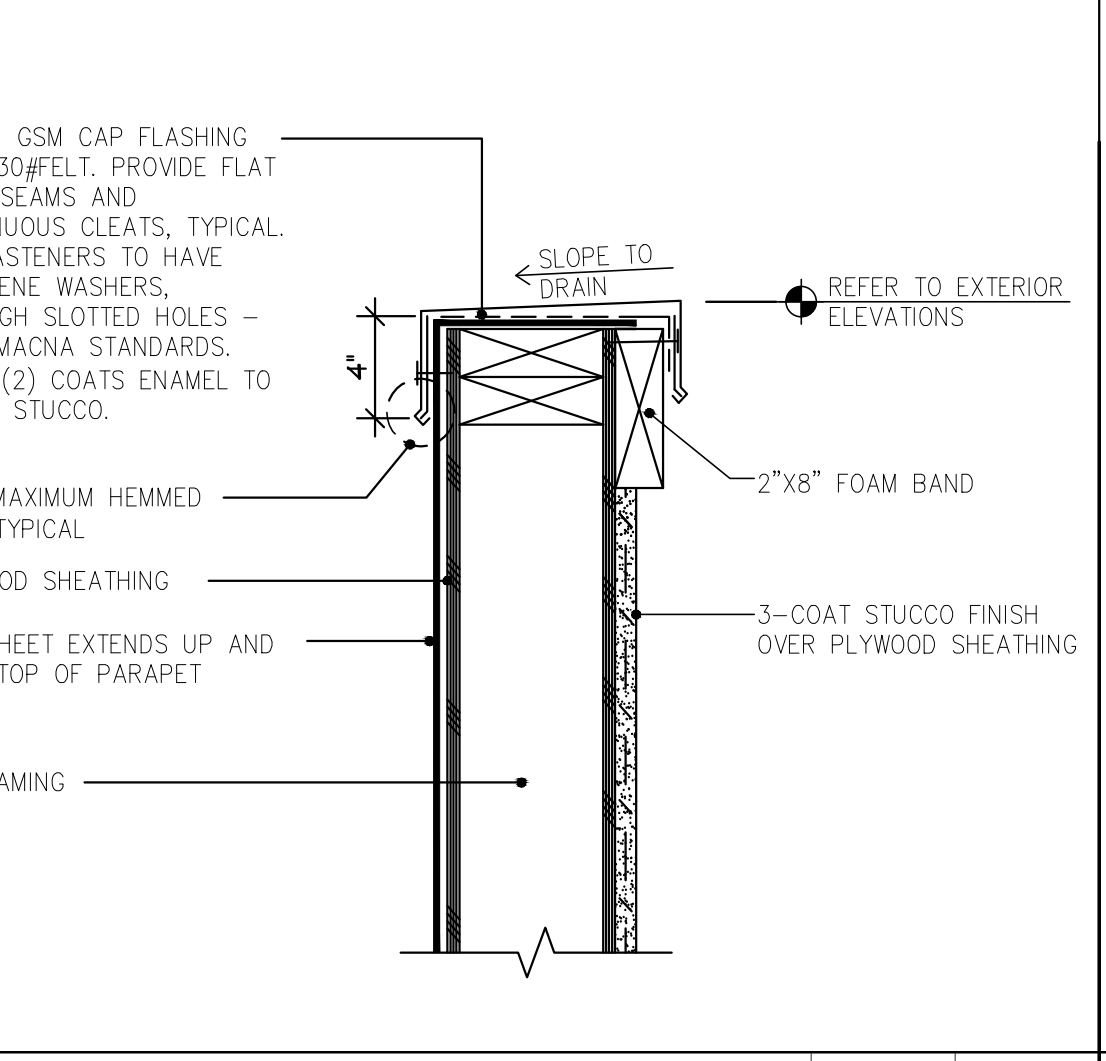


ROOF PLAN

SCALE 1/8"=1'-0" 1



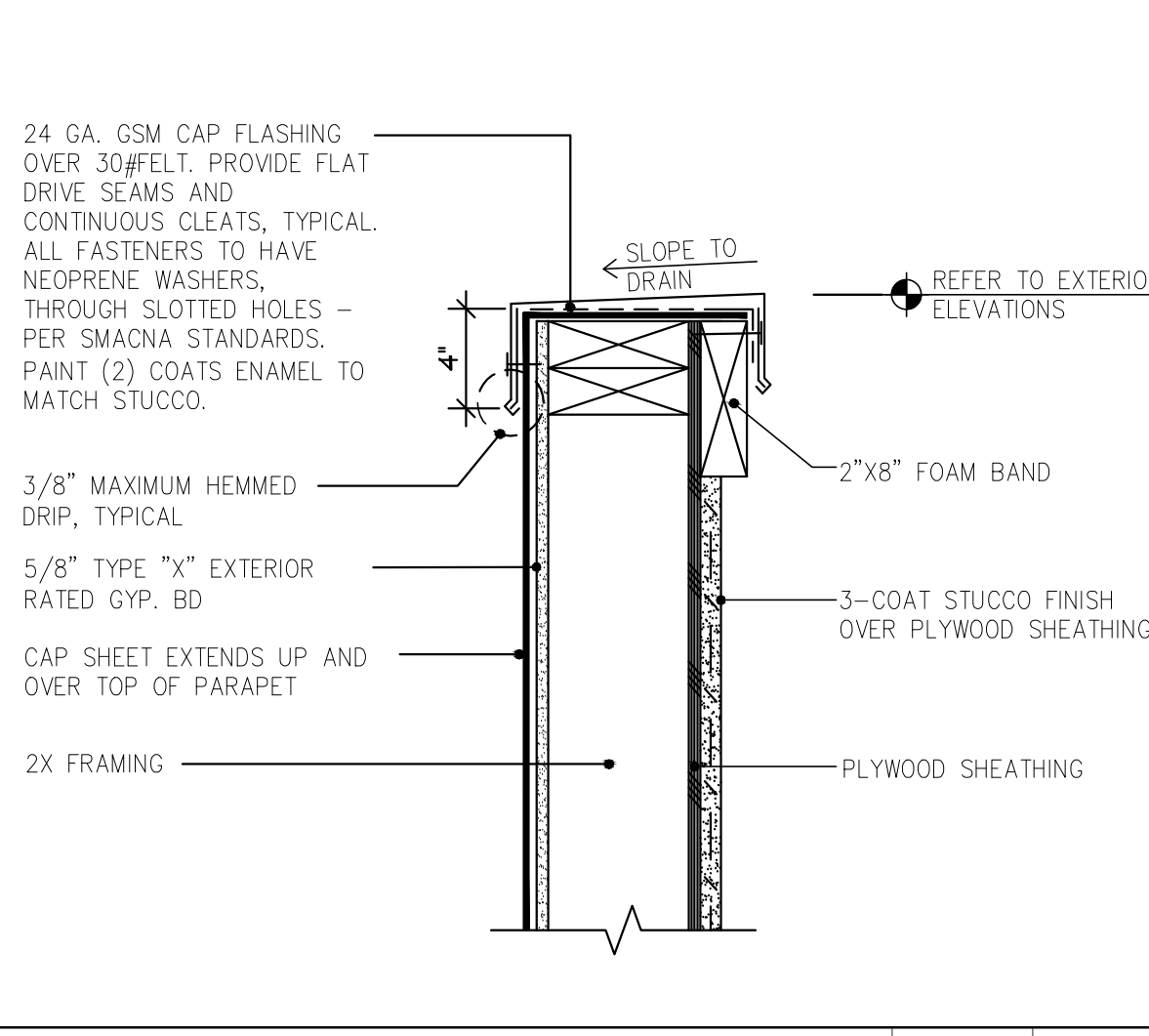
1-HR RATE WALL N.T.S. 8



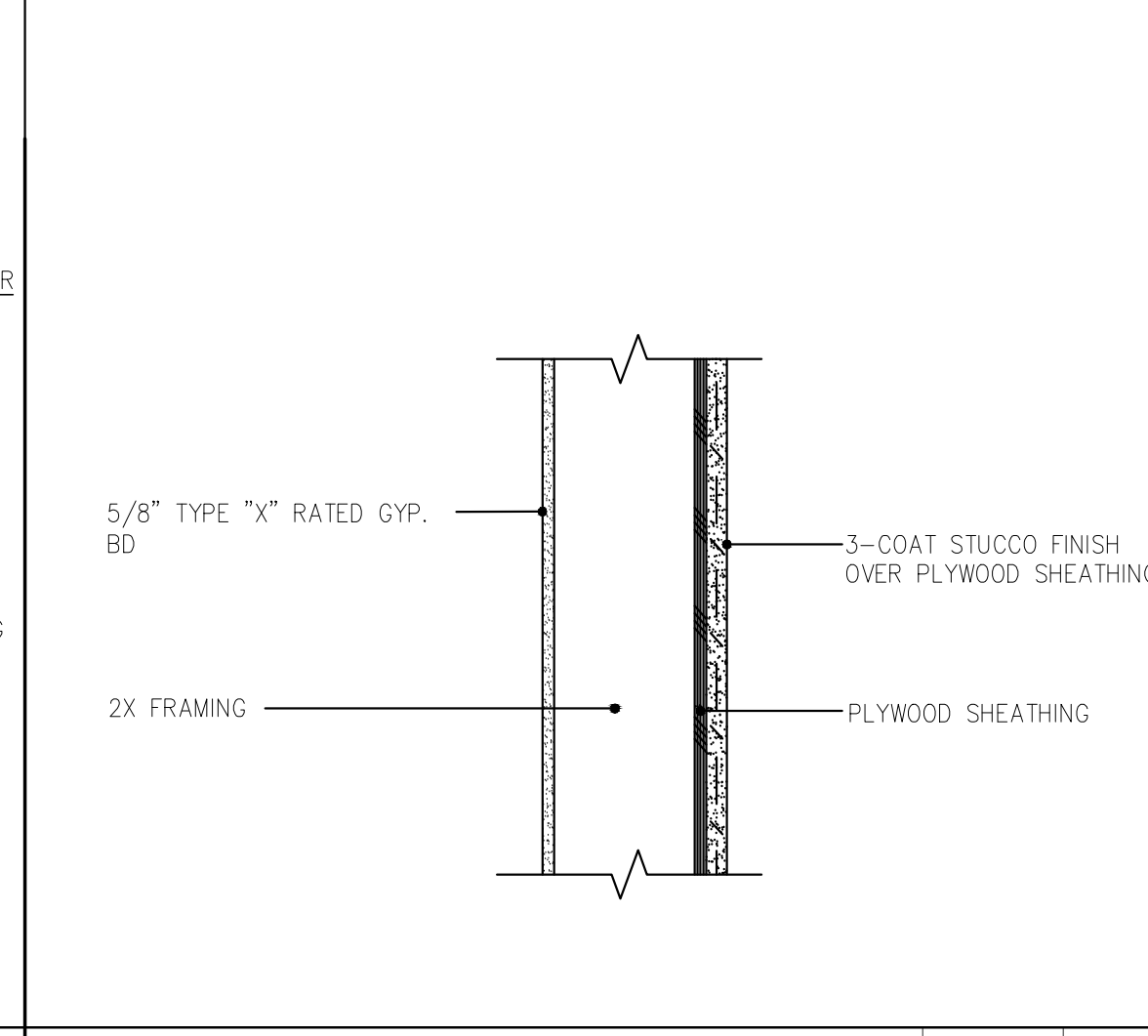
PARAPET DETAIL 1 1/2" 5

ATTIC VENTILATION CALCULATIONS	
O'hagin Vent (ICC-ES Legacy Report # 9650-A to be used as Low and High Vents.)	
(1) Vent Net Free Area = 975 in. ²	
AREA-1	
Attic Area =	630 ft ²
Vent Factor =	150
Required Vent Area =	907 in. ²
Total Number of Vents =	10
Total Vent Area Provided =	975 in. ²
AREA-2	
Attic Area =	320 ft ²
Vent Factor =	150
Required Vent Area =	461 in. ²
Total Number of Vents =	5
Total Vent Area Provided =	488 in. ²

ROOF VENT



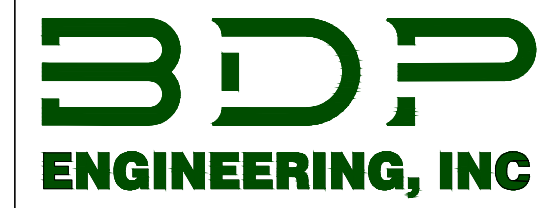
1-HR RATED PARAPET 1 1/2" 6



1-HR RATE WALL N.T.S. 7

Keyed Roof Plan Notes

- INDICATES 2x CRICKET FRAMING WITH 1/2" EXTERIOR GRADE PLYWOOD DECK. REFER TO DETAIL FOR ADDITIONAL INFORMATION.
- HATCHING INDICATES STRUCTURAL CRICKET.
CRICKET NOTES:
 REFER TO STRUCTURAL PLANS FOR FRAMED PARAPET WALL BRACING AND "STRUCTURAL" CRICKETS.
 REFER TO STRUCTURAL ROOF FRAMING PLAN FOR ALL ROOF CURB / MECHANICAL UNIT LOCATIONS. THE LOCATION WILL BE DETERMINED BY STRUCTURAL ROOF TRUSS LAYOUT. SEE ROOF PLAN FOR MINIMUM DISTANCE REQUIREMENTS REQUIRED TO SCREEN HVAC UNITS.
 ROOFING SUB-CONTRACTOR SHALL PROVIDE CRICKETS AT ROOF CURBS AND ROOF HATCH PER SPECIFICATIONS REQUIRED.
- INDICATES T.P.O. ROOFING OVER 1/4" 'DENSDECK' OVER ROOF SHEATHING. REFER TO 'SINGLE-PLY ROOFING NOTE' BELOW.
SINGLE-PLY ROOFING NOTE:
 PROVIDE GAF TPO SYSTEM "EVERGUARD" - .060" THK. MA (MECH. ADHERED) COLOR = WHITE; CONFORMING TO RELATED SPECIFICATIONS AS PUBLISHED BY GAF MATERIALS CORP. PROVIDE 1/4" THICK "DENS-DECK" ROOF BOARD UNDERLAYMENT, INSTALL PER MANUFACTURER'S RECOMMENDATIONS. ROOF SYSTEM SHALL MEET OR EXCEED REQUIREMENTS FOR A CLASS 'A' ROOF SYSTEM. THE ROOF SYSTEM SHALL INCLUDE A 15 YEAR N.D.L. TO BE DELIVERED TO THE OWNER UPON COMPLETION OF THE PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ALL ROOFING SYSTEM COMPONENTS, ASSOCIATED FLASHINGS AND ANY OTHER MATERIALS OR SYSTEMS REQUIRED TO MEET THE CONDITIONS OF THE 15 YEAR N.D.L. GUARANTEE.
 THE ROOF STRUCTURE IS A CRRC CERTIFIED COOL ROOF WITH REFLECTANCE OF 0.63, AND EMITTANCE OF 0.75.
RELATED WORK/CONSIDERATIONS:
 1. HVAC, O.C. SHALL PROVIDE HVAC LOCATIONS AND EQUIPMENT ACCESS POINTS TO ROOFER. ROOFER SHALL INCLUDE WALK PADS IN FRONT OF HVAC ACCESS POINTS.
- INDICATES BUILT UP ROOFING OVER ROOF SHEATHING. REFER TO 'BUILT UP ROOFING NOTE' BELOW.
BUILT-UP ROOFING SPECIFICATION:
 PROVIDE 'MALARKEY' ROOFING SO AS TO MEET SPECIFICATION #R44HS / CLASS 'A' U.L. ROOFING MATERIALS & SYSTEMS DIRECTORY, OR EQUAL BY ARCHITECT. GENERAL CONTRACTOR TO PROVIDE OWNER WITH REQUIREMENTS OF MALARKEY 15 YEAR GUARANTEE PROGRAM FOR ROOFING SYSTEM.
CRICKET NOTE:
 REFER TO STRUCTURAL PLANS FOR FRAMED PARAPET WALL BRACING AND "STRUCTURAL" CRICKETS.
 NOTE:
 REFER TO STRUCTURAL ROOF FRAMING PLAN FOR ALL ROOF CURB / MECHANICAL UNIT LOCATIONS. THE LOCATION WILL BE DETERMINED BY STRUCTURAL ROOF TRUSS LAYOUT. SEE ROOF PLAN FOR MINIMUM DISTANCE REQUIREMENTS REQUIRED TO SCREEN HVAC UNITS.
 ROOFING SUB-CONTRACTOR SHALL PROVIDE CRICKETS AT ROOF CURBS AND ROOF HATCH PER SPECIFICATIONS REQUIRED.
- INDICATES LOCATION OF ROOF ACCESS HATCH - REFER TO DETAIL FOR ADDITIONAL INFORMATION AND REQUIREMENTS.
- ROOF DRAIN / OVERFLOW COMBINATION INLET WITH CAST IRON LEADERS. RUN ROOF DRAIN LEADER DOWN THROUGH FRAMING AND DAYLIGHT AT FACE OF PARKING CURB. (NOTE TO GENERAL CONTRACTOR: ALL SECTIONS OF DRAIN LEADERS TO BE CONCEALED FROM INLET TO POINT OF TERMINATION) OVERFLOW LEADERS TO DAYLIGHT AT 1/2" MAX. BEYOND FINISHED WALLS/SOFFIT SURFACE AS SHOWN (6" MIN. FROM ADJACENT WALLS) PAINT ALL EXPOSED MATERIALS (INCLUDING INTERIOR OF OVERFLOW) WITH (2) COATS OF ENAMEL TO MATCH ADJACENT SURFACE COLOR. REFER TO PLUMBING PLANS FOR ROOF DRAIN FUTURE SPECIFICATION AND FOR DRAIN PIPE SIZE. (PROVIDE TRANSITION TO 3x5 TS FOR PASSAGE BELOW WALKS).
- INDICATES DIRECTION OF DRAINAGE FLOW - PROVIDE 1/8" : 12 MINIMUM SLOPE IN "VALLEY" FORMED BY CRICKET AND MAIN DECK. SLOPE; REFER TO DETAILS FOR ADDITIONAL INFORMATION AND REQUIREMENTS.
- INDICATES STEEL CANOPY. REFER TO DETAIL AND STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION.
- INDICATES AREA FOR FUTURE ROOF TOP MOUNTED SOLAR PANELS. 1010 SQ. FT. MIN.
- INDICATES HVAC CURB. REFER TO DETAIL AND MECHANICAL DRAWINGS FOR ADDITIONAL INFORMATION.
- INDICATES ATTIC VENTS



BDP Engineering, Inc.
 13902 Harbor Blvd, Suite 2A
 Garden Grove, CA 92843
 Phone: (909) 538-7067
 Email: bao@bdpeng.com

Stamp
 SIGNED DATE:
 GENERAL CONTRACTOR

PROPOSED NEW OFFICE BUILDING
 12692 GARDEN GROVE BLVD
 GARDEN GROVE, CA 92843

PROJECT NO: 2020-307
 DATE: FEB. 3, 2020

#	Date	Description
1		
2		
3		
4		
5		

drawing title
ROOF PLAN
 drawing no.
A-3.0

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RESOLUTION NO. 6056-23

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF GARDEN GROVE APPROVING SITE PLAN NO. SP 121-2023 AND VARIANCE NO. V-039-2023, FOR A PROPERTY LOCATED AT THE SOUTHWEST CORNER OF GARDEN GROVE BOULEVARD AND PARTRIDGE STREET, AT 12692 GARDEN GROVE BOULEVARD, ASSESSOR'S PARCEL NO. 101-452-02.

BE IT RESOLVED that the Planning Commission of the City of Garden Grove, in regular session assembled on March 2, 2023, does hereby approve Site Plan No. SP-121-2023 and Variance No. V-039-2023, for land located at southwest corner of Garden Grove Boulevard and Partridge Street, at 12692 Garden Grove Boulevard, Assessor's Parcel No. 101-452-02, subject to the Conditions of Approval attached hereto as "Exhibit A".

BE IT FURTHER RESOLVED in the matter of Site Plan No. SP-121-2023 and Variance No. V-039-2023, the Planning Commission of the City of Garden Grove does hereby report as follows:

1. The subject case was initiated by Anh Thu Nguyen, on behalf of Aspire Associates, LLC, the owner of the subject property.
2. The applicant requests Site Plan approval to construct a new approximately 6,694 square foot single-story, office building on a 1.09-acre lot located at 12692 Garden Grove Boulevard, which is currently improved with an existing 4,600 square-foot, single-story commercial building that is located on the southwest corner of the property. In conjunction with this request, the applicant also requests Variance approval to deviate from the minimum lot size requirements of the Harbor Corridor Specific Plan – Office Professional (HCSP-OP) zone.
3. Pursuant to the California Environmental Quality Act ("CEQA"), the City of Garden Grove Planning Commission hereby determines that this project is categorically exempt from CEQA pursuant to Section 15303 (New Construction or Conversion of Small Structures) of the CEQA Guidelines (14 Cal. Code Regs., Section 15303).
4. The property has a General Plan Land Use designation of International West Mixed Use (IW) and is currently zoned HCSP-OP (Harbor Corridor Specific Plan – Office Professional). The subject 1.09-acre lot is improved with an existing 4,600 square-foot, single-story commercial building located on the southwest corner of the property.
5. Existing land use, zoning, and General Plan designation of property in the vicinity of the subject property have been reviewed.
6. Report submitted by City staff was reviewed.

7. Pursuant to a legal notice, a public hearing was held on March 2, 2023, and all interested persons were given an opportunity to be heard.
8. The Planning Commission gave due and careful consideration to the matter during its meeting of March 2, 2023, and considered all oral and written testimony presented regarding the project.

BE IT FURTHER RESOLVED, FOUND AND DETERMINED that the facts and reasons supporting the conclusion of the Planning Commission, as required under Municipal Code Sections 9.32.030 and 9.60.030, are as follows:

FACTS:

The subject property is a 1.09-acre lot located at the southwest corner of Garden Grove Boulevard and Partridge Street. The property is zoned Harbor Corridor Specific Plan – Office Professional (HCSP-OP) and has a General Plan Land Use designation of International West Mixed Use (IW). The subject property abuts an R-3 (Multiple-Family Residential) zoned property to the south; O-S (Open Space) property to the west; an HCSP-OP zoned property, across Partridge Street, to the east; a Planned Unit Development No. PUD-103-72 zoned property and a Planned Unit Development No. PUD-103-04 zoned property, across Garden Grove Boulevard, to the north. Surrounding uses include a multi-family residential development to the south, a flood control channel to the west, a pet hospital, across Partridge Way, to the east, and the Garden Grove hospital and a senior housing development, across Garden Grove Boulevard, to the north.

The subject property is currently improved with an approximately 4,600 square foot legal nonconforming commercial retail building originally constructed in 1951, located at the southwest corner of the site. 3,120 square feet of this existing legal nonconforming building is currently occupied by a legal nonconforming adult bookstore use. The remaining two-thirds of the site is currently vacant and unimproved, fenced off with chain-link fencing, and filled with overgrown vegetation visible from public vantage points, and the existing parking lot areas on the site feature fatigue cracking in the asphalt and are virtually devoid of landscaping. The existing block walls on the site are also damaged in several areas.

The applicant purchased the property in 2021 and is proposing to build a new, 6,694 square-foot, one-story medical office building on the vacant portion of the site, along with associated site improvements. The applicant currently operates a nearby medical practice, specializing in physical medicine and rehabilitation, which is located at 12302 Garden Grove Boulevard, approximately 0.7 miles away from the subject site. The applicant intends to expand its operation and establish a new facility that can better accommodate a larger clientele, yet be able to stay within the same vicinity of their original location to retain the existing clientele. Subsequent to completion of construction and occupancy of the proposed development, the applicant will move their entire operation to the new location and vacate their existing offices.

The existing commercial retail building, located at the southwest corner of the property, was originally built in 1951, prior to the establishment of the Harbor Corridor Specific Plan zone in 1985, and currently provides zero-foot (0'-0") building setbacks to the rear and side property lines. These existing setbacks do not comply with the minimum building setback requirements of the HCSP-OP zone. The existing commercial retail building has been occupied by an adult bookstore since 1990, and since this use is not permitted in the HCSP-OP zone, it is a legal nonconforming use. During design of the project, the size of the tenant space leased for the nonconforming use was reduced from 4,600 to 3,120 square feet, and a new adjacent tenant space created in the building that is designated for general business office use consistent with the current zoning. Since the scope of the proposed development does not include any changes to the existing commercial retail building or result in expansion or intensification of the existing legal nonconforming adult bookstore, the nonconforming building and use may remain consistent with Chapter 9.36 of the Garden Grove Municipal Code.

The Harbor Corridor Specific Plan (HCSP) zone establishes a minimum lot size requirement of 50,000 square feet for the Office Professional district. The minimum lot size requirement is applicable to all new development, intensifications to existing uses, and redevelopment projects. Since the lot size of the subject site is 47,137 square feet, the applicant also requests a variance to deviate from the minimum lot size requirement of 50,000 square feet of the HCSP-OP zone to facilitate the construction of the new medical office building. The proposed project meets all other applicable development standards other than the minimum lot size requirement.

The subject site is identified in the City's Housing Element sites inventory list, designated with a realistic capacity of 72 "moderate income" affordable housing units. The proposed project consists of a commercial development that does not include any proposed housing units. Therefore, pursuant to Government Code Section 65863 ("No Net Loss Law") and Garden Grove Municipal Code Section 9.60.030 (No Net Loss), in order to approved the proposed project, the Planning Commission must find that the proposed reduction of residential density is consistent with the General Plan, including the Housing Element, and that the remaining sites identified in its Housing Element sites inventory can accommodate its remaining unmet RHNA by each income category.

FINDINGS AND REASONS:

SITE PLAN

1. The Site Plan complies with the spirit and intent of the provisions, conditions and requirements of the General Plan and Title 9, including other applicable ordinances and policies of the City.

With exception of the requested Variance, to deviate from the minimum lot size requirement of the HCSP-OP zone, the project is consistent with the applicable requirements and development standards of the Harbor Corridor

Specific Plan and complies with the spirit and intent of the provisions and requirements of Title 9 of the Municipal Code, and is consistent with the General Plan. The Harbor Corridor Specific Plan – Office Professional (HCSP-OP) zone is intended primarily as a major office node, with an emphasis on medical support facilities associated with the existing or expanded hospital complex. The proposed medical office building will be consistent with the spirit and intent of the specific plan and the General Plan, by furthering the following goals, policies, and implementation programs:

Policy LU-2.4: Assure that the type and intensity of land use shall be consistent with that of the immediate neighborhood. The HCSP-OP zone allows uses such as Hospital, Day Care Centers, Pharmacy, Laboratories, and Medical-Dental Building. The development of the medical office building will be consistent with the allowable uses of the Harbor Corridor Specific Plan. In addition, the surrounding area of the subject site encompasses multiple developments that include medical services. Across from Garden Grove Boulevard to the north is the Garden Grove Hospital, and across from Partridge Street to the east is the Pet Hospital. Constructing a medical office building at this location is consistent with the development trends of the immediate neighborhood.

Goal LU-4: Uses compatible with one another. Surrounding uses to the subject property include a multi-family residential development to the south, a pet hospital, across Partridge Way, to the east, the Garden Grove hospital and a senior housing development, across Garden Grove Boulevard, to the north. The project will add to the variety of medical services in the area while supporting existing medical uses and the nearby population.

Policy LU-5.1: Work with property owners of vacant commercially zoned property to develop their sites into appropriate, economically viable projects. The Office Professional District of the HCSP is intended primarily as a major office node, with an emphasis on medical support facilities associated with the existing or expanded hospital complex. Abutting to the north of the property, across Garden Grove Boulevard, is the Garden Grove Hospital. According to the City's Business Tax and License records, many private medical practices have their offices located either inside or nearby the Garden Grove Hospital campus, including the applicant's original office. Abutting to the east across from Partridge Street is a pet hospital. Development of a medical office building on the subject site is consistent with the intent of the HCSP-OP zone, and the project will also add to the variety of medical services in the area while supporting existing nearby medical uses.

Goal LU-6: Revitalization of aging, underused, or deteriorated commercial corridors, centers, and properties. The new development will revitalize an aging and underused property. The General Plan explains that underutilized properties consist of older commercial centers, large lots containing only one residential unit, parking lots, or other properties and structures not meeting their full economic potential. In 2011, two-thirds of the site was demolished and left vacant and unimproved. The remaining one-third of the site was not

well maintained. Many elements of the site such as the parking lot, landscaping area, and signage are in need of an immediate upgrade. Through all of the associated site improvements such as new landscaping, a new parking lot, and new lighting, the proposed development will remove dilapidated site conditions, and allow the site to meet its full economic potential.

LU-IMP-6C: Encourage façade renovation, enhanced parking area landscaping, improved lighting, development of pad buildings, and the use of pedestrian amenities, such as fountains, plazas, promenades, seating, and like features. The construction of the new building along with the associated site improvements will enhance the lot aesthetic. The project will feature new landscape installations along Garden Grove Boulevard and Partridge Street, a new parking lot, and new site lighting, which will further enhance the streetscape along both street frontages. The proposed building will be oriented toward the street, with direct pedestrian access from the public right-of-way to the front entry of each tenant space and to the rest of the site.

ED-IMP-3B: Focus on upgrading dilapidated centers in order to encourage new or expanding businesses to relocate to these areas. The subject property has been partially vacant and unimproved. The remaining usable side of the lot also shows multiple signs of dilapidation. The project features significant improvements to the site, which will allow the applicant to relocate their existing business (located off-site) to the subject location, and further expand their operation.

Goal INFR-4: The City is committed to improved water quality resulting from storm and urban water runoff from existing and future development. As part of the process, a copy of the Preliminary Water Quality Management Plan (Pre-WQMP) was submitted to the City. The WQMP is intended to provide information related to the project's generation and mitigation of water quality pollutants and assessment of hydrological impacts. The WQMP contains project information related to site characteristics, expected pollutants, hydrology impacts, incorporation of structural and non-structural best management practices (BMPs), Low Impact Development (LID) design features, operation and maintenance, and public education and training. The Public Works Engineering Division has reviewed the project, and has deemed the project's Preliminary Water Quality Management Plan adequate, with no anticipated significant impacts to the surrounding area.

Policy CD-3.2: Create gateways that not only identify an area; but portray the character of the area. Consistent with the intent of the HCSP-OP zone, the neighborhood surrounding the subject site is characterized as a medical center with abundant medical services and providers. Constructing a medical office building at this location will enhance, be consistent with, and support the neighborhood's unique characteristics.

Goal CD-4: Create comfortable and safe corridors that accommodate all modes of transportation. According to the proposed plan, new driveway approaches,

in compliance with City standards, are being proposed and will replace existing driveway approaches to provide adequate vehicular access to the site. A new four foot (4'-0") pedestrian walkway that complies with the ADA (Americans with Disabilities Act) standards is being added to provide pedestrian access. Other amenities includes EV (electric vehicle) charging stations that are included in the project's plans.

2. The project will not adversely affect essential on-site facilities such as off street parking, loading and unloading areas, traffic circulation, and points of vehicular and pedestrian access.

The project site will be accessed from two (2) new driveway approaches located off Garden Grove Boulevard and Partridge Street (one driveway approach off each street). The site will provide a total of 75 parking spaces that include 49 standard parking stalls, 22 compact parking stalls, and four (4) ADA parking stalls. In addition, the design provides one (1) new four-foot (4'-0") wide pedestrian access to the site in form of a stripped path-of-travel. A new pedestrian walkway will be constructed in front of the new building, and will be extended to the existing retail building, as well as provide access to the parking lot areas, the trash enclosure, and the public right-of-way (i.e., sidewalk).

The City's Traffic Engineering Division has reviewed the proposed project, and all appropriate conditions of approval have been incorporated to minimize any adverse impacts to surrounding streets. The project will not adversely affect essential public facilities such as streets and alleys, utilities and drainage channels.

3. The development, as proposed, will not adversely affect essential public facilities such as streets and alleys, utilities and drainage channels.

The streets in the area will be adequate to accommodate the development once the developer provides the necessary improvements for the project. Utilities and drainage channels in the area, if and where necessary, will be made adequate to accommodate the development. The property is not located in a sewer deficiency area. The Public Works Department has incorporated conditions of approval to minimize potential impacts to the sewer system.

4. The project will not adversely impact the Public Works Department's ability to perform its required function.

Garden Grove Boulevard and Partridge Street are adequate to accommodate the development. Existing utilities and drainage channels in the area are adequate to accommodate the development. The proposed development will install and maintain landscaping, allowing adequate drainage of storm water. Landscaping will also be added along Garden Grove Boulevard and Partridge Street. The Public Works Department has reviewed the project, and has

incorporated all the appropriate conditions of approval to minimize any adverse impacts.

5. The project is compatible with the physical, functional, and visual quality of the neighboring uses and desirable neighborhood characteristics.

The proposed project is consistent with the existing uses and improvements in the surrounding area. Additionally, the proposed project will improve the aesthetics of the property by redeveloping the property through the construction of the new building which has been designed to be architecturally compatible and sensitive to the existing surrounding uses. The resulting development will be an improvement, visually, for the community while also maintaining a reasonable degree of physical, functional, and visual compatibility with neighboring uses and the desirable neighborhood characteristics. Therefore, the proposed project is consistent with the surrounding area and compatible with the existing uses on the properties.

6. Through the planning and design of buildings and building placement, the provision of open space landscaping and other site amenities will attain an attractive environment for the occupants of the property.

The elevations of the proposed new building will be modern and contemporary in architectural style with varied finishes, colors, and design features, including wooden exterior paneling, smooth face stucco finishes, metal canopies, fabric awnings, and aluminum storefronts. The building will also have varied rooflines and varied elevation planes to break down the overall massing, allowing differentiation of materials and color. The neutral color scheme consists of shades of white, grey, and brown colors, which contribute to the building's contemporary design. The exterior façade of the building also provides for sign band areas to allow for signage for each tenant space. Additionally, the existing retail building's façade will also be re-patched and re-painted to provide a cohesive architectural design and compatibility.

The project will provide a total of 5,991 square feet of new landscaping that will be in various locations across the site including along the street frontage, within the setback areas, and between the two (2) buildings. The provided landscaping area is equivalent to 12.7% of the site. Along with new landscaping, the new building will be oriented toward Garden Grove Boulevard, which is a major corridor that connects the Garden Grove downtown area to the entertainment and tourist district along Harbor Boulevard. New lighting will be added to the parking lot. The proposed improvement will remove dilapidated conditions of the site, and will further beautify the streetscape along Garden Grove Boulevard.

VARIANCE

1. That there are exceptional or extraordinary circumstances or conditions applicable to the property involved or to the intended use or development of

the property that does not apply generally to other property in the same vicinity or zone.

Approval of this Variance will allow the project to deviate from the minimum lot size requirement of 50,000 square feet in the HCSP-OP (Harbor Corridor Specific Plan – Office Professional) zone by 2,863 square feet. With exception of the requested Variance, the project meets all other development standards, including, but not limited to, building setbacks, parking, and landscaping.

At the time of its establishment, the Harbor Corridor Specific Plan encouraged new developments to consolidate small lots into one larger development to benefit from greater land use efficiencies and reduced incremental development costs associated with larger development projects. The Harbor Corridor Specific Plan uses the minimum requirements of 50,000 square feet for lot size as a means to fulfill this purpose. The subject lot is currently 47,137 square feet. In order to meet the 50,000 square foot minimum lot size requirement, additional land would need to be acquired. However, it is not feasible for the lot to expand its size to 50,000 square feet or more because the site is surrounded and constrained by public infrastructures to the north, east, and west; and by a developed property to the south. Abutting to the north and the east of the property are Garden Grove Boulevard and Partridge Street, respectively. Abutting to the west of the property is a flood control channel. The public rights-of-way and the flood control channel are infrastructures that are in place for the common welfare. The applicant cannot acquire these lands through financial transactions, cooperative agreements or easements. Thus, the property can neither expand northwards, eastwards, nor westwards.

Abutting to the south of the subject site is an R-3 (Multiple-family Residential) zoned property that is improved with an existing multi-family residential development. The R-3 zone is intended to promote housing opportunities in close proximity to employment and commercial centers. Commercial shopping centers, as proposed by the project, are not permitted in the R-3 zone. Due to the existing R-3 zoning of the abutting property, the subject property's expansion southward is infeasible.

The foregoing conditions and constraints make further lot consolidation or expansion to satisfy the minimum lot size requirement of the HCSP-OP zone impractical. The lot is 47,137 square feet in area, which nearly meets the minimum lot size requirement and is larger than most other HCSP-OP zoned properties in the vicinity of the site, making redevelopment of the site viable. In addition, the proposed project are otherwise consistent with the standards and intent of the Harbor Corridor Specific Plan. These constitute exceptional circumstances and conditions applicable to the subject property and its intended development that do not apply generally to other similar properties in the immediate vicinity, within the same zone, or other similarly zoned properties throughout the City.

2. That such Variance is necessary for the preservation and enjoyment of a substantial property right possessed by other property in the same vicinity and zone, but which is denied to the subject property.

The granting of the Variance will allow the project to deviate from the minimum lot size requirement of 50,000 square feet of the HCSP-OP zone by 2,863 square feet in order to facilitate the construction of the new building and the associated site improvements. Currently, the HCSP-OP zone consists of a total of 17 parcels that are located within proximity of the subject site as shown in Attachment 2. In order to meet the minimum lot size requirement of the HCSP-OP zone, all HCSP-OP zoned properties are required to be more than 50,000 square feet or 1.15 acres in area. According to the City's GIS data, all HCSP-OP zoned properties are less than 50,000 square feet or 1.15 acres with the exception of the property located at 12332 Garden Grove Boulevard (APN: 101-611-78), which is approximately 62,000 square feet or 1.42 acre. When the Harbor Corridor Specific Plan was adopted by the City of Garden Grove in 1985, most of the properties in this area were rendered nonconforming because the majority of the HCSP-OP zoned properties did not meet the minimum lot size requirement except for the one (1) aforementioned property. Approval of the proposed Variance will not set a precedent and will allow the applicant to enjoy a substantial property right possessed by other property owners located in other similar properties in the immediate vicinity, within the same zone, and other similarly zoned properties throughout the City. With exception to the requested Variance, the project meets all other development standards of the HCSP-OP zone such as, but not limited to, building setbacks, parking, and landscaping.

3. That the granting of a Variance will not be materially detrimental to the public welfare or injurious to the property or improvements in such zone or neighborhood in which the property is located.

The Variance request will allow the subject site to deviate from the minimum lot size requirement of the HCSP-OP zone, in order to facilitate the development of the site. Most of the similarly zoned properties in the surrounding area are developed and are less than 50,000 square feet in area. Provided the project complies with the Conditions of Approval, the granting of the Variance will not be materially detrimental to the public welfare or injurious to the property or improvements in such zone or neighborhood in which the property is located. With the exception of the minimum lot size requirement, the project has been designed to meet all development standards of the HCSP-OP zone, such as setbacks, lot frontage width, parking, and landscaping.

4. That the granting of such Variance will not adversely affect the City's General Plan.

Approval of the proposed Variance will allow the project to deviate from the minimum lot size requirement of 50,000 square feet in the HCSP-OP (Harbor Corridor Specific Plan – Office Professional) zone by 2,863 square feet. The

General Plan regulates the intensity of land uses but does not dictate minimum lot sizes. The proposed project satisfies the maximum floor area ratio of 2.0 for the International West General Plan Land Use designation and meets the intent of the General Plan by furthering the following goals, policies, and implementation programs:

Goal LU-6 - Revitalization of aging, underused, or deteriorated commercial corridors, centers, and properties. With limited vacant land available within the City's boundary, new developments revitalize aging and underused properties. One of the key themes and visions of the General Plan Land Use Element is the redevelopment of underutilized properties, which consist of older commercial centers, large lots containing only one residential unit, parking lots, or other properties and structures not meeting their full economic potential. In 2011, two-thirds of the site was demolished and left vacant and unimproved. The remaining one-third of the site was not well maintained. Many elements of the site, such as the parking lot, landscaping area, and signage are in need of an immediate upgrade. Through all of the associated site improvements such as new landscaping, a new parking lot, and new lighting, the proposed development will remove dilapidated site conditions, and allow the site to meet its full economic potential.

Policy LU-5.1 - Work with property owners of vacant commercially zoned properties to develop their sites into appropriate, economically viable projects. The Office Professional District of the HCSP zone is intended primarily as a major office node with an emphasis on medical support facilities associated with the existing or expanded hospital complex. Abutting to the north of the property, across Garden Grove Boulevard, is the Garden Grove Hospital. According to the City's Business Tax and License records, many private medical practices have their offices located inside the Garden Grove Hospital campus. Abutting to the east, across from Partridge Street, is a pet hospital. Since two-third of the site currently vacant and unimproved, the proposed development of a medical office building on the subject site is consistent with the intent of the HCSP-OP zone, and the project will also add to the variety of medical services in the area while supporting existing nearby medical uses.

Goal LU-18 - Preservation of City quality and character through compliance with relevant codes and regulations. The project Conditions of Approval will remain in perpetuity for the life of the development. The Conditions of Approval will help ensure that the property is well-maintained and will not be detrimental to the surrounding neighborhood in which the property is located. Additionally, the project proposes enhanced exterior elevations which are aesthetically pleasing and can foster further investments in high-quality, medical-related services in the neighborhood.

The proposed project will be consistent with the spirit and intent of the General Plan, furthering its goals, policies, and implementation programs. Therefore, the granting of the requested Variance will not adversely affect the City's, General Plan.

5. That approval of the Variance is subject to such conditions as will assure that it does not constitute a grant of special privileges inconsistent with the limitations upon other properties in the vicinity and zone in which the subject property is situated.

The granting of the Variance will allow the project to deviate from the minimum lot size requirement of 50,000 square feet in the HCSP-OP zone by 2,863 square feet, in order to facilitate the construction of the new building and the associated site improvements. All HCSP-OP zoned properties are less than 50,000 square feet, or 1.15 acres, with the exception of the property located at 12332 Garden Grove Boulevard (APN: 101-611-78), which is approximately 62,000 square feet or 1.42 acres. When the Harbor Corridor Specific Plan was adopted by the City of Garden Grove in 1985, most of the properties in this area were rendered nonconforming because the majority of the HCSP-OP zoned properties did not meet the minimum lot size requirement except for the one (1) aforementioned property. Approval of the proposed Variance will not set a precedent and will allow the applicant to enjoy a substantial property right possessed by other property owners located in other similar properties in the immediate vicinity, within the same zone, and other similarly zoned properties throughout the City. The Variance will give the property owner of the subject site the same ability to develop and beautify the site as the owner of the property at 12332 Garden Grove Boulevard, which meets the minimum lot size requirements of the HCSP-OP zone, and otherwise would not require Variance approval.

With the exception of the minimum lot size requirement, the proposed project meets all development standards of the HCSP-OP zone, such as setbacks, lot frontage width, parking, and landscaping. Pursuant to Condition of Approval No. 2, the rights granted pursuant to the Variance shall continue in effect for only so long as the improvements authorized and contemplated by Site Plan No. SP-121-2023 continues to exist on the site. In the event the improvements authorized and contemplated by Site Plan No. SP-121-2023 are not constructed or are demolished and not re-established, the Variance shall cease to be effective or grant the property owner any rights to construct other improvements inconsistent with the then-currently applicable development standards. Therefore, the granting of the Variance will not give the property owner a special privilege inconsistent with the limitations upon other properties in the vicinity and zone in which the subject property is situated.

NO NET LOSS FINDINGS

1. The reduction of residential density is consistent with the adopted general plan, including the housing element.

The applicant proposes to construct a new medical building in the HCSP-OP zone, which is intended primarily as a major office node, with an emphasis on medical support facilities associated with the existing or expanded hospital complex. The proposed construction of a medical office building is in

compliance with the HCSP-OP zone. The proposed project is consistent with numerous goals and policies of elements of the General Plan including the Land Use Element, Economic Development Element, Community Design Element, and Infrastructure Element, as discussed above under Site Plan finding #1. The proposed project is also consistent with the Housing Element, even though it does not propose any housing. Goal H-3 and Program 8 of the Housing Element require the City to monitor its remaining residential site capacity and to maintain adequate housing sites to accommodate its RHNA. As the analysis in Finding #2, below, illustrates, the proposed project will not result in the City having insufficient remaining residential capacity to accommodate the City's RHNA for each income category, which is consistent with these Housing Element provisions. The proposed project will also significantly improve a mostly vacant and dilapidated site and the streetscape along the abutting street frontages and provide for the development of neighborhood serving medical uses, which will help preserve the character and quality of the nearby residential neighborhoods consistent with Policy H-1.1 of the Housing Element, as described further below:

Policy H-1.1: Neighborhood Preservation. Preserve the character, scale, and quality of established residential neighborhoods. The subject property is within an area that was intended to be an urban node with emphasis on medical services. Surrounding neighborhood includes medical-related uses such as the existing Garden Grove Hospital, pet hospital and medical offices, and residential uses such as a multifamily residential complex abutting to the south of the site, and senior housing apartments, across from Garden Grove Boulevard, to the north. A medical office development at the subject site is compatible with existing surrounding uses. While the City of Garden Grove promotes and supports housing developments, it is also the City's goal to preserve the quality of life of current and future residents. Approval of the proposed project will significantly improve the subject property, which is partially vacant and dilapidated. The proposed improvements will improve the streetscape along the abutting street frontages, which can be enjoyed by nearby residents.

2. The remaining sites identified in the housing element are adequate to meet the requirements of Government Code Section 65583.2 and to accommodate the City's share of the regional housing need pursuant to Government Code Section 65584.

The City's 6th Cycle RHNA requires the City to plan for 19,168 housing units for all income levels. A component of preparing the City's Housing Element is the identification of vacant and underutilized sites suitable for residential development, and an evaluation of the housing development potential of these sites in fulfilling the City's RHNA. The project site is identified in the City's Housing Element sites inventory as having a realistic capacity to accommodate a total of seventy-two (72) "moderate income" affordable housing units. The proposed project is a stand-alone commercial development and does not include any residential units. Therefore, in order to approve the proposed

project, the Planning Commission must determine it is consistent with the General Plan, including the Housing Element, and that the remaining sites identified in the Housing Element sites inventory have sufficient capacity to accommodate the City's remaining unmet RHNA by income level. Staff has evaluated the housing projects that have been permitted or approved during the current planning period, and has determined that the remaining sites identified in the sites inventory will have sufficient capacity to accommodate the City's remaining unmet RHNA need for each income level if the project is approved as proposed. Staff's analysis is as follows:

At the time the Housing Element was prepared and adopted, the City's unmet RHNA was calculated to be 18,208 units, broken down as follows: 6,567 low and very low income units, 3,087 moderate-income units, and 8,554 above moderate-income units. The sites identified in the adopted Housing Element were determined adequate to accommodate a total of 18,291 units, including 401 more units than the City's unmet RHNA in the low and very low-income categories and 240 more units than the City's unmet RHNA for the moderate-income category. Sites deemed adequate to accommodate the lower and moderate-income categories are also adequate to accommodate above-moderate income units. Overall, the sites inventory in the adopted Housing Element reflected a total capacity surplus of 83 units, at the time of adoption.

New housing units, which include, but may not be limited to, ADUs, single family dwellings, SB 9 units, and multi-family dwelling units, that have been permitted thus far during the current 6th RHNA cycle (October 15, 2021 to October 15, 2029) have been accounted for in the Housing Element site capacity analysis. Some of these units were developed on sites not included in the Housing Element sites inventory. After accounting for permitted and entitled units, the City's total remaining unmet RHNA would be 17,567 units, broken down as follows: 6,555 low and very low-income units, 3,087 moderate-income units, and 7,925 above-moderate income units. The remaining capacity of the sites identified in the Housing Element would be 18,078 units, resulting in a total capacity surplus of 511 units. The remaining sites are also adequate to accommodate a surplus of low and very low income units (377) and moderate-income units (149), and such sites are also adequate to accommodate the City's remaining unmet above moderate-income RHNA. Due to this surplus, the overall residential capacity on sites identified in the Housing Element will still be sufficient to accommodate the City's total remaining unmet RHNA if the proposed project is approved.

INCORPORATION OF FACTS AND FINDINGS SET FORTH IN THE STAFF REPORT

In addition to the foregoing, the Planning Commission incorporates herein by this reference the facts and findings set forth in the staff report.

BE IT FURTHER RESOLVED that the Planning Commission does conclude:

1. The Site Plan and Variance possess characteristics that would justify the request in accordance with Municipal Code Section 9.32.030.D.3 (Site Plan), Section 9.32.030.D.6 (Variance), and Section 9.60.030.C (No Net Loss).
2. In order to fulfill the purpose and intent of the Municipal Code and thereby promote the health, safety, and general welfare, the attached Conditions of Approval (Exhibit "A") shall apply to Site Plan No. SP-121-2023 and Variance No. V-039-2023.

Adopted this 2nd day of March 2023

EXHIBIT "A"

Site Plan No. SP-121-2023 Variance No. V-039-2023

12692 Garden Grove Boulevard

CONDITIONS OF APPROVAL

General Conditions

1. The applicant and each owner of the property shall execute, and the applicant shall record a "Notice of Agreement with Conditions of Approval and Discretionary Permit of Approval," as prepared by the City Attorney's Office, on the property. Proof of such recordation is required prior to issuance of a building permit.
2. All Conditions of Approval set forth herein shall be binding on and enforceable against each of the following, and whenever used herein, the term "applicant" shall mean and refer to each of the following: the project applicant, Anh Thu Nguyen, the developer of the project, the owner(s), Aspire Associates, LLC., and tenant(s) of the property, and each of their respective successors and assigns. All conditions of approval are required to be adhered to for the life of the project, regardless of property ownership. Except for minor modifications authorized to be approved by the Department Director pursuant to Condition No. 4, any changes to these Conditions of Approval require approval by the appropriate City hearing body.
3. Site Plan No. SP-121-2023 and Variance No. V-039-2023 only authorize construction of a 6,694 square foot, one-story medical office building and associated site improvements on the property located at 12692 Garden Grove Boulevard (APN: 101-452-02), as depicted on the plans submitted by the applicant and made part of the record of the March 2, 2023 Planning Commission proceedings. Approval of this Site Plan and Variance shall not be construed to mean any waiver of applicable and appropriate zoning and other regulations; and wherein not otherwise specified, all requirements of the City of Garden Grove Municipal Code shall apply.
4. Minor modifications to the Site Plan and/or these Conditions of Approval may be approved by the Department Director, in his or her discretion. Proposed modifications to the project and/or these Conditions of Approval determined by the Department Director not to be minor in nature shall be subject to approval of new and/or amended land use entitlements by the applicable City hearing body.
5. All conditions of approval shall be implemented at the applicant's expense, except where specified in the individual condition.

Public Works Engineering Division

Project Design

6. A geotechnical study prepared by a registered geotechnical engineer is required. The report shall analyze the liquefaction potential of the site and make recommendations. The report shall analyze sub-surface issues related to the past uses of the site, including sub-surface tanks and basement and septic facilities. Any soil or groundwater contamination shall be remediated prior to the issuance of a building permit per the requirements of the Orange County Health Department and the mitigation requirements of governing regulatory requirements. The report shall make recommendations for foundations and pavement structural section design of interior streets and parking spaces. The report shall also test and analyze soil conditions for LID (Low Impact Development) principles and the implementation of water quality for storm water run-off, including potential infiltration alternatives, soil compaction, saturation, permeability and groundwater levels.
7. Prior to the issuance of any grading or building permits, the applicant shall submit to the City for review and approval a final design Water Quality Management Plan that:
 - a. Addresses required mitigation Site Design Best Management Practices (BMPs) based upon the latest Santa Ana Regional Water Quality Control Board (SARWQCB) Drainage Area Management Plan (DAMP) as identified in the geotechnical report recommendations and findings, including, but not limited to, infiltration minimizing impervious areas, maximizing permeability, minimizing directly connected impervious areas, creating reduced or "zero discharge" areas, and conserving natural areas as required by the latest adopted County of Orange Technical Guidance Document (TGD).
 - b. BMP's shall be sized per the requirements of the latest Technical Guidance Documents.
 - c. Incorporates the applicable Routine Source Control BMPs as defined in the DAMP.
 - d. Incorporates structural and Treatment Control BMPs as defined in the DAMP.
 - e. Generally describes the long-term operation and maintenance requirements for the Treatment Control BMPs.
 - f. Identifies the entity that will be responsible for long-term operation and maintenance of the Treatment Control BMPs.

- a. Paved with an impervious surface, designed not to allow run-on mixing of drainage from adjoining areas, designed to divert drainage from adjoining roofs and pavements to be directed around the area for trash roll out, and screened or walled to prevent off-site transport of trash by water or wind.
- b. Provide solid roof or awning to prevent direct precipitation into the enclosure.
- c. Connection of trash area drains to the municipal storm drain system is prohibited. Drainage from the enclosure may be directed to a conforming grease or contaminant interceptor.
- d. Potential conflicts with fire code access requirements and garbage pickup routing for access activities shall be considered in implementation of design and source control. See CASQA Storm Water Handbook Section 3.2.9 and BMP Fact Sheet SD-32 for additional information.
- e. The trash enclosure and containers shall be located to allow pick-up and maneuvering, including turnarounds, in the area of enclosures, and concrete aprons for roll-out areas.
- f. Pursuant to state mandated commercial organic recycling law-AB 1826 and SB 1383, the applicant is required to coordinate storage and removal of the organics waste with local recycling/trash company.
- g. Pursuant to applicable state mandated laws, the applicant is required to contact and coordinate with the operations manager of the local recycling/trash company (Republic Services, 800-700-8610) to ensure the trash enclosure includes the appropriate size and number of containers for the disposal of items such as, but may not limited to, municipal solid waste (MSW), recyclables, and organic green waste.
- h. Based on the amount of waste disposed, per week, the applicant shall coordinate with the local recycling/trash company to ensure the adequate frequency of trash pick-up is serviced to the site for municipal solid waste (MSW), recyclables, and organic green waste, including any other type of waste.
- i. The applicant shall ensure large bulk items, intended for coordinated and scheduled pick-up by the local recycling/trash company, are not placed in areas that encroach into drive aisles, parking spaces, pedestrian pathways, or areas in the front of the property including areas public right-of-way (e.g., street, sidewalk), during and after construction. Any large bulk items shall be out of public vantage points.

- j. The requirements for the trash enclosure and design criteria are bound and coordinated with the Water Quality Management Plan (WQMP), when required, as depicted on the project grading plan, which shall be incorporated into the WQMP by narrative description, exhibits and an Operation and Maintenance Plan (O&M).
14. Any new or required block walls and/or retaining walls shall be shown on the grading plans, both in plan-view and cross sections. Cross sections shall show vertical and horizontal relations of improvements (existing and proposed) on both sides of property lines. Required wall heights shall be measured vertically from the highest adjacent finished grade. Block walls shall be designed in accordance to City of Garden Grove Standard B-504, B-505, B-506 & B-508 or designed by a professional registered engineer. In addition, the following shall apply:
 - a. Any block walls shall be decorative and utilize stucco finish, slump stone or spit-face block, and shall include trailing vines, hedges planted along the base of the exterior face, or other landscaping treatments that deter graffiti.
 - b. Openings for drainage through walls shall be shown in section details and approved by the City Engineer. Cross-lot drainage is not allowed.
15. The applicant shall remove any existing substandard driveway approaches, curbs, sidewalks, ADA ramps, pavement sections, tree well and landscaping, and construct Garden Grove Boulevard and Partridge Street frontage improvements as identified below. All landscape, irrigation, sidewalk, signal modifications and lighting improvements installed within the public rights-of-way shall be maintained by the applicant and shall require the approval of the City Engineer, Street Division, and Planning Division.
 - a. A separate street improvement plan shall be prepared and submitted to the Engineering Division for the proposed improvements within the public right of way Garden Grove Boulevard and Partridge Street, which shall include any proposed landscaping and irrigation plans. All work shall be per City standards and specifications.
 - b. The applicant shall remove existing driveway approaches on Garden Grove Boulevard and replace them with new curb, gutter, landscape, and sidewalk per City standards and specifications.
 - c. The applicant shall construct curb and gutter when replacing the existing driveway approach along the property frontage on Garden Grove Boulevard in accordance with City Standard Plan B-113 (Type C-8 Modified).

- d. The new driveway approach to the site on Garden Grove Boulevard shall be constructed in accordance with Garden Grove Standard B-120 (Option #2).
- e. The applicant shall construct new commercial sidewalk panels replacing the existing driveway approach on Garden Grove Boulevard in accordance with City of Garden Grove Standard B-106. The applicant and/or its contractor shall verify the removal and replacement sections of the sidewalk concrete panels with public works inspector prior to start of construction.
- f. The applicant shall cold mill (grind) existing asphalt pavement 3-inch uniform depth and replace with 3-inches of fiber reinforced asphalt surface course from the edge of the southerly gutter to the median on Garden Grove Boulevard along the property frontage on Garden Grove Boulevard per City specifications and the direction of City Engineer.
- g. The applicant shall protect existing London Plane trees fronting the property on Garden Grove Boulevard and install a new London Plane tree at the northwest corner of the property per approved plans under Site Plan No. SP-121-2023 and Variance No. V-039-2023. Any new landscaping in public right-of-way on Garden Grove Boulevard shall be consistent with existing landscaping on the east and west of the project site and approved by Planning Services Division.
- h. The applicant shall remove northerly alley apron/asphalt on Partridge Street and replace it with new curb, gutter and sidewalk per City standards and specifications.
- i. The applicant shall construct curb and gutter and sidewalk when replacing existing northerly alley apron at the southeast corner of the property on Partridge Street in accordance with City Standard Plan B-114 & B-106.
- j. The new driveway approach to the site on Partridge Street shall be constructed in accordance with Garden Grove Standard B-121.
- k. The applicant shall remove the existing damaged sidewalk panels fronting the project on Partridge Street and replace them with new sidewalk panels in accordance with City of Garden Grove Standard B-106. The applicant and/or its contractor shall verify the removal and replacement sections of the sidewalk concrete panels with public works inspector prior to start of construction.
- l. The applicant shall remove the existing Palm tree on Partridge Street and install new London Plane tree on Partridge Street per approved plans under Site Plan No. SP-121-2023 and Variance No. V-039-2023.

- m. The new tree wells fronting the project on Garden Grove Boulevard and Partridge Street shall be constructed in accordance with Garden Grove Standard B-123 and B-127.
 - n. The applicant shall locate all existing public utilities across the property frontage and within the property boundary of the project prior to commencement of grading operation and mobilization.
 - o. The applicant shall coordinate with the Planning Services Division and Public Works Street Division before placing any type of tree within public right of way and proposed landscape area.
 - p. Street signs shall be installed as required and approved by the City Traffic Engineer.
16. The applicant shall provide adequate drive aisle and lane widths per City of Garden Grove Standard B-311.
 17. Turning Template shall be in accordance with City's Traffic Engineering Policy TE-14.
 18. Driveway widths shall be in accordance with City's Traffic Engineering Policy TE-8 (Driveway Opening Policy).
 19. Sight Distance Standards shall be in accordance with City's Traffic Engineering Policy TE-13. All structures and walls shall be designed to ensure proper vision clearance for cars entering or leaving the driveway and parking areas. No structure, wall or fence shall cause an exceedance of the applicable site distance standards set forth in City Traffic Engineering Policy TE 13.
 20. The Site Plan shall comply with the completed Development Review and Comment Sheet prepared pursuant to City's Traffic Engineering Policy TE-17 and provided to the applicant.
 21. Private Property Tow Away Sign Design shall be in accordance with City's Traffic Engineering Policy TE-19.
 22. No Parking Fire Lane Sign Design shall be in accordance with City's Traffic Engineering Policy TE-20.
 23. Parking lot layout shall be in accordance with City Standard Plan B-311 & B-312.
 24. The applicant shall cross hatch a nine-foot-by-nineteen-foot-wide parking space next to trash enclosure to provide for a turnaround maneuvering area.

Permit Issuance

25. The applicant shall be subject to Traffic Mitigation Fees (Garden Grove City Council Resolution 9401-16), Drainage Facilities Fees, Water Assessment Fees, and other applicable mitigation fees identified in Chapter 9.44 of the Garden Grove Municipal Code, along with all other applicable fees duly adopted by the City. The amount of said fees shall be calculated based on the City's current fee schedule at the time of permit issuance.
26. A separate street permit is required for work performed within the public right-of-way.
27. Grading fees shall be calculated based on the current fee schedule at the time of permit issuance.
28. The applicant shall identify a temporary parking site(s) for construction crew and construction trailers office staff prior to issuance of a grading permit. No construction parking is allowed on local streets. Construction vehicles should be parked off traveled roadways in a designated parking area. Parking areas, whether on-site or off-site, shall be included and covered by the erosion control plan.
29. Prior to issuance of a grading permit, the applicant shall submit and obtain approval of a work-site traffic control plan for all the proposed improvements within public right-of-way, and shall be subject to the review and approval of the City Traffic Engineer.
30. In accordance with City of Garden Grove Municipal Code Chapter 9.48, the applicant is required to underground all existing and proposed on-site and off-site utility facilities fronting the project, which the developer is developing or redeveloping, or pay a fee in-lieu of undergrounding existing off-site utilities. All existing improvements and utilities shall be shown as part of the grading submittal package in the topography section.

Project Construction/Operation

31. The applicant shall coordinate with City's Public Works Department (Engineering, Water Services and Streets Division) and setup appointments for preconstruction inspections for all the on-site and off-site improvements prior to commencement of grading operation and mobilization.
32. In accordance with the Orange County Storm Water Program manual, the applicant and/or its contractors shall provide dumpsters on-site during construction unless an Encroachment Permit is obtained for placement in street.
33. The applicant and his contractor shall be responsible for protecting all existing horizontal and vertical survey controls, monuments, ties (centerline and

corner) and benchmarks located within the limits of the project. If any of the above require removal; relocation or resetting, the Contractor shall, prior to any construction work, and under the supervision of a California licensed Land Surveyor, establish sufficient temporary ties and benchmarks to enable the points to be reset after completion of construction. Any ties, monuments and bench marks disturbed during construction shall be reset per Orange County Surveyor Standards after construction. Applicant and his contractor shall also re-set the tie monuments where curb or curb ramps are removed and replaced or new ramps are installed. The Applicant and his contractor shall be liable for, at his expense, any resurvey required due to his negligence in protecting existing ties, monuments, benchmarks or any such horizontal and vertical controls. Temporary Benchmarks shall not be used for Vertical control. Benchmarks shall be to the National Geodetic Vertical Datum (NGVD).

34. Heavy construction truck traffic and hauling trips, and any required lane closures shall occur outside peak travel periods. Peak travel periods are considered to be from 7 a.m. to 9 a.m. and 4 p.m. to 6 p.m.
35. Prior to grading or building permit closeout and/or the issuance of a certificate of use or a certificate of occupancy, the applicant shall:
 - a. Demonstrate that all structural best management practices (BMPs) described in the Project WQMP have been constructed and installed in conformance with approved plans and specifications.
 - b. Demonstrate that the applicant is prepared to implement and maintain all non-structural BMPs described in the Project WQMP.
 - c. Demonstrate that an adequate number of copies of the approved Project WQMP are available on-site.
 - d. Submit for review and approval by the City an Operations and Maintenance (O&M) Plan for all structural BMPs.
 - e. Identify responsible contractor and individuals for maintaining the new landscape and irrigation improvements for a period of three (5) years following the acceptance of the improvements by the City.

Water Division

36. New water service installations two inches (2") and smaller, may be installed by the City of Garden Grove at owner's/developer's expense. Installation shall be scheduled upon payment of applicable fees, unless otherwise noted. Fire services and larger water services three inches (3") and larger, shall be installed by developer/owner's contractor per City Standards.
37. Water meters shall be located within the City right-of-way. Fire services and large water services three inches (3") and larger, shall be installed by

contractor with Class A or C-34 license, per City water standards and inspected by approved Public Works inspection.

38. A Reduced Pressure Principle Device (RPPD) backflow prevention device shall be installed for meter protection. The landscape system shall also have RPPD device. Any carbonation dispensing equipment shall have a RPPD device. Installation shall be per City Standards and shall be tested by a certified backflow device tester immediately after installation. Cross connection inspector shall be notified for inspection after the installation is completed. Owner shall have RPPD device tested once a year thereafter by a certified backflow device tester and the test results to be submitted to Public Works, Water Services Division. Property owner must open a water account upon installation of RPPD device.
39. It shall be the responsibility of owner/developer to abandon any existing private water well(s) per Orange County Health Department requirements. Abandonment(s) shall be inspected by Orange County Health Department inspector after permits have been obtained.
40. A composite utility site plan shall be part of the water plan approval.
41. New utilities shall have a minimum five-foot (5'-0") horizontal and a minimum one-foot (1'-0") vertical clearance from water main and appurtenances.
42. Any new or existing water valve located within new concrete driveway or sidewalk construction shall be reconstructed per City Standard B-753.
43. If required, fire service and any private fire hydrant lateral shall have above-ground backflow device with a double-check valve assembly. Device shall be tested immediately after installation and once a year thereafter by a certified backflow device tester and the results to be submitted to Public Works, Water Services Division. Device shall be on private property and is the responsibility of the property owner. The above-ground assembly shall be screened from public view as required by the Planning Services Division.
44. No permanent structures, trees or deep-rooted plants shall be placed over sewer main or water main.
45. Location and number of fire hydrants shall be as required by Water Services Division and the Orange County Fire Authority (OCFA).

Sewer Division

46. If needed, owner shall install new sewer lateral with clean out at right-of-way line, and reconnect existing structure on the lot to the new line. Lateral in public right-of-way shall be six-inch (6") minimum diameter, extra strength VCP with wedgelock joints.

47. Any new sewer connection shall be made to the ten-inch (10") sewer main across Garden Grove Blvd.
48. Applicant and its contractor shall abandon any existing unused sewer lateral(s) at street right-of-way on the property owner's side. The sewer pipe shall be capped with an expansion sewer plug and encased in concrete. Only one sewer connection per lot is allowed.
49. If proposing to use existing sewer lateral for the lot, CCTV video and report of the lateral in the right of way is required, along with engineer's calculations certifying that the existing size / capacity and pipe condition is sufficient for the additional proposed use. If existing sewer lateral is four inches (4"), abandon and install new six inches (6") minimum diameter.
50. All perpendicular crossings of the sewer, including laterals, shall maintain a vertical separation of minimum of twelve inches (12") below the water main, outer-diameter-to-outer-diameter. All exceptions to the above require a variance from the State Water Resources Control Board.
51. Pot-holing of the water mains and sewer main is required as part of design.
52. If water main is exposed during installation of sewer lateral, a 20-foot section of the water main shall be replaced with 20-foot PVC C-900 DR-14 Class 305 water pipe, size in kind and centered at the crossing.

Environmental Division

53. The trash enclosure area(s) shall be in compliance with City standards, applicable Garden Grove Sanitary District requirements, and state laws for food waste containers, including Assembly Bill Nos. AB 341 and AB 1826 and their implementing regulations.
54. The applicant shall comply with all applicable Construction Waste Management Plan (CWMP) requirements.
55. The applicant shall incorporate all applicable bio-retention best management practices (BMPs) in accordance with the National Pollutant Discharge Elimination System (NPDES).

Orange County Fire Authority

56. The applicant shall comply with all applicable Orange County Fire Authority requirements, including, but not limited to the Fire Master Plan.

Building and Safety Division

57. The project shall comply with all applicable requirements of the latest edition of the California Building Standards Code (CBC) at the time of project submittal.
58. A Soils Investigation Report complying with CBC Chapter 18 shall be submitted at the time of building construction plan check submittal to the City.
59. A roof solar-ready zone shall comply with the latest edition of the California Energy Efficiency Standards.
60. Exterior and interior accessibilities shall comply with CBC Chapter 11B.
61. Total number of Electric Vehicle (EV) capable, EV ready and EV chargers shall comply with CA Green Building Standards Code and shall comply with CBC Chapter 11B for accessibility requirements.

Planning Services Division

62. The applicant shall submit detailed plans, showing the proposed location of utilities and mechanical equipment, to the Community and Economic Development Department for review and approval prior to submitting plans into the Building and Safety Division Plan Check process. The project shall also be subject to the following:
 - a. All on-site and off-site utilities pertaining to the improvement proposed under this Site Plan shall be installed or relocated underground pursuant to Chapter 9.48 of the Garden Grove Municipal Code.
 - b. All above-ground utility equipment (e.g., electrical, gas, telephone, cable TV, water meters, electrical transformer) shall not be located in the street setback and shall be screened to the satisfaction of the Department Director.
 - c. No roof-mounted mechanical equipment shall be permitted unless a method of screening complementary to the architecture of the building is approved by the Community and Economic Development Department prior to the issuance of building permits. Said screening shall block visibility of any roof-mounter mechanical equipment from view of public streets and surrounding properties.
 - d. All ground or wall-mounted mechanical equipment shall be screened from view from any place on or off the site.
 - e. No exterior piping, plumbing, or mechanical ductwork shall be permitted on any exterior façade and/or be visible from any public right-of-way or adjoining property. All roof access ladders shall be accessed from inside the building.

63. A prominent, permanent sign, stating "NO LOITERING IS ALLOWED ON OR IN FRONT OF THE PREMISES," shall be posted in a place that is clearly visible to patrons of the applicant. The sign lettering shall be four to six inches tall (0'-4" - 0'-6"), with black letters on a white background. The sign shall be displayed near or at the entrance, and shall also be visible to the public.
64. Litter shall be removed daily from the premises, including adjacent public sidewalks, and from all parking areas under the control of the applicant. These areas shall be swept or cleaned, either mechanically or manually, on a weekly basis, to control debris.
65. The applicant/property owner shall abate all graffiti vandalism within the premises. The applicant/property owner shall implement best management practices to prevent and abate graffiti vandalism within the premises throughout the life of the project, including, but not limited to, timely removal of all graffiti, the use of graffiti resistant coatings and surfaces, the installation of vegetation screening of frequent graffiti sites, and the installation of signage, lighting, and/or security cameras, as necessary. Graffiti shall be removed/eliminated by the applicant/property owner as soon as reasonably possible after it is discovered, but not later than 72 hours after discovery.
66. The applicant is advised that the establishment is subject to the provisions of State Labor Code Section 6404.5 (ref: State Law AB 13), which prohibits smoking inside the establishment as of January 1, 1995.
67. It shall be the applicant's responsibility to verify that any building or site improvements do not impermissibly interfere with any recorded easements on the subject property or the adjacent properties.
68. Permits from the City of Garden Grove shall be obtained prior to displaying any temporary advertising (i.e., banners).
69. A detailed and fully dimensioned Sign Program governing the entire site (including the existing and new building) shall be submitted to Planning Services Division for review and approval to ensure consistency in design throughout the site.
70. Requirements and development standards included in the Sign Program shall comply with the City of Garden Grove sign requirements. No more than 15% of the total window area and clear doors shall bear advertising or signs of any sort. No signs advertising alcoholic beverages shall be placed on the windows. Any opaque material applied to the store front, such as window tint, shall count toward the maximum window coverage area.
71. Exterior advertisements displays or exterior wall advertisements shall not be allowed.

72. Any modifications to existing signs or the installation of new signs shall require approval by the Community and Economic Development Department, Planning Services Division prior to issuance of a building permit.
73. Hours and days of construction and grading shall be as follows as set forth in the City of Garden Grove's Municipal Code Chapter 8.47 as adopted, except that:
 - a. Monday through Saturday - not before 7 a.m. and not after 8 p.m. (of the same day).
 - b. Sunday and Federal Holidays may work same hours, but subject to noise restrictions as stipulated in Chapter 8.47 of the Municipal Code.
74. Construction activities shall adhere to SCAQMD Rule 403 (Fugitive Dust) that includes dust minimization measures, the use of electricity from power poles rather than diesel or gasoline powered generators, and the use methanol, natural gas, propane or butane vehicles instead of gasoline or diesel powered equipment, where feasible. Also, the use of solar or low emission water heaters, and use of low sodium parking lot lights, and to ensure compliance with Title 24.
75. Any and all correction notice(s) generated through the plan check and/or inspection process is/are hereby incorporated by reference as conditions of approval and shall be fully complied with by the owner, applicant, and all agents thereof.
76. Building color and material samples shall be submitted to the Planning Services Division for review and approval prior to issuance of building permits.
77. The exterior of the existing building shall be repainted to match the new building's style.
78. All lighting structures shall be placed so as to confine direct rays to the subject property. All exterior lights shall be reviewed and approved by the Planning Services Division. Lighting adjacent to residential properties shall be restricted to low decorative type wall-mounted lights, or a ground lighting system. Any new lighting that is provided within the parking lot area shall maintain a minimum of two foot-candles of light on the parking areas during business hours, lighting in the parking areas shall be directed, positioned, or shielded in such manner so as not to unreasonably illuminate the windows of adjacent properties.
79. The applicant shall submit a light plan (photometric plan) to Planning Services Division for review. All lighting shall be provided throughout the parking areas at a minimum of two-foot candles of light during the hours of darkness when the businesses are open, and a one-foot candles of light during all other hours of darkness.

80. The site improvements and subsequent operation of the site/business(es) shall adhere to the following:
 - a. There shall be no business activities, or storage permitted outside of the building. All business related equipment and material shall be kept inside the building except for loading or unloading purposes.
81. Property owners, employees, and business operators shall not store vehicles anywhere on the site.
82. All drive aisles on the site are considered to be fire lanes and shall remain clear and free of any materials, and/or vehicles.
83. The property owner and all tenants shall comply with the adopted City Noise Ordinance.
84. There shall be no deliveries from or to the premises before 7:00 a.m. and after 10:00 p.m., seven days a week.
85. All landscaping shall be consistent with the landscape requirements of the Landscape Water Efficiency Guidelines (Appendix A), per Title 9 of the Municipal Code. The applicant shall submit a separate and complete Water Efficient Landscape Plan. The water efficient landscape submittal shall include landscape plans, irrigation plans, soils report, grading plans, and all other applicable documentation. The landscape plans shall include type, size, location, and quantity of all plant material. The landscape plans are also subject to the following:
 - a. A complete, permanent, automatic remote control irrigation system shall be provided for all landscaping areas shown on the plans. The sprinklers shall be of low flow/precipitation sprinkler heads for water conservation.
 - b. The plans shall provide a mixture of a minimum of ten percent (10%) of the trees at 48-inch box, ten percent (10%) of the trees at 36-inch box, fifteen percent (15%) of the trees at 24-inch box and sixty percent (60%) of the trees at 15-gallon, the remaining five percent (5%) may be of any size. These trees shall be incorporated into the landscaped frontages of all streets. Where clinging vines are considered for covering walls, drought tolerant vines shall be used.
 - c. Landscape treatments and irrigation shall be installed within the front, side, and rear setback areas of the property. The landscaping shall incorporate a mixture of ground cover, flowerbeds, shrubs, and trees. The Community and Economic Development Department shall review the type and location of all proposed trees.

- d. Trees planted within ten feet (10'-0") of any public right-of-way shall be planted in a root barrier shield. All landscaping along street frontages adjacent to driveway shall be of the low-height variety to ensure safe sight clearance.
 - e. Street-facing perimeter block walls, whether new or existing, shall include trailing vines, hedges planted along the base of the exterior face, or other landscaping treatments that deter graffiti.
 - f. The applicant shall be responsible for all installation and permanent maintenance of all landscaping on the property. Said responsibility shall extend to the parkway landscaping, sidewalk, curb, and pavement of the site. All planting areas are to be kept free of weeds, debris, and graffiti.
 - g. All above-ground utilities (e.g., water backflow devices, electrical transformers, irrigation equipment, etc.) shall be shown on the landscaping plans in order to ensure proper screening.
 - h. The landscape plans shall incorporate and maintain, for the life of the project, means and methods to address water run-off, including Low Impact Development (LID) provisions which address water run-off. This includes, without limitation, all applicable requirements of the Water Quality Management Plan (WQMP), Drainage Area Management Plan (DAMP), or Local Implementation Plan (LIP), and any other water conservation measures applicable to this type of development required by applicable ordinance or regulation.
86. New perimeter walls, if proposed, shall be developed to City Standards or designed by a Registered Engineer, and shall be measured from the on-site finished grade, and shall be shown on the grading plan. New perimeter walls constructed adjacent to any driveway shall observe the required visual line-of-sight clearance.
87. The trash enclosure shall have unifying color and exterior finish that matches, and area integrated, with the proposed development. The proposed roof design of the trash enclosure shall be architecturally compatible with the design of the development. The Planning Services Division shall review and approve the design of the proposed roof and the material(s). The proposed roof and materials shall also comply with the building code requirements.
88. The trash bins shall be kept inside the trash enclosures, and gates closed at all times, except during disposal and pick-up. The proposed owner shall provide sufficient trash bins and pick-up to accommodate the site.
89. During construction, if paleontological or archaeological resources are found, all attempts will be made to preserve in place or leave in an undisturbed state.

In the event that fossil specimens or cultural resources are encountered on the site during construction, and cannot be preserved in place, the applicant shall contact and retain, at applicant's expense, a qualified paleontologist or archaeologist, as applicable, acceptable to the City, to evaluate and determine appropriate treatment for the specimen or resource, and work in the vicinity of the discovery shall halt until appropriate assessment and treatment of the specimen or resource is determined by the paleontologist or archeologist (work can continue elsewhere on the project site). Any mitigation, monitoring, collection, and specimen/resource treatment measures recommended by the paleontologist/archaeologist shall be implemented by the applicant at its own cost.

90. The approved site plan and floor plan and the uses of the development identified by the applicant are an integral part of the decision approving this Site Plan and Variance. There shall be no additional changes in the design of the site plan or floor plan without the approval of the Community and Economic Development Department, Planning Services Division. Any additional changes in the approved floor plan, which have the effect of expanding or intensifying the present and proposed uses, shall require compliance with the Garden Grove Municipal Code and obtaining the proper entitlement(s).
 - a. Unless otherwise approved by the City, for the proposed new medical office building on the subject site, the uses (medical office, retail pharmacy, and general office) occupying tenant space unit nos. 1, 2, and 3 shall be restricted to those uses identified by the applicant on the submitted plans presented to the Planning Commission as part of the meeting at which this Site Plan and Variance were approved, and shall be as follows: Unit 1 (1,040 square feet) to be occupied by a retail "Prescription Pharmacy" use; Unit 2 (3,705 square feet) to be occupied by a "Medical, Dental and Related Health Service Support Facilities" use; and Unit 3 (1,806 square feet) to be occupied by a "General business offices" use.
 - b. The 3,120 square foot tenant space within the existing nonconforming retail building that will remain on the subject site may be continue to be occupied by the existing nonconforming adult bookstore use pursuant to Chapter 9.36 of the Garden Grove Municipal Code or another use approved by the City that conforms to the development standards of the current zoning and requires fewer parking spaces than the existing nonconforming adult bookstore use. The 1,464 square foot tenant space within the existing nonconforming building may be used for a "general business office" use as identified on the site plan submitted by the applicant or another use approved by the City that conforms to the development standards of the current zoning and requires the same or fewer parking spaces than a "general business office" use. The use of the existing nonconforming building on the site is also subject to the Condition No. 91 below.

- c. Any changes in use of the buildings on the site shall be require approval of the Department Director. Should the City receive a proposal to change the use(s) of a tenant space(s), the applicant shall demonstrate compliance with all Municipal Code requirements, such as, but not limited to, parking standards, as well as any other applicable requirements set forth in the California Building Code and/or other related local, state, or federal requirements.

91. An existing approximately 4,600 square foot nonconforming building is located on a portion of the subject site. A nonconforming adult bookstore use currently occupies a 3,120 square foot tenant space within the existing nonconforming building, and a vacant tenant space designated for general business office use occupies the remaining 1,464 square foot portion of the building. Approval of this Site Plan and Variance shall not constitute a waiver of any of City's legal rights vis-à-vis the existing nonconforming building and/or nonconforming use or be interpreted to in any way provide any new or greater right than presently exists to the applicant, property owner, or any tenant to modify the nonconforming building or to continue the existing nonconforming use of the building. The existing non-conforming building and use shall continue to be subject to all applicable provisions and limitations set forth in Chapter 9.36 of the Garden Grove Municipal Code (Nonconformities), including, but not limited to the following limitations:
 - a. The continued use of the property for the nonconforming adult bookstore use shall be subject to the limitations set forth in Sections 9.36.050 and 9.36.060 of the Garden Grove Municipal Code. The operation of the existing nonconforming adult bookstore use shall be confined to the existing 3,120 square foot tenant space in which it is currently located, as shown on the site plan submitted by the applicant. In no event may the nonconforming adult bookstore use or any uses ancillary to the adult bookstore use be expanded or extended to the adjacent tenant space or be relocated to any other building or tenant space within the site.
 - b. The improvement, repair, and maintenance of the nonconforming building shall be subject to the provisions and limitations set forth in Section 9.36.070.B. of the Garden Grove Municipal Code. In no event shall the building be modified to increase its square footage. Structural alterations to the nonconforming building shall be limited to those required by applicable building codes for safety and welfare or those required to make the structure and use(s) therein conform to the development standards and use regulations of the applicable zoning.

92. In the event the site cannot accommodate the parking demand, due to impacts generated by any use on the property, at any given time, which causes a nuisance, hindrance, and/or problem with either on-site and off-site parking and circulation, as determined by the Department Director in his/her

Site Plan No. SP-121-2023 and Variance No. V-039-2023
Conditions of Approval

reasonable discretion, the applicant shall devise and implement a plan approved by the City to relieve the situation. Upon written request by the City, the applicant shall submit a plan to manage parking issues for review and approval by the Department Director. The plan may include, but is not be limited to: reducing the hours of operation, instituting an off-site parking arrangement; having on-site parking control personnel; and/or others actions that may be deemed applicable to the situation. If the Department Director deems such action is necessary to address parking and circulation problems, such action shall be implemented within 30 days of written notice. Failure to take appropriate action shall be deemed a violation of these Conditions of Approval and may result in the City restricting the overall use of the establishment.

93. The applicant shall comply with the Migratory Bird Treaty Act (MBTA), and Sections 3503, 3503.5, and 3513 of the California Fish and Game Code, which require the protection of active nests of all bird species, prior to the removal of any on-site landscaping, including the removal of existing trees.
94. A copy of the resolution, including the conditions approving Site Plan No. SP-121-2023 and Variance No. V-039-2023, shall be kept on the premises at all times.
95. The applicant/property owner shall submit signed letters acknowledging receipt of the decision approving Site Plan No. SP-121-2023 and Variance No. V-039-2023, and their agreement with all conditions of approval.
96. The applicant shall, as a condition of project approval, at its sole expense, defend, indemnify and hold harmless the City, its officers, employees, agents and consultants from any claim, action, or proceeding against the City, its officers, agents, employees and/or consultants, which action seeks to set aside, void, annul or otherwise challenge any approval by the City Council, Planning Commission, or other City decision-making body, or City staff action concerning Site Plan No. SP-121-2023 and Variance No. V-039-2023. The applicant shall pay the City's defense costs, including attorney fees and all other litigation related expenses, and shall reimburse the City for court costs, which the City may be required to pay as a result of such defense. The applicant shall further pay any adverse financial award, which may issue against the City including, but not limited, to any award of attorney fees to a party challenging such project approval. The City shall retain the right to select its counsel of choice in any action referred to herein.
97. In accordance with Garden Grove Municipal Code Sections 9.32.160, the rights granted pursuant to Site Plan No. SP-121-2023 and Variance No. V-039-2023 shall be valid for a period of one (1) year from the effective date of this approval. Unless a time extension is granted pursuant to Section 9.32.030.D.9 of the Municipal Code, the rights conferred by Site Plan No. SP-121-2023 and Variance No. V-039-2023 shall become null and void if the subject

Site Plan No. SP-121-2023 and Variance No. V-039-2023
Conditions of Approval

development and construction necessary and incidental thereto is not commenced within one (1) year of the expiration of the appeal period, and thereafter diligently advanced until completion of the project. In the event construction of the project is commenced but not diligently advanced until completion, the rights granted pursuant to Site Plan No. SP-121-2023, Variance No. V-039-2023 shall expire if the building permits for the project expire.

98. The rights granted the applicant pursuant to Variance No. V-039-2023 shall continue in effect for only so long as the improvements authorized and contemplated by Site Plan No. SP-121-2023, and these Conditions of Approval (as they may be amended from time to time) continue to exist on the Site. In the event that that Site Plan No. SP-121-2023 is not exercised within one year of approval (or the length of any extension approved by the City), or the improvements authorized and contemplated by Site Plan No. SP-121-2023 are demolished and not re-established within one year of demolition, Variance No. V-039-2023 shall cease to be effective or grant the applicant any rights to construct other improvements inconsistent with the then-currently applicable development standards.

COMMUNITY AND ECONOMIC DEVELOPMENT DEPARTMENT STAFF REPORT

AGENDA ITEM NO.: C.2.	SITE LOCATION: Northeast corner of Nelson Street and Stanford Avenue, located at 10855 Stanford Avenue
HEARING DATE: March 2, 2023	GENERAL PLAN: Civic/Institutional
CASE NO.: Site Plan No. SP-123-2023	ZONE: CCSP-PR12 (Civic Center Specific Plan - Peripheral Residential (PR) District Area 12)
APPLICANT: St. Columban School	CEQA DETERMINATION: Exempt, CEQA Guidelines § 15303 (New Construction or Conversion of Small Structures)
PROPERTY OWNER: Same as applicant	APN NO.: 089-191-05

REQUEST:

The applicant is requesting Site Plan (SP) approval to construct a 3,606 square foot lunch shelter and a new 1,640 square foot six-car garage/storage structure at a church site currently improved with a school, St. Columban School. Additional site improvements consist of new wrought iron fencing and rolling vehicular gates, a trash enclosure, and reconfiguration of parking stalls to accommodate the new structures.

BACKGROUND:

The St. Columban Church site, which consists of multiple buildings, was established in 1955 prior to the incorporation of the City of Garden Grove. By 1958, the site was improved with multiple structures, including a sanctuary, a rectory, and other ancillary school facilities, including a lunch shelter and a play yard. Over the years, alterations and additions have been conducted to the site to support a growing community. The church also acquired additional neighboring properties to accommodate the expansions, including a property to the west across Nelson Street. In 1965, the church obtained City approvals to construct the structure that is located on the northeast corner of Stanford Avenue and Nelson Street, which is today's main sanctuary.

The subject project site is located on the east side of Nelson Street, north of Stanford Avenue. The site has a General Plan Land Use designation of Civic/Institutional and is zoned CCSP-PR12 (Civic Center Specific Plan - Peripheral Residential (PR) District Area 12). The property abuts CCSP-PR12 zoned properties to the north, CCSP-PR12 and a PUD-113-77 (Planned Unit Development) zoned property to the east, CCSP-CCR20 (Civic Center Specific Plan - Community Center Residential (CCR) District Area 20) and PUD-117-98 zoned properties to the south across Stanford Avenue, and PUD-111-06, CCSP-PR and AR (Adaptive Reuse) zoned properties to the

west across Nelson Street. All surrounding uses are predominantly residential, including multiple-family and single-family dwellings.

The irregularly-shaped project site consists of four (4) parcels and is approximately eight (8) acres. The site has two (2) vehicular access points along Nelson Street, and an additional two (2) along Stanford Avenue. There is a third exit, which is a one-way drive aisle, located at the northeast corner of the project site that leads to an easement that runs along the east side of the existing play yard and is currently shared with the residential properties to the north.

The on-site vehicular circulation consists of multiple drive aisles within the project site that lead to multiple parking areas. The school facilities, located on the eastern half of the project site, consist of classrooms, a tot lot, a play yard, a 4,558 square foot lunch shelter, and a four-car garage/storage structure. The site is currently improved with three (3) chain-link rolling vehicular gates located at three (3) existing drive aisles, located directly west of the existing school buildings.

The project site has a General Plan Land Use designation of Civic/Institutional (CI). The CI Land Use designation encourages educational uses, such as elementary, middle and high schools, colleges, universities, hospitals, and governmental facilities, which often become focal points for the community and in doing so, are maintained and necessary to support not only the education of the children and adults, but also the cohesiveness and integrity of the surrounding neighborhoods. The CI Land Use designation is implemented, in part, by the R-3 (Multiple-Family Residential) zone, which is the base district of the CCSP-PR zone, and allows the development of churches with ancillary uses, such as schools. In addition, the proposed Project is consistent with the goals and policies of the General Plan, including:

1. Policy LU-2.3: Prohibit uses that lead to deterioration of residential neighborhoods or adversely impact the safety or the residential character of a residential neighborhood.
2. Policy LU-2.4: Assure that the type and intensity of Land Use are consistent with those of the immediate neighborhood.
3. Goal LU-4: The City seeks to develop uses that are compatible with one another.
4. Policy LU-4.4: Avoid intrusion of non-residential uses incompatible with established residential neighborhoods.

The CCSP-PR12 zone allows churches with ancillary uses by right, including schools. However, the Community Center Specific Plan requires Site Plan approval for all rehabilitation, redevelopment, and expansion or intensification of existing uses or structures. Therefore, the applicant is requesting Site Plan approval to construct a 3,606 square foot lunch shelter and a new 1,640 square foot six-car garage/storage structure along with associated site improvements.

DISCUSSION:

Site Design and Circulation:

The applicant, St. Columban School, is proposing to demolish the existing lunch shelter to replace it with a new 3,606 square foot shelter, along with a new 1,640 square foot six-car garage/storage structure, and a new trash enclosure for the use of the church and school. The request also includes replacement of the existing chain-link fencing surrounding the lunch shelter and three (3) chain-link vehicular rolling gates with 6'-0" tall wrought iron. Additional site improvements include the restriping of parking stalls in the area between the proposed lunch shelter and garage/storage structure, as well as additional parking stall striping at the northeast corner of the site, directly east of the play yard. Since the scope of work generally includes the replacement of existing improvements, the site vehicular access and on-site circulation is not expected to be impacted.

Pursuant to the Community Center Specific Plan, structures under five (5) stories in height should observe a 10'-0" side setback. The proposed lunch shelter and the garage/storage structure will be set back 10'-0" from an interior property line, which satisfies the requirements of the CCSP zone. In addition, the six-car garage/storage structure will maintain a 10'-0" building separation to the existing four-car garage/storage structure.

The applicant is proposing one (1) trash enclosure, which is to comply with the City's Standard Detail (B-502) for refuse storage enclosures, as required by the City's Public Works Department. The proposed trash enclosure will be attached to the south side of the proposed garage/storage structure.

Structure Floor Plan and Design:

The proposed lunch shelter will have an overall area of 3,606 square feet. A portion of the shelter, approximately 1,040 square feet, will consist of an "outdoor sales area". According to the applicant, the "outdoor sales area" is used by volunteers of the church every weekend to offer produce to the parishioners in exchange for a donation to generate funds for the church. The "outdoor sales area" will be secured with 6'-0" tall powder-coated wrought iron fencing. The remainder of the proposed lunch structure, approximately 2,566 square feet, will provide shade for approximately thirty (30) fixed tables with bench seating. The overall height of the structure will be approximately 11'-0" and will be constructed from steel beams and wide flange columns. The roof will be pre-finished corrugated metal, and will be able to accommodate solar panels in the future. Lighting fixtures are also proposed to provide proper lighting to the shelter during dark hours.

The proposed 1,640 square foot garage/storage structure does not propose any interior walls, and will be improved with three (3) roll-up, 16'-0" wide, garage-type doors to provide easier access when storing items within the structure. The structure will have an overall height of 12'-6" and will match the architecture of the adjacent four-car garage, which consists of a gable roof with a 3:12 slope. The structure will

also match the wood fascia, and the exterior finishes, colors, and textures, of the existing four-car garage.

In order to comply with the City's Standard Detail (B-502), the trash enclosure will consist of CMU walls and a metal roof. The applicant is proposing to paint the exterior of the enclosure to match existing trash enclosures within the site for consistency. Conditions of Approval are incorporated to ensure that architectural compatibility requirements are complied with.

Parking:

To accommodate the proposed lunch shelter, a total of 28 parking stalls that are currently located within the direct vicinity of the lunch shelter area will be displaced. Therefore, the applicant is being required to replace the displaced parking stalls within the site. As part of the proposal, 15 parking spaces will be restriped in the area between the proposed lunch shelter and the garage/storage structure while providing the required two-way, 25'-0" wide, drive aisles. An additional 14 spaces will be striped at the northeastern portion of the site, directly east of the play yard, along an existing one-way, 20'-0" wide, drive aisle. In total, 29 parking spaces will be restriped, resulting in a surplus of one (1) parking space compared to the displaced parking, which is 28 spaces. The configuration of the parking stalls and drive aisle widths have been reviewed by the Engineering and Traffic Divisions.

California Environmental Quality Act (CEQA):

Staff believes the proposed project is exempt from review under the California Environmental Quality Act (CEQA) pursuant to the Class 2 and Class 3 exemptions. CEQA's Class 2 exemption applies to the replacement or reconstruction of existing structures and facilities where the new structure will be located on the same site as the structure replaced and will have substantially the same purpose and capacity as the structure replaced. (CEQA Guidelines §15302). CEQA's Class 3 exemption applies to new construction and location of a limited number of new small structures, including, but not limited to, the construction of up to four commercial structures in an urbanized area where the construction does not involve the use of significant amounts of hazardous substances, the structures do not exceed 10,000 square feet in floor area, the structures are located on sites zoned for their intended use, all necessary public services and facilities are available, and the surrounding area is not environmentally sensitive. (CEQA Guidelines §15303). The applicant is proposing to replace an existing 4,558 square foot lunch shelter and an existing with a new 3,606 square foot lunch shelter and a 1,640 square foot garage and storage structure. The new lunch structure will have substantially the same purpose and capacity as the one being replaced, and the proposed new lunch shelter and garage structures are permitted accessory uses under the CCSP-PR12 zoning designation for church and school sites, will be located in an urbanized area that is served by all necessary public services and facilities and is not environmentally sensitive, do not involve the use of significant amounts of hazardous substances, and have a combined floor area of less than 10,000 square feet. Therefore, staff recommends that the Planning Commission determine the project to be exempt from CEQA.

No Net Loss

The subject project site is zoned CCSP-PR zone, which allows for residential uses, such as apartments and condominiums, as well as churches. Although residential uses are allowed in the CCSP-PR zone, the subject site is not identified in the Housing Element as a housing site. Therefore, the Planning Commission is not required to make "No Net Loss" findings pursuant to Government Code Section 65863 and Garden Grove Municipal Code Section 9.60.030.

RECOMMENDATION:

Staff recommends that the Planning Commission take the following action:

- Adopt Resolution No. 6059-23 approving Site Plan No. SP-123-2023, subject to the recommended Conditions of Approval.



MARIA PARRA
Planning Services Manager



By: Mary Martinez
Associate Planner

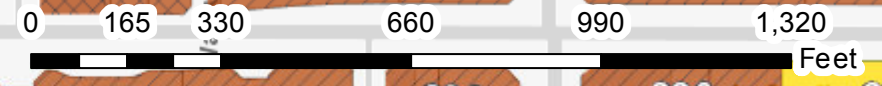
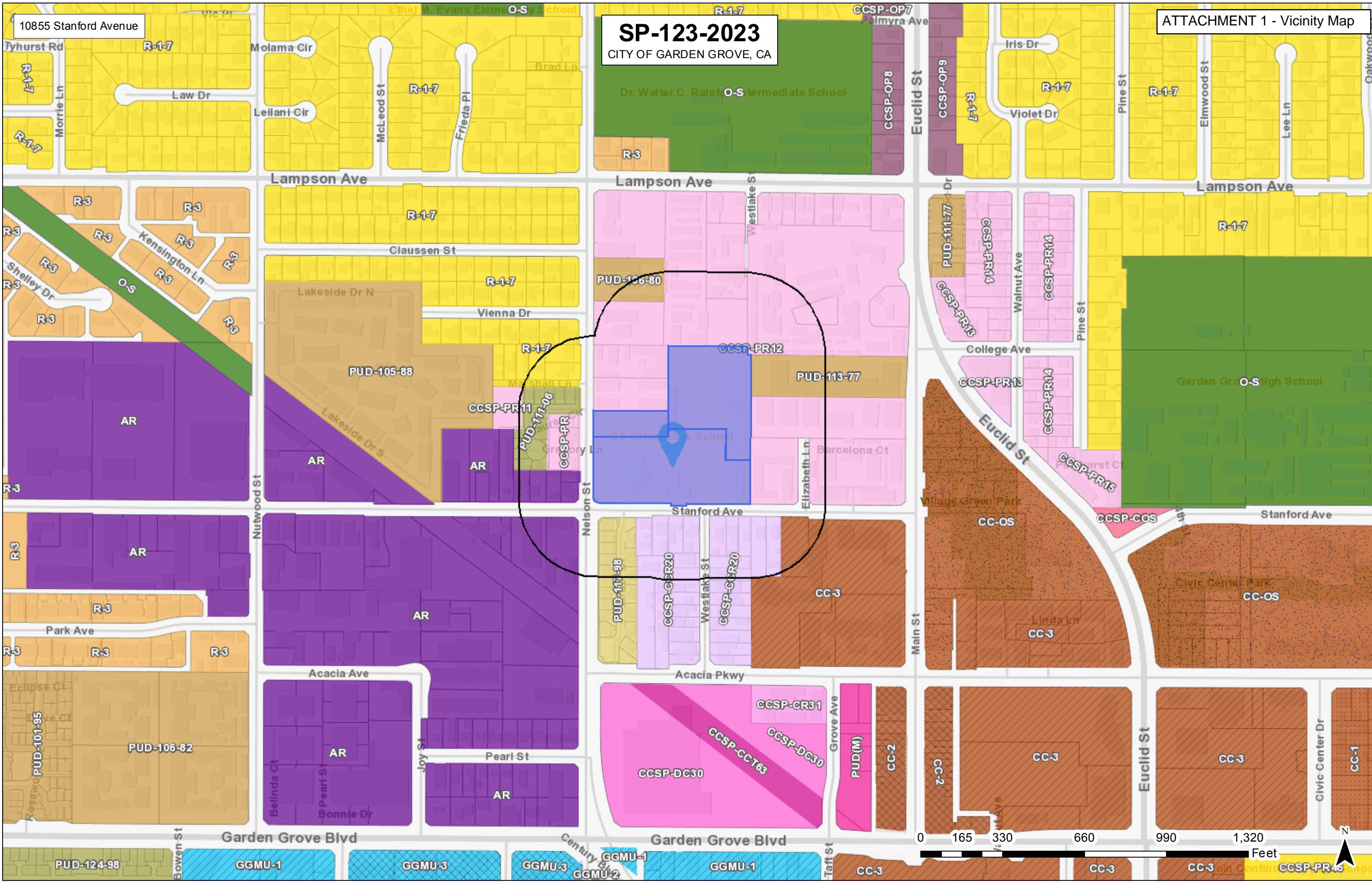
Attachment 1: Vicinity Map
Attachment 2: Plans

10855 Stanford Avenue

SP-123-2023

CITY OF GARDEN GROVE, CA

ATTACHMENT 1 - Vicinity Map



AREA CALCULATIONS

LOT AREA	X S.F.
BUILDING AREA:	
NELSON ST. OFFICE	X S.F.
CHURCH	X S.F.
ROMITO HALL	X S.F.
RESTROOMS	988 S.F.
RECTORY / OFFICE	X S.F.
MURPHY HALL	10,163 S.F.
SCHOOL	X S.F.
LUNCH SHELTER	4,558 S.F.
GARAGE	1,098 S.F.
TOTAL BUILDING AREA	X S.F.
LOT COVERAGE (BUILDING AREA ÷ LOT AREA)	X %
PARKING:	
GARAGE	4
ACCESSIBLE	19
STANDARD	405
TOTAL SPACES PROVIDED	428

LEGAL DESCRIPTION

ASSESSOR'S PARCEL NOS.:
 089-191-05 (CHURCH)
 089-191-24 (SCHOOL)
 089-191-30 (SCHOOL)

SCHOOL PROPERTY ADDRESS:
 10855 STANFORD AVE.

OWNER

ST. COLUMBAN SCHOOL
 10855 STANFORD AVE.
 GARDEN GROVE, CA 92840
 (714) 534-3947
office@saintcolumbanschool.com

REVISIONS

Proprietary Design : The drawings, designs, and information contained on this sheet and as may exist separately in any form of medium are the property of James A. Free Architect, and developed for use on, and in connection with this specific project, and are disclosed in confidence and shall not be copied, reproduced, published or otherwise used, directly or indirectly, in whole or in part to provide information to produce, construct, or manufacture drawings, prints, apparatus, parts, or assemblies without the full knowledge and written consent of James Free, Inc. This drawing is protected by Common Law Copyright as well as the Copyright Act of 1976 and the Architectural Works Copyright Protection Act of 1990, as codified and as may be applicable. All patentable material contained herein and originating with James Free, Inc. shall be the property of James Free, Inc. Any use of patentable material shall be subject to royalty payments to James Free, Inc.
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Lunch Shelter and Storage Building

ST. COLUMBAN SCHOOL
 Caritas Christi Urget Nos - The Love of Christ Urges Us

Diocese of Orange
 Msgr. Tuan Joseph Pham, Pastor
 10855 Stanford Ave.
 Garden Grove, CA 92840

JAMES FREE, Inc. Architecture

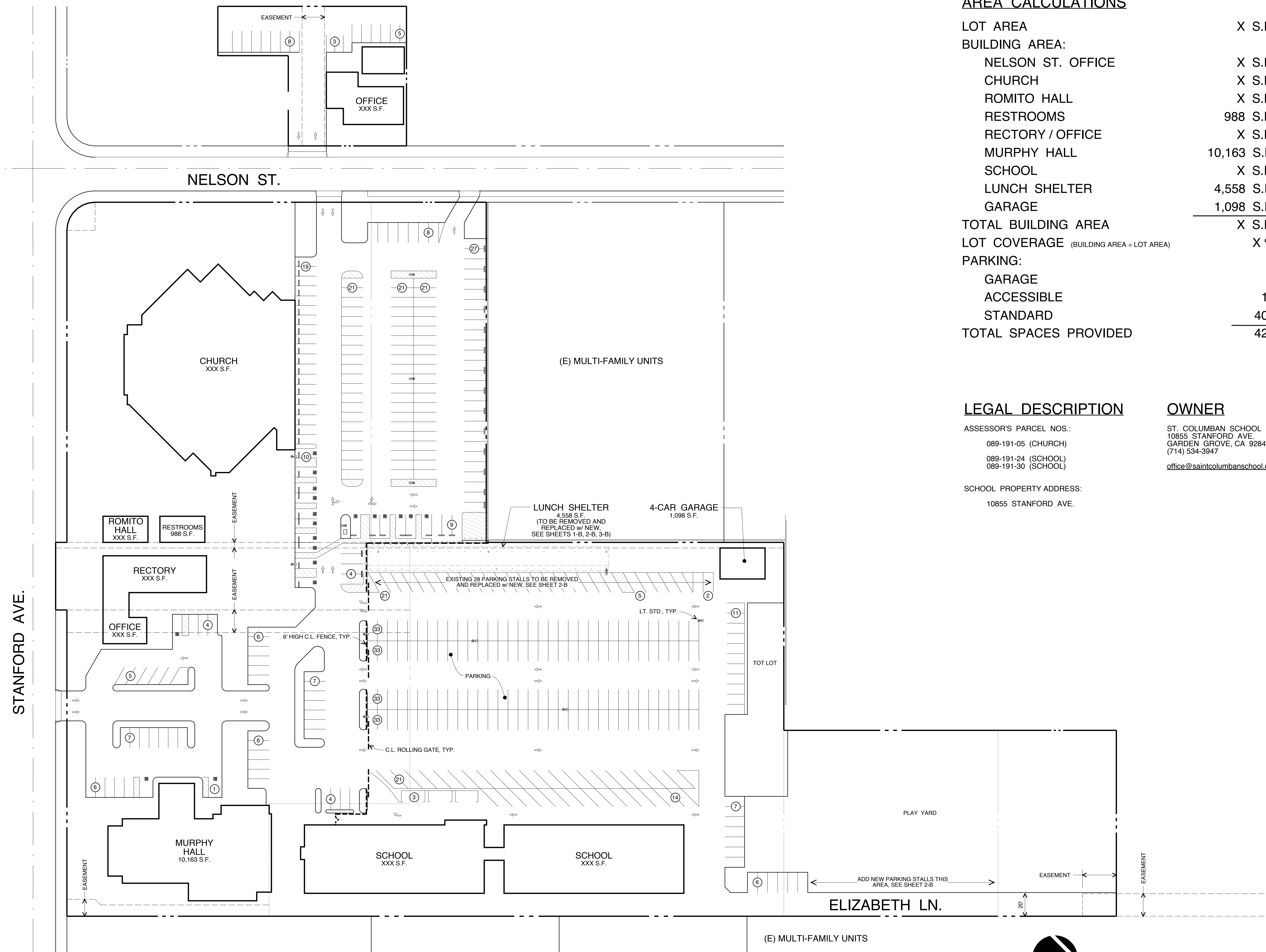
20610 Loyalton Dr.
 Walnut, CA 91789
 (909) 510-1905
auro1@verizon.net
 CA License No. C-29299
 AZ License No. 47920

PLOT PLAN - EXISTING

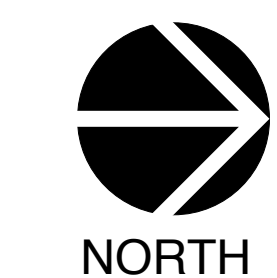
DATE 09.13.2022
 SCALE 1"=40'-0"
 JOB NO. -
 DRAWN JF

EX1.1

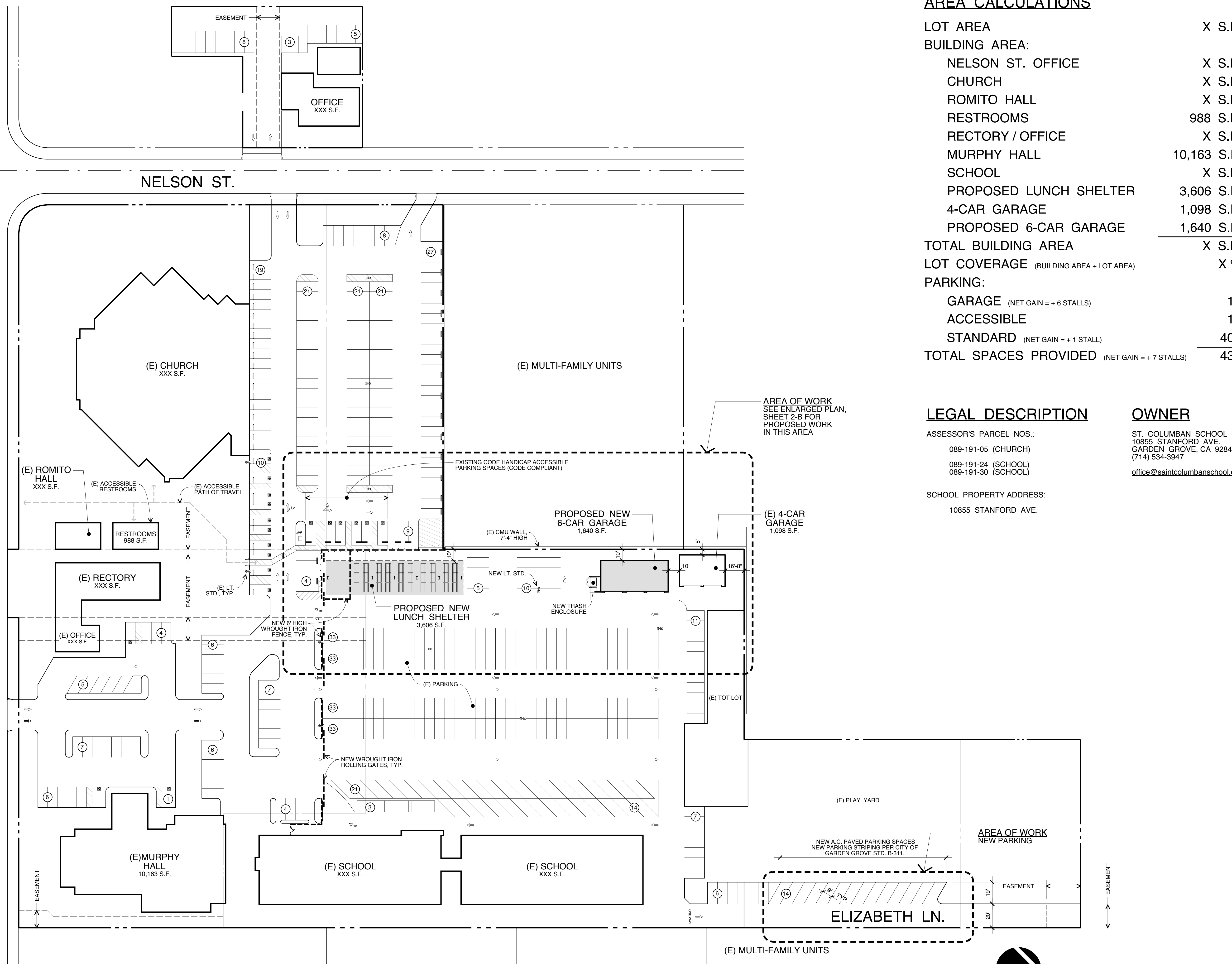
If this sheet is not 36" x 24" it has been reduced and is not to scale!



PLOT PLAN - EXISTING
 1" = 40'-0"



SP-123-2023



AREA CALCULATIONS

LOT AREA	X S.F.
BUILDING AREA:	
NELSON ST. OFFICE	X S.F.
CHURCH	X S.F.
ROMITO HALL	X S.F.
RESTROOMS	988 S.F.
RECTORY / OFFICE	X S.F.
MURPHY HALL	10,163 S.F.
SCHOOL	X S.F.
PROPOSED LUNCH SHELTER	3,606 S.F.
4-CAR GARAGE	1,098 S.F.
PROPOSED 6-CAR GARAGE	1,640 S.F.
TOTAL BUILDING AREA	X S.F.
LOT COVERAGE (BUILDING AREA ÷ LOT AREA)	X %
PARKING:	
GARAGE (NET GAIN = + 6 STALLS)	10
ACCESSIBLE	19
STANDARD (NET GAIN = + 1 STALL)	406
TOTAL SPACES PROVIDED (NET GAIN = + 7 STALLS)	435

LEGAL DESCRIPTION

ASSESSOR'S PARCEL NOS.:
 089-191-05 (CHURCH)
 089-191-24 (SCHOOL)
 089-191-30 (SCHOOL)
 SCHOOL PROPERTY ADDRESS:
 10855 STANFORD AVE.

OWNER

ST. COLUMBAN SCHOOL
 10855 STANFORD AVE.
 GARDEN GROVE, CA 92840
 (714) 534-3947
office@saintcolumbanschool.com

REVISIONS

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Lunch Shelter and Storage Building

ST. COLUMBAN SCHOOL
 Caritas Christi Urget Nos - The Love of Christ Urges Us

Diocese of Orange
 Msgr. Tuan Joseph Pham, Pastor
 10855 Stanford Ave.
 Garden Grove, CA 92840

JAMES FREE, Inc. Architecture

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 CA License No. C-29299
 AZ License No. 47920

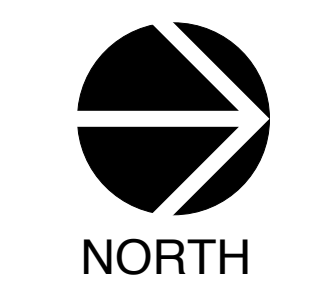
PLOT PLAN - CONCEPT 'B'

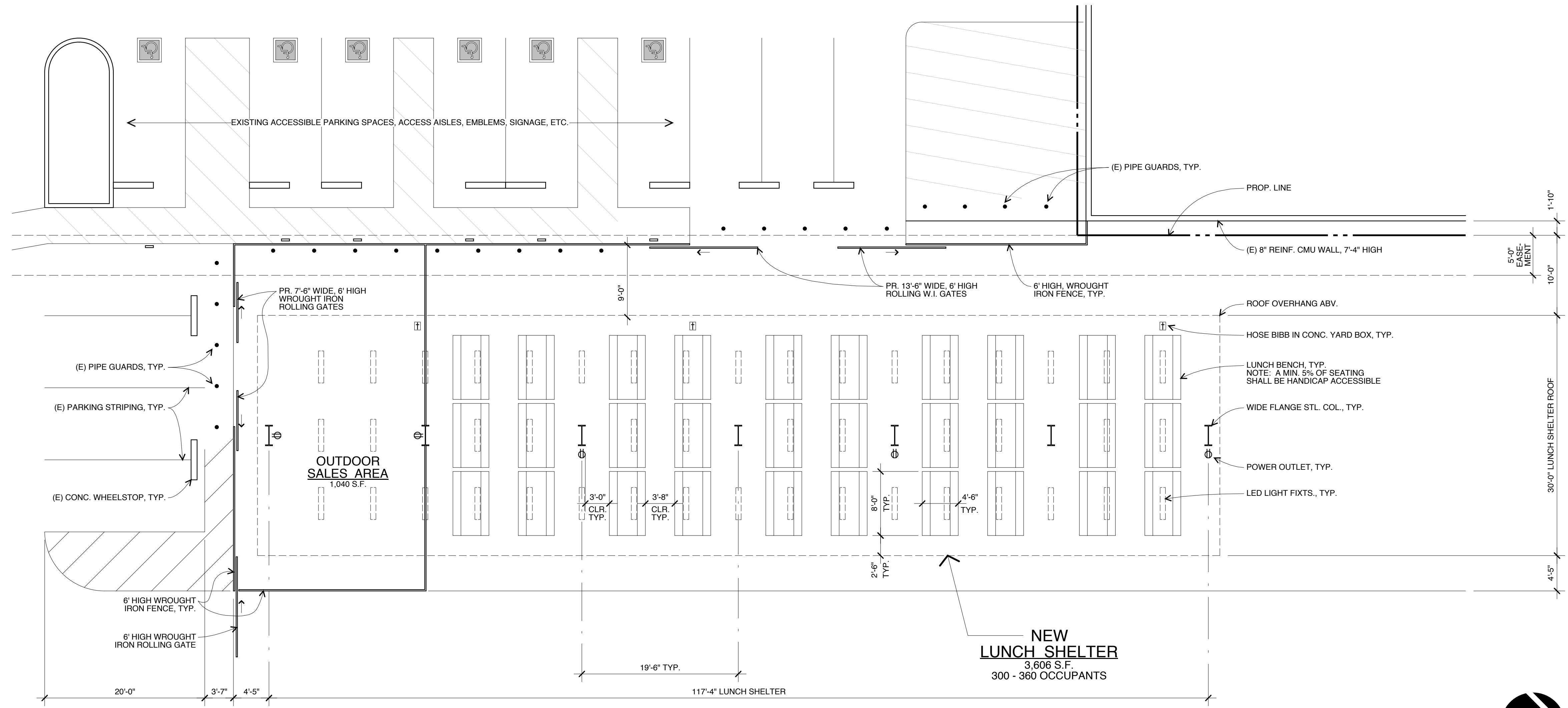
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JOB NO.	-
DRAWN	JF

1-B

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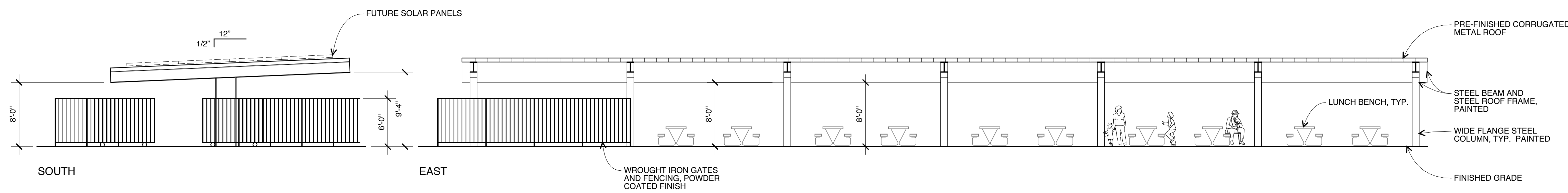
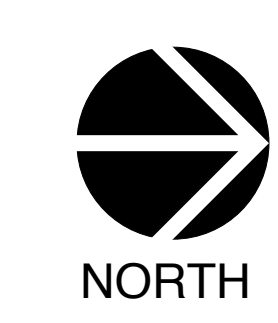
PLOT PLAN - CONCEPT 'B'
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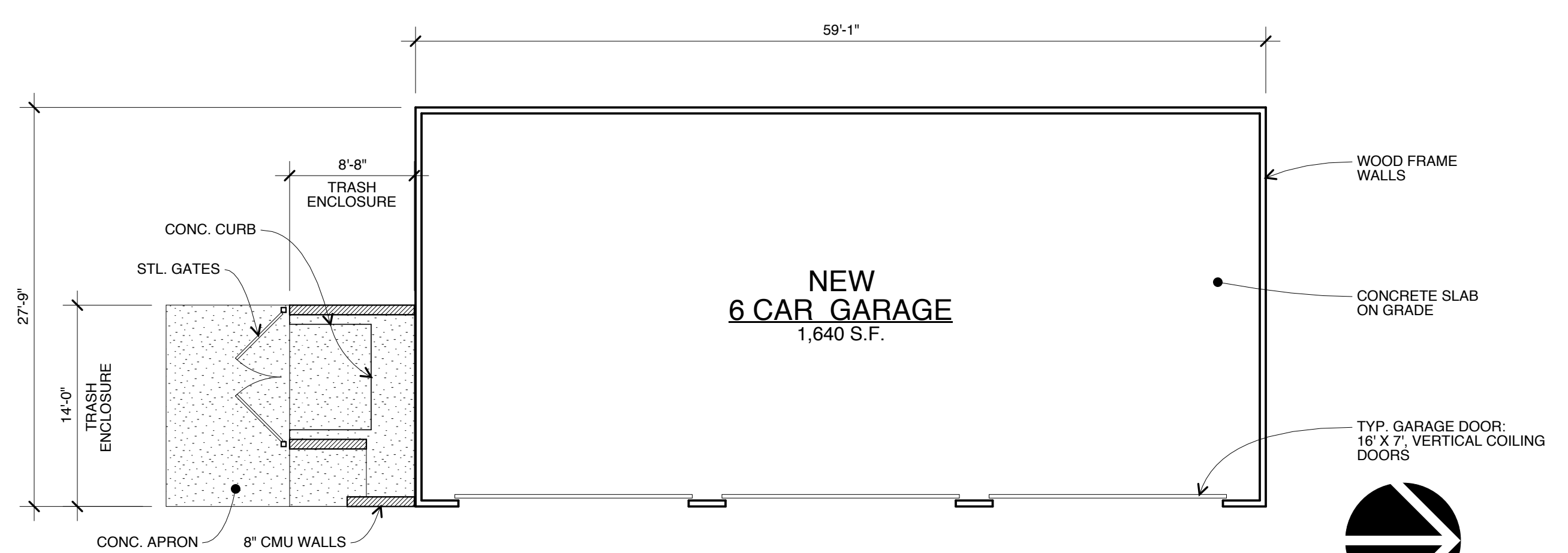
LUNCH SHELTER FLOOR PLAN - CONCEPT 'B'

1/8" = 1'-0"



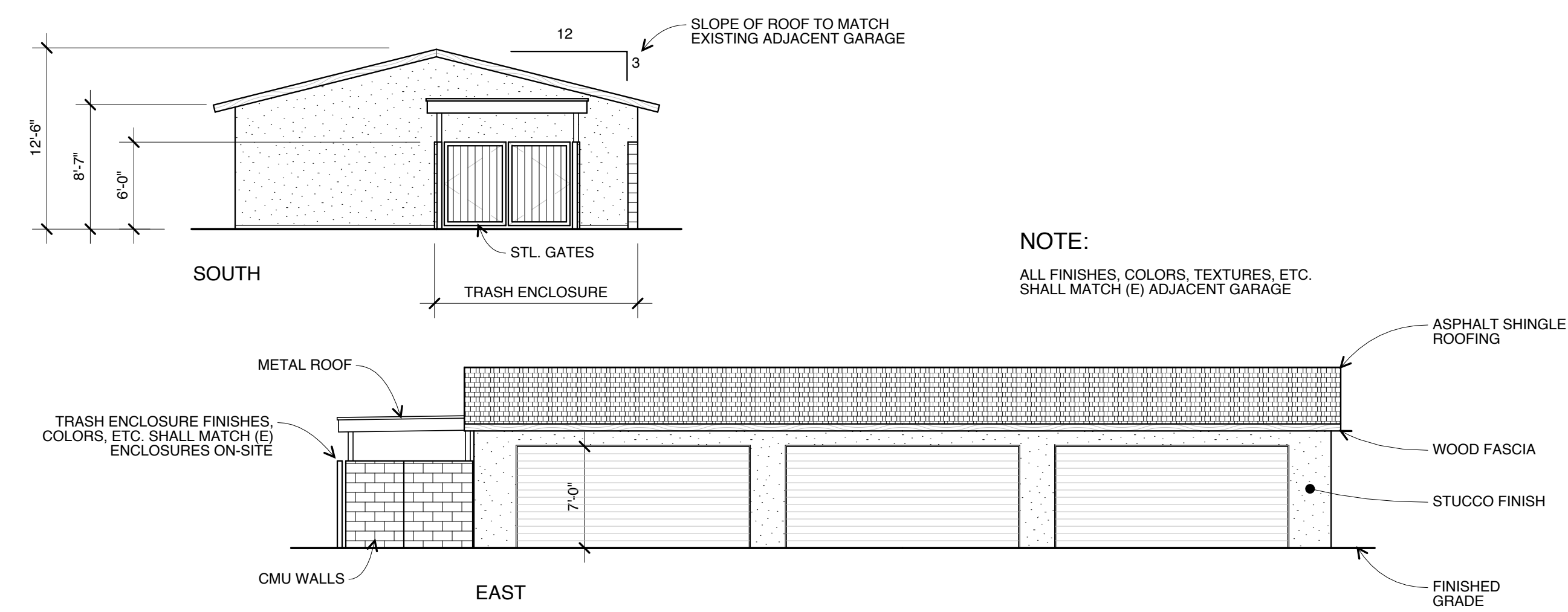
LUNCH SHELTER EXTERIOR ELEVATIONS - CONCEPT 'B'

1/8" = 1'-0"



GARAGE FLOOR PLAN - CONCEPT 'B'

1/8" = 1'-0"



GARAGE EXTERIOR ELEVATIONS - CONCEPT 'B'

1/8" = 1'-0"

REVISIONS

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Lunch Shelter and Storage Building

ST. COLUMBAN SCHOOL
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Diocese of Orange
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Garden Grove, CA 92840

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(909) 510-1905
auro1@verizon.net
CA License No. C-29299
AZ License No. 47920

FLOOR PLAN + EXT. ELEVATIONS - CONCEPT 'B'

DATE 09.13.2022

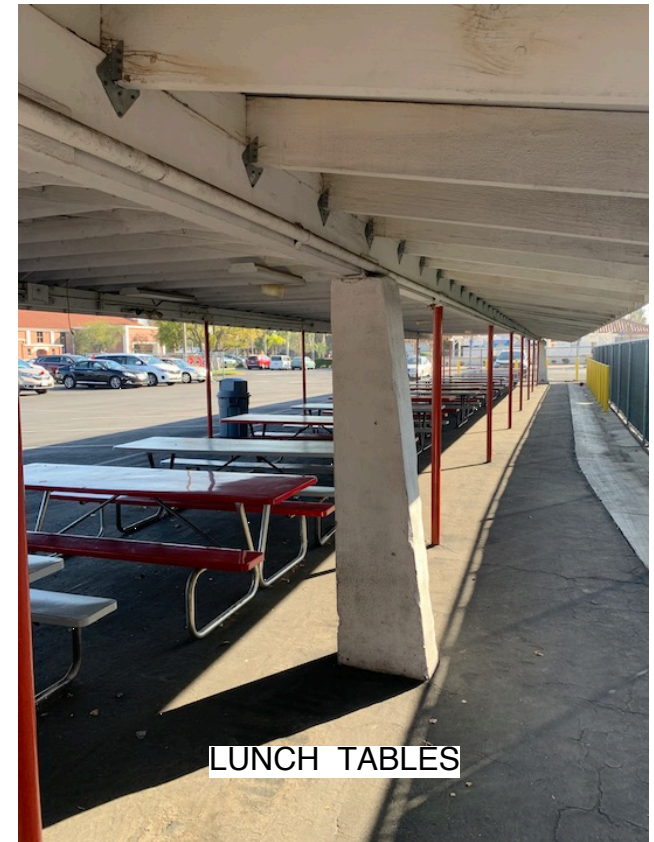
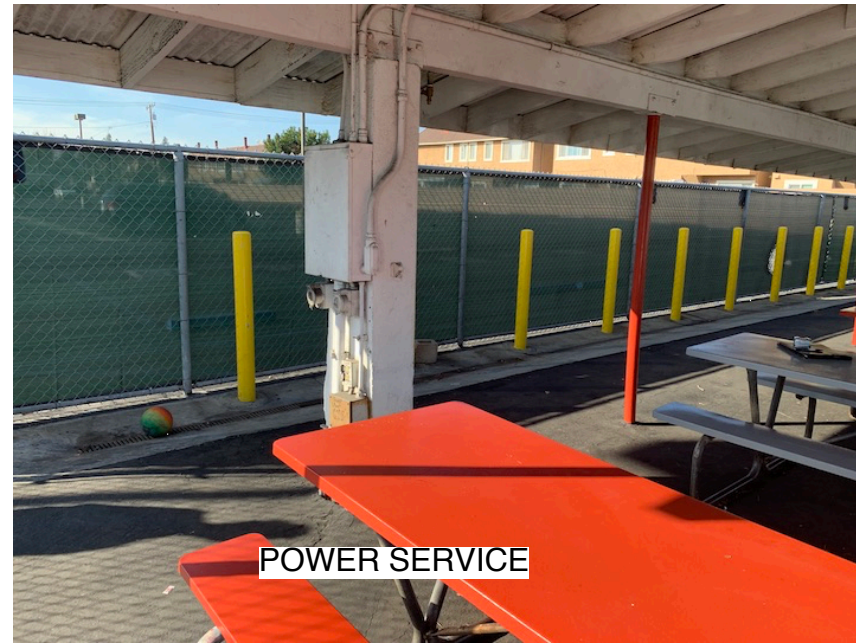
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JOB NO. -

DRAWN JF

3-B

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EXISTING 4-CAR GARAGE



PARKING AREA

Lunch Shelter and Storage Building

ST. COLUMBAN SCHOOL
Caritas Christi Urget Nos – The Love of Christ Urges Us

Diocese of Orange
Msgr. Tuan Joseph Pham, Pastor
10855 Stanford Ave.
Garden Grove, CA 92840

JAMES FREE, Inc.
Architecture

11-15-2022

PROJECT PHOTOS

EXISTING CONDITIONS

RESOLUTION NO. 6059-23

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF GARDEN GROVE APPROVING SITE PLAN NO. SP-123-2023 FOR PROPERTY LOCATED AT 10855 STANFORD AVENUE, ASSESSOR'S PARCEL NO. 089-191-05.

BE IT RESOLVED that the Planning Commission of the City of Garden Grove, in a regular session assembled on March 2, 2023, hereby approves Site Plan No. SP-123-2023 for a property located on the northeast corner of Nelson Street and Stanford Avenue, at 10855 Stanford Avenue, Assessor's Parcel No. 089-191-05.

BE IT FURTHER RESOLVED in the matter of Site Plan No. SP-123-2023, the Planning Commission of the City of Garden Grove does hereby report as follows:

1. The subject case was initiated by St. Columban School (the "applicant").
2. The applicant is requesting Site Plan (SP) approval to construct a 3,606 square foot lunch shelter and a new 1,640 square foot six-car garage/storage structure at a church site currently improved with a school, St. Columban School. Additional site improvements consist of new wrought iron fencing and rolling vehicular gates, a trash enclosure, and reconfiguration of parking stalls to accommodate the new structures.
3. Pursuant to the California Environmental Quality Act ("CEQA"), the City of Garden Grove Planning Commission hereby determines that this project is categorically exempt from CEQA pursuant to Sections 15302 (Replacement or Reconstruction) and 15303 (New Construction or Conversion of Small Structures) of the CEQA Guidelines (14 Cal. Code Regs., Sections 15302 and 15303).
4. The property has a General Plan Land Use designation of Civic/Institutional and is zoned CCSP-PR12 (Civic Center Specific Plan - Peripheral Residential (PR) District Area 12). The site is improved with St. Columban Church, which includes ancillary buildings for the St. Columban School.
5. Existing land use, zoning, and General Plan designation of property in the vicinity of the subject property have been reviewed.
6. Report submitted by the City staff was reviewed.
7. Pursuant to a legal notice, a public hearing was held on March 2, 2023, and all interested persons were given an opportunity to be heard.
8. The Planning Commission gave due and careful consideration to the matter during its meeting on March 2, 2023; and

BE IT FURTHER RESOLVED, FOUND AND DETERMINED that the facts and reasons supporting the conclusion of the Planning Commission, as required under Municipal Code Sections 9.32.030 are as follows:

FACTS:

The subject site consists of four (4) parcels with a combined area of approximately eight (8) acres, and is improved with the St. Columban Church. The Church use, which consists of multiple buildings, was established on the subject site in 1955 prior to the incorporation of the City of Garden Grove. By 1958, the site was improved with multiple structures, including a sanctuary, a rectory, and other ancillary school facilities, including a lunch shelter and a play yard. Over the years, alterations and additions have been conducted to the site to support a growing community. The church also acquired additional neighboring properties to accommodate the expansions, including a property to the west across Nelson Street. In 1965, the church obtained City approvals to construct the structure that is located on the northeast corner of Stanford Avenue and Nelson Street, which is today's main sanctuary.

The subject project site is located on the east side of Nelson Street, north of Stanford Avenue. The site has a General Plan Land Use designation of Civic/Institutional and is zoned CCSP-PR12 (Civic Center Specific Plan - Peripheral Residential (PR) District Area 12). None of the parcels that comprise the project site are identified in the City's Housing Element sites inventory as housing sites. The property abuts CCSP-PR12 zoned properties to the north, CCSP-PR12 and a PUD-113-77 (Planned Unit Development) zoned property to the east, CCSP-CCR20 (Civic Center Specific Plan - Community Center Residential (CCR) District Area 20) and PUD-117-98 zoned properties to the south across Stanford Avenue, and PUD-111-06, CCSP-PR and AR (Adaptive Reuse) zoned properties to the west across Nelson Street. All surrounding uses are predominantly residential, including multiple-family and single-family dwellings.

The irregularly-shaped project site has two (2) vehicular access points along Nelson Street, and an additional two (2) along Stanford Avenue. There is a third exit, which is a one-way drive aisle located at the northeast corner of the project site that leads to an easement that runs along the east side of the existing play yard and is currently shared with the residential properties to the north.

The on-site vehicular circulation consists of multiple drive aisles within the project site that lead to multiple parking areas. The school facilities, located on the eastern half of the project site, currently consist of classrooms, a tot lot, a play yard, a 4,558 square foot lunch shelter, and a four-car garage/storage structure. The site is currently improved with three (3) chain-link rolling vehicular gates located at three (3) existing drive aisles, located directly west of the existing school buildings.

The project site has a General Plan Land Use designation of Civic/Institutional (CI). The CI Land Use designation encourages educational uses, such as elementary, middle and high schools, colleges, universities, hospitals, and governmental facilities, which often become focal points for the community and in doing so, are maintained and necessary to support not only the education of the children and adults, but also the cohesiveness and integrity of the surrounding neighborhoods. The CI Land Use designation is implemented, in part, by the R-3 (Multiple-Family Residential) zone, which is the base district of the CCSP-PR zone, and allows the development of churches with ancillary uses, such as schools.

The CCSP-PR12 zone allows churches with ancillary uses by right, including schools. However, the Community Center Specific Plan requires Site Plan approval for all rehabilitation, redevelopment, and expansion or intensification of existing uses or structures. Therefore, the applicant is requesting Site Plan approval to demolish the existing lunch shelter and to construct a 3,606 square foot lunch shelter and a new 1,640 square foot six-car garage/storage structure along with associated site improvements. The associated site improvements include replacement of the existing chain link fencing surrounding the lunch shelter and three (3) chain-link vehicular rolling gates with 6'-0" tall wrought iron, the construction of a new trash enclosure, the restriping of parking stalls in the area between the proposed lunch shelter and garage/storage structure, and additional parking stall striping at the northeast corner of the site, directly east of the play yard. Since the scope of work generally includes the replacement of existing improvements, the site vehicular access and on-site circulation is not expected to be impacted.

FINDINGS AND REASONS:

1. The Site Plan is consistent with the General Plan and complies with the spirit and intent of the provisions, conditions, and requirements of the Municipal Code and other applicable ordinances.

The subject site is currently improved with the St. Columban Church, which includes a church and ancillary school and related accessory uses and structures. The property has a General Plan Land Use designation of Civic/Institutional (CI) and is zoned CCSP-PR12 (Civic Center Specific Plan - Peripheral Residential (PR) District Area 12). The CI Land Use designation includes educational uses, such as elementary, middle and high schools, colleges, universities, hospitals, and governmental facilities, which are necessary to support not only the education of the children and adults, but also the integrity of the surrounding neighborhoods. The CI Land Use designation is implemented, in part, by the R-3 (Multiple-Family Residential) zone, which is the base district of the CCSP-PR zone and allows the development of churches with ancillary uses, such as schools. The applicant, is proposing to replace an existing lunch shelter serving the school with a new 3,606 square foot lunch shelter and to construct a new 1,640 square foot six-car garage/storage structure, along with associated site

improvements, which includes restriping and reconfiguration of parking stalls, replacement of existing chain-link fencing and vehicular rolling gates, as well as a proposed trash enclosure. The project is designed to comply with the development standards of the CCSP-PR12 zone, and complies with the required parking, setbacks, and building height.

In addition, the proposed Project is consistent with the goals and policies of the General Plan, including:

- a. *Policy LU-2.3: Prohibit uses that lead to deterioration of residential neighborhoods or adversely impact the safety or the residential character of a residential neighborhood.*

The project site is surrounded by both single-family and multiple-family residential developments. Churches and schools, such as St. Columban, are encouraged uses by the CI General Plan Land Use designation and the CCSP zone, since they support the immediate area with churches and ancillary uses, such as educational facilities. The proposed structures and site improvements meet the development standards of the CCSP zone, and the Garden Grove Municipal Code. This includes the maximum building height, the minimum setbacks, and parking, since displaced stalls will be replaced on-site. Adherence to the development standards will help ensure that the project does not impact the safety or character of the residential neighborhoods surrounding the project site or lead to any deterioration.

- b. *Policy LU-2.4: Assure that the type and intensity of land use are consistent with those of the immediate neighborhood.*

The subject project site is located in an area currently improved with residential uses, such as single-family dwellings and multiple-family developments. The project site is currently improved with a church and ancillary buildings and structures that support the St. Columban School. Churches and schools, such as St. Columban, are encouraged uses by the CI General Plan Land Use designation and the CCSP zone, since they support the immediate area with churches and ancillary uses, such as educational facilities. The proposal includes new structures and site improvements to support the existing church and school that meet the development standards of the CCSP zone and the Garden Grove Municipal Code. This includes the maximum building height, the minimum setbacks, and the replacement of displaced parking stalls. Therefore, the land use is consistent with the immediate neighborhood.

- c. *Goal LU-4: The City seeks to develop uses that are compatible with one another.*

The subject project site is surrounded with single-family and multiple-family uses. The project site, which is currently improved with a church and ancillary education buildings for the St. Columban School, is located within the CI General Plan Land Use designation. The CI Land Use designation encourages churches and schools in residential neighborhoods since they support the surrounding area. The proposal includes new structures and site improvements to support the existing school. Therefore, the proposed uses are compatible with the uses of the immediate neighborhood.

- d. *Policy LU-4.4: Avoid intrusion of non-residential uses incompatible with established residential neighborhoods.*

The subject project site is located in an area currently improved with single-family and multiple-family residential uses. The project site is currently improved with a church and ancillary buildings, such as structures that support the St. Columban School, which are allowed in the CI General Plan Land Use designation and the CCSP zone, since they support the immediate area. The proposal includes new structures and site improvements to support the existing school that meet the development standards of the CCSP zone, and the Garden Grove Municipal Code, in terms of building height, setbacks, and parking. Therefore, although the proposed structures are a non-residential use, they will not intrude with the established residential neighborhoods in the area since they will support an existing church and ancillary school site.

2. The proposed development does not adversely affect essential on-site facilities such as off-street parking, loading and unloading areas, traffic circulation, and points of vehicular and pedestrian access.

The subject project site is currently improved with St. Columban Church, as well as an ancillary school, St. Columban School. The school is requesting approval to replace an existing lunch shelter with a proposed 3,606 square foot lunch shelter and a new 1,640 square foot six-car garage/storage structure along with associated site improvements consisting of the replacement of fencing and rolling vehicular gates with wrought iron, a trash enclosure, and reconfiguration of parking stalls to accommodate the new structures. The site has two (2) vehicular access points along Nelson Street, an additional two (2) along Stanford Avenue, and a third exit, which is a one-way drive aisle located at the northeast corner of the project site. Since the scope of work generally includes the replacement of existing improvements, the site vehicular access and on-site circulation will not be impacted.

To accommodate the proposed lunch shelter, a total of 28 parking stalls will be displaced within the direct vicinity of the lunch shelter area. Therefore, the applicant will replace the displaced parking stalls within the site in two (2) locations: in the area between the proposed lunch shelter and the garage/shelter structure, and at the northeastern portion of the site, directly east of the play yard. In total, 29 parking spaces will be restriped, resulting in a surplus of one (1) parking space compared to the displaced parking, which is 28 spaces. Furthermore, the configuration of the parking stalls and access have been reviewed by the Engineering and Traffic Divisions and all appropriate conditions of approval have been incorporated to minimize any impacts to surrounding streets.

3. The development, as proposed, will not adversely affect essential public facilities such as streets and alleys, utilities and drainage channels.

The streets in the area are adequate to accommodate the development. Existing utilities and drainage channels in the area are adequate to accommodate the existing development and the proposed structures. The proposed structures will not affect the drainage of storm water. Existing landscaping areas will remain unaffected by the proposal. The Public Works Department has reviewed the project and has incorporated all the appropriate conditions of approval to minimize any adverse impacts.

4. The proposed project will not adversely impact the Public Works Department ability to perform its required function.

The Public Works Department has reviewed the project and has incorporated all the appropriate conditions of approval and mitigation measures to minimize any adverse impacts, and to ensure the project will not adversely impact the Public Works Department's ability to perform its required function(s).

5. The development does have a reasonable degree of physical, functional, and visual compatibility with neighboring uses and desirable neighborhood characteristics.

The subject project site is currently improved with St. Columban Church, as well as an ancillary school, St. Columban School. The school is requesting approval to replace an existing lunch shelter with a proposed 3,606 square foot lunch shelter and a new 1,640 square foot six-car garage/storage structure along with associated site improvements consisting of the replacement of fencing and rolling vehicular gates with wrought iron, a trash enclosure, and reconfiguration of parking stalls to accommodate the new structures. The subject project site is located in an area currently improved with residential uses, such as single-family dwellings and multiple-family developments.

The proposed improvements will support an existing church site with an ancillary school, which will replace existing amenities with new structures exhibiting an improved aesthetic design and built from high quality materials. The six-car garage/storage structure will consist of a gable roof, and will match the 3:12 roof slope, wood fascia, and the exterior finishes, colors, and textures of the adjacent garage/storage structure. The improvements will support an existing school that is compatible with the neighboring uses and neighborhood characteristics. The proposed improvements satisfy the requirements of the CI General Plan Land Use designation and the CCSP zone in regard to setbacks and building height.

The City's Community and Economic Development Department has reviewed the proposed project, and all appropriate conditions of approval have been incorporated to ensure physical, functional, and visual compatibility with the project's surroundings.

6. Through the planning and design of buildings and building placement, the provision of open space landscaping and other site amenities will attain an attractive environment for the occupants of the property.

The applicant, St. Columban School, is proposing to demolish an existing lunch shelter to replace it with a new 3,606 square foot shelter, along with a new 1,640 square foot six-car garage/storage structure, and a new trash enclosure. The request also includes replacement of the existing chain-link fencing around the lunch shelter and three (3) vehicular rolling gates with wrought iron. Additional site improvements include the restriping of parking stalls to replace displaced parking to accommodate the improvements. Per the CCSP zone, new structures are subject to a minimum 10'-0" side setback. The proposed lunch shelter and the garage/storage structure are set back 10'-0" from an interior property line, which satisfies the requirements of the CCSP zone. Therefore, the placement of the proposed structures is consistent with the CCSP zone.

The proposed lunch shelter will be constructed from steel beams, wide flange columns, and a pre-finished corrugated metal roof. The proposed fencing and vehicular rolling gates will be powder coated wrought iron. Therefore, the proposed structures will possess an improved design and be constructed of higher quality materials compared to the existing being replaced. Thus, the proposal will attain an attractive environment for the occupants of the site. Existing landscaping areas and other site amenities will not be affected by the proposed improvements.

The City's Community and Economic Development Department has reviewed the proposed project, and all appropriate conditions of approval have been incorporated to ensure the attractiveness of the site.

INCORPORATION OF FACTS AND FINDINGS SET FORTH IN STAFF REPORT

In addition to the foregoing, the Planning Commission incorporates herein by this reference, the facts and findings set forth in the staff report.

BE IT FURTHER RESOLVED that the Planning Commission does conclude:

1. The Site Plan possesses characteristics that would indicate justification of the request in accordance with Municipal Code Section 9.32.030.
2. In order to fulfill the purpose and intent of the Municipal Code and thereby promote the health, safety, and general welfare, the attached Conditions of Approval (Exhibit "A") shall apply to Site Plan No. SP-123-2023.

EXHIBIT "A"

Site Plan No. SP-123-2023

10855 Stanford Avenue

CONDITIONS OF APPROVAL

General Conditions

1. The applicant and each owner of the property shall execute, and the applicant shall record a "Notice of Agreement with Conditions of Approval and Discretionary Permit of Approval," as prepared by the City Attorney's Office, on the property. Proof of such recordation is required prior to issuance of a building permit.
2. All Conditions of Approval set forth herein shall be binding on and enforceable against each of the following, and whenever used herein, the term "applicant" shall mean and refer to each of the following: the project applicant, Saint Columban School, the developer of the project, the owner(s) and tenant(s) of the property, and each of their respective successors and assigns. All conditions of approval are required to be adhered to for the life of the project, regardless of property ownership. Except for minor modifications authorized to be approved by the Community and Economic Development Director pursuant to Condition No. 4, any changes to these Conditions of Approval require approval by the appropriate City hearing body.
3. Site Plan No. SP-123-2023 only authorizes approval to construct a 3,606 square foot lunch shelter and a new 1,640 square foot six-car garage/storage structure at a church site currently improved with a school, St. Columban School. Additional site improvements consist of new wrought iron fencing and rolling vehicular gates, a trash enclosure, and reconfiguration of parking stalls to accommodate the new structures for a property located at 10855 Stanford Avenue (APN: 089-191-05), as depicted on the plans submitted by the applicant and made part of the record of the March 2, 2023 Planning Commission proceedings. Approval of this Site Plan shall not be construed to mean any waiver of applicable and appropriate zoning and other regulations; and wherein not otherwise specified, all requirements of the City of Garden Grove Municipal Code shall apply.
4. Minor modifications to the Site Plan and/or these Conditions of Approval may be approved by the Community and Economic Development Director, in his or her discretion. Proposed modifications to the project and/or these Conditions of Approval determined by the Community and Economic Development Director not to be minor in nature shall be subject to

approval of new and/or amended land use entitlements by the applicable City hearing body.

5. The approved site plan and floor plan are an integral part of the decision approving this Site Plan. There shall be no additional changes in the design of the site plan and floor plan without the approval of the Community and Economic Development Department, Planning Services Division. Any additional changes in the approved site plan and floor plan, which have the effect of expanding or intensifying the present use, shall require obtaining the proper entitlement(s).
6. All conditions of approval shall be implemented at the applicant's expense, except where specified in the individual condition.

Engineering Division

7. All trash container areas shall meet the following requirements per City of Garden Grove Standard B-502 and State mandated commercial organic recycling law, including AB 1826, SB 1383, and other applicant State recycling laws related to refuse, recyclables, and/or organics (web-link reference: <https://ggcity.org/index.php/pw/trash-recycling>):
 - a. Paved with an impervious surface, designed not to allow run-on mixing of drainage from adjoining areas, designed to divert drainage from adjoining roofs and pavements to be directed around the area for trash roll out, and screened or walled to prevent off-site transport of trash by water or wind.
 - b. Provide solid roof or awning to prevent direct precipitation into the enclosure.
 - c. Connection of trash area drains to the municipal storm drain system is prohibited. Drainage from the enclosure may be directed to a conforming grease or contaminant interceptor.
 - d. Potential conflicts with fire code access requirements and garbage pickup routing for access activities shall be considered in implementation of design and source control. See CASQA Storm Water Handbook Section 3.2.9 and BMP Fact Sheet SD-32 for additional information.
 - e. The trash enclosure and containers shall be located to allow pick-up and maneuvering, including turnarounds, in the area of enclosures, and concrete aprons for roll-out areas.
 - f. Pursuant to state mandated commercial organic recycling law-AB 1826 and SB 1383, the applicant is required to coordinate storage

and removal of the organics waste with local recycling/trash company.

- g. Pursuant to applicable state mandated laws, the applicant is required to contact and coordinate with the operations manager of the local recycling/trash company (Republic Services, 800-700-8610) to ensure the trash enclosure includes the appropriate size and number of containers for the disposal of items such as, but may not limited to, municipal solid waste (MSW), recyclables, and organic green waste.
- h. Based on the amount of waste disposed, per week, the applicant shall coordinate with the local recycling/trash company to ensure the adequate frequency of trash pick-up is serviced to the site for municipal solid waste (MSW), recyclables, and organic green waste, including any other type of waste.
- i. The applicant shall ensure large bulk items, intended for coordinated and scheduled pick-up by the local recycling/trash company, are not placed in areas that encroach into drive aisles, parking spaces, pedestrian pathways, or areas in the front of the property including areas public right-of-way (e.g., street, sidewalk), during and after construction. Any large bulk items shall be out of public vantage points.
- j. The requirements for the trash enclosure and design criteria are bound and coordinated with the Water Quality Management Plan (WQMP), when required, as depicted on the project grading plan, which shall be incorporated into the WQMP by narrative description, exhibits and an Operation and Maintenance Plan (O&M).

Orange County Fire Authority

- 8. The applicant shall comply with all applicable Orange County Fire Authority requirements, including, but not limited to the Fire Master Plan.

Building and Safety Division

- 9. The project shall comply with all applicable requirements of the latest edition of the California Building Standards Code at the time of building permit application.
- 10. An accessible path-of-travel shall be provided from the nearest accessible parking stall to the proposed lunch shelter.
- 11. An accessible path-of-travel shall be provided from the proposed lunch shelter to the nearest restroom(s). Restroom(s) serving the proposed

shelter shall be fully accessible and shall comply with the latest edition of the California Building Code (CBC) Chapter 11B, Division 6.

12. An accessible path-of-travel shall be provided from the proposed lunch shelter to the proposed trash enclosure.
13. An accessible path-of-travel shall be provided from the public sidewalk to the proposed shelter.
14. Buildings on the same lot shall be interconnected with an accessible path-of-travel.
15. Parking calculations shall be provided indicating the total parking required, and the number of van and standard accessible parking spaces provided. Parking spaces complying with Section 11B-502 that serve a particular building or facility shall be located on the shortest accessible route from the parking area to an entrance complying with Section 11B-206.4. Where parking serves more than one accessible entrance, parking spaces complying with Section 11B-502 shall be dispersed and located on the shortest accessible route to the accessible entrances. In parking facilities that do not serve a particular building or facility, parking spaces complying with Section 11B-502 shall be located on the shortest accessible route to an accessible pedestrian entrance of the parking facility.
16. A minimum 5% of the seating in the shelter shall be made accessible and shall comply with the latest edition of the California Building Code (CBC) Chapter 11B-902.
17. A soils report complying with the latest edition of the California Building Code (CBC) Chapter 18 shall be submitted with plans and structural design calculations at time of building permit application.

Water Services Division

18. A Reduced Pressure Principle Device (RPPD) backflow prevention device shall be installed for meter protection. The landscape system shall also have RPPD device. Any carbonation dispensing equipment shall have a RPPD device. Installation shall be per City Standards and shall be tested by a certified backflow device tester immediately after installation. Cross-connection inspector shall be notified for inspection after the installation is completed. Owner shall have RPPD device tested once a year thereafter by a certified backflow device tester and the test results to be submitted to Public Works, Water Services Division. Property owner must open a water account upon installation of RPPD device.
19. It shall be the responsibility of owner/developer to abandon any existing private water well(s) per Orange County Health Department requirements.

Abandonment(s) shall be inspected by Orange County Health Department inspector after permits have been obtained.

Planning Services Division

20. Litter shall be removed daily from the premises, including adjacent public sidewalks, and from all parking areas under the control of the applicant. These areas shall be swept or cleaned, either mechanically or manually, on a weekly basis, to control debris.
21. The applicant/property owner shall maintain all existing landscaped areas in a neat and healthy condition. Landscaping maintenance shall include pruning or removal of overgrown weeds and vegetation.
22. The applicant/property owner shall abate all graffiti vandalism within the premises. The applicant/property owner shall implement best management practices to prevent and abate graffiti vandalism within the premises throughout the life of the project, including, but not limited to, timely removal of all graffiti, the use of graffiti resistant coatings and surfaces, the installation of vegetation screening of frequent graffiti sites, and the installation of signage, lighting, and/or security cameras, as necessary. Graffiti shall be removed/eliminated by the applicant/property owner as soon as reasonably possible after it is discovered, but not later than 72 hours after discovery.
23. The applicant is advised that the establishment is subject to the provisions of State Labor Code Section 6404.5 (ref: State Law AB 13), which prohibits smoking inside the establishment as of January 1, 1995.
24. Any satellite dish antennas installed on the premises shall be screened, subject to approval by the Community and Economic Development Department, Planning Division. No advertising material shall be placed thereon.
25. Permitted hours and days of construction and grading shall be as follows, and all work shall be comply with the noise regulations set forth in Chapter 8.47 of the City of Garden Grove Municipal Code:
 - a. Monday through Friday – not before 7:00 a.m. and not after 5:00 p.m.
 - b. Saturday – not before 8:00 a.m. and not after 5:00 p.m. All construction activity on Saturday shall be limited to interior construction only.
 - c. Sunday and Federal Holidays – no construction shall occur.

26. Construction activities shall adhere to SCAQMD Rule 403 (Fugitive Dust), which includes dust minimization measures, using electricity from power poles rather than diesel or gasoline powered generators, and using methanol, natural gas, propane or butane vehicles instead of gasoline or diesel powered equipment, where feasible, using solar or low-emission water heaters, and using low-sodium parking lot lights, to ensure compliance with Title 24.
27. The applicant/property owner shall comply with the adopted City Noise Ordinance.
28. As a part of the finalized working drawings for the Planning Division, Engineering Division and Building and Safety Division, the developer shall submit a detailed and dimensioned plot plan, floor plans, and exterior elevations that reflect the conditions of approval.
29. All lighting structures shall be placed so as to confine direct rays to the subject property. All exterior lights shall be reviewed and approved by the Planning Services Division. Lighting in the common and parking areas shall be directed, positioned or shielded in such manner so as not to unreasonably illuminate the window area of nearby residences. Parking area lighting shall be provided during the hours of darkness the establishment is open at a minimum of two-foot candles of light, and one-foot candle of light during all other hours of darkness.
30. The applicant shall submit detailed plans showing the proposed location of utilities and mechanical equipment to the Community and Economic Development Department, Planning Division, for review and approval prior to submittal of plans for Building and Safety Division, Plan Check. The project shall also be subject to the following:
 - a. All above-ground utility equipment (e.g., electrical, gas, telephone) shall not be located in the street setbacks and shall be screened to the satisfaction of the Community and Economic Development Department, Planning Division.
 - b. No roof or wall mounted mechanical equipment shall be permitted unless the Planning Division Services approves a method of screening complementary to the architecture of the building, prior to the issuance of building permits. Said screening shall block visibility of any roof-mounted mechanical equipment from view of public streets, including the surrounding properties.
31. No exterior piping, plumbing, roof top access ladders, or mechanical ductwork shall be permitted on any exterior facade and/or be visible from any public right-of-way or adjoining property.

32. Any and all correction notice(s) generated through the plan check and/or inspection process is/are hereby incorporated by reference as conditions of approval and shall be fully complied with by the owner, applicant and all agents thereof.
33. The applicant shall work with the Planning Services Division to ensure that the proposed building colors are appropriate and compatible. All exterior finishes of the proposed garage/storage building shall match the adjacent existing garage in terms of color, including, but not limited to, fascia, roofing material, exterior finishes, etc. The applicant shall submit the actual chip samples of the proposed paint colors to the Planning Services Division for review and approval.
34. The trash enclosure shall have unifying colors and exterior finishes that match, and are integrated, with the existing development. The proposed roof design of the trash enclosure shall be architecturally compatible with the design of the existing development. The Planning Services Division shall review and approve the design of the proposed roof and the material(s). The proposed roof and materials shall also comply with the building code requirements.
35. The trash bins shall be kept inside the trash enclosures, and gates closed at all times, except during disposal and pick-up. The property owner shall provide sufficient trash bins and pick-up to accommodate the site.
36. It shall be the applicant's responsibility to verify that any building or site improvements do not impermissibly interfere with any recorded easements on the subject property or the adjacent properties.
37. The applicant shall comply with the Migratory Bird Treaty Act (MBTA), and Sections 3503, 3503.5 and 3515 of the California Fish and Game regulations, which require the protection of active nests of all bird species, prior to the removal of any on-site landscaping, including the removal of existing trees.
38. During construction, if paleontological or archaeological resources are found, all attempts will be made to preserve in place or leave in an undisturbed state. In the event that fossil specimens or cultural resources are encountered on the site during construction and cannot be preserved in place, the applicant shall contact and retain, at applicant's expense, a qualified paleontologist or archaeologist, as applicable, acceptable to the City to evaluate and determine appropriate treatment for the specimen or resource, and work in the vicinity of the discovery shall halt until appropriate assessment and treatment of the specimen or resource is determined by the paleontologist or archeologist (work can continue elsewhere on the project site). Any mitigation, monitoring, collection, and specimen/resource treatment measures recommended by the

paleontologist/archaeologist shall be implemented by the applicant at its own cost.

39. A copy of the resolution approving Site Plan No. SP-123-2023, including these Conditions of Approval, shall be kept on the premises at all times.
40. The applicant shall submit a signed letter acknowledging receipt of the decision approving Site Plan No. SP-123-2023 and his/her agreement with all conditions of the approval.
41. The applicant shall, as a condition of project approval, at its sole expense, defend, indemnify and hold harmless the City, its officers, employees, agents and consultants from any claim, action, or proceeding against the City, its officers, agents, employees and/or consultants, which action seeks to set aside, void, annul or otherwise challenge any approval by the City Council, Planning Commission, or other City decision-making body, or City staff action concerning Site Plan No. SP-123-2023. The applicant shall pay the City's defense costs, including attorney fees and all other litigation related expenses, and shall reimburse the City for court costs, which the City may be required to pay as a result of such defense. The applicant shall further pay any adverse financial award, which may issue against the City including, but not limited, to any award of attorney fees to a party challenging such project approval. The City shall retain the right to select its counsel of choice in any action referred to herein.
42. Unless a time extension is granted pursuant to Section 9.32.030.D.9 of Title 9 of the Municipal Code, the approval of Site Plan No. SP-123-2023, and the development authorized pursuant thereto, shall expire and become null and void if the subject use or construction necessary and incidental thereto is not commenced within one (1) year of the expiration of the appeal period for this approval and thereafter diligently advanced until completion of the project.

COMMUNITY AND ECONOMIC DEVELOPMENT DEPARTMENT PLANNING STAFF REPORT

AGENDA ITEM NO.: D.1.	SITE LOCATION: N/A
HEARING DATE: March 2, 2023	APN: N/A
CASE NO.: N/A	GENERAL PLAN: N/A
APPLICANT: N/A	ZONE: N/A
PROPERTY OWNER: N/A	CEQA DETERMINATION: N/A

REQUEST:

The purpose of this report is to request that the Planning Commission receive and file the 2022 Annual Progress Report on the Status of the General Plan.

BACKGROUND:

The City is required by the State to submit an annual report, no later than April 1st, on the status of the General Plan and progress in its implementation to their legislative bodies, the Governor's Office of Planning and Research (OPR), and the Housing and Community Development (HCD).

The report focuses on the calendar year 2022. Projects approved, ordinances adopted, and programs implemented during this time are included within the report. Additionally, the City reviews the previous year's residential development activity and programs that work toward providing housing throughout the City.

The report also covers the Regional Housing Need Allocation (RHNA) for the 2021-2029 planning period. California General Plan law requires each city and county to accommodate its fair share of the regional housing needs. As determined by the Southern California Association of Governments (SCAG), Garden Grove's fair share allocation is 19,168 new housing units during this planning cycle. This report shows the City's progress on meeting its RHNA.

RECOMMENDATION:

Staff recommends that the Planning Commission take the following action:

- Receive and file the 2022 Annual Progress Report on the Status of the General Plan.



MARIA PARRA
Planning Services Manager



By: Mary Martinez
Associate Planner

Attachment: 2022 Annual Progress Report on the Status of the General Plan

**2022
ANNUAL PROGRESS REPORT
ON THE STATUS OF
THE GENERAL PLAN**



Prepared by the Garden Grove Community and Economic Development
Department

FEBRUARY 2023

2022 Garden Grove Annual Report on the Status of the General Plan

Introduction

Government Code Section 65400 and 65700 requires the City to submit an annual report on the status of the General Plan and progress in its implementation to the City Council, the Governor's Office of Planning and Research (OPR), and the Department of Housing and Community Development (HCD) by April 1 of each year. Every year, the City of Garden Grove reviews the previous year's actions, residential development activity, and programs that work toward providing housing throughout the City, and prepares this report as a review of the activities undertaken to implement the General Plan. The report focuses on the calendar year of 2022. Projects approved, ordinances adopted, and programs implemented during this time are included within the report.

The City continues its process of updating the General Plan, which was last updated in 2022. More information about the General Plan is available at <https://ggcity.org/planning/general-plan> or through contacting the Planning Division at 714-741-5312.

The City is required by the State to prepare an Annual Progress Report on the status of the General Plan and Housing Element that indicates the progress in the implementation and status of its programs and objectives.

The Annual Progress Report on the Housing Element includes; an Annual Building Activity Report Summary; Rehabilitation, Preservation and Acquisition Activity; Regional Housing Needs Allocation Progress; and Housing Element Program Implementation Status updates. Using the Planning Commission and City Council as an avenue, the City must provide opportunities for public discussion and input on housing issues and housing element implementation.

The programs and objectives in the 2021-2029 Housing Element Plan aim to make adequate provision for the housing needs of all economic segments of the community. The programs outlined in the plan have been implemented in an effort to conserve and improve the conditions of the existing affordable housing stock, assist in the development of housing for low- and moderate-income households, identify adequate sites to encourage the development of a variety of types of housing for all income levels, address and, where appropriate and legally possible, remove government constraints to the maintenance, improvement, and development of housing, and promote equal opportunities for all persons.

In addition, the City has prepared a Development Project Update List, which is available on the Planning Division's webpage at <https://ggcity.org/planning/development-projects-update-list>. The report is updated every quarter and includes all residential, commercial, and industrial projects that move through the Community and Economic Development Department.

City of Garden Grove 2022 Annual Report on the Status of the General Plan

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A G E N D A

GARDEN GROVE PLANNING COMMISSION

March 2, 2023 - 7:00 PM

COMMUNITY MEETING CENTER
11300 STANFORD AVENUE

COVID-19 Information: Masks are not required, however, the public is encouraged to wear face masks in City facilities. Please do not attend this meeting if you have had direct contact with someone who has tested positive for COVID-19, or if you are experiencing symptoms such as coughing, sneezing, fever, difficulty breathing or have other flu-like symptoms.

Meeting Assistance: Any person requiring auxiliary aids and services, due to a disability, to address the Planning Commission, should contact the Department of Community & Economic Development at (714) 741-5312 or email planning@ggcity.org 72 hours prior to the meeting to arrange for special accommodations. (Government Code §5494.3.2).

Agenda Item Descriptions: Are intended to give a brief, general description of the item. The Planning Commission may take legislative action deemed appropriate with respect to the item and is not limited to the recommended action indicated in staff reports or the agenda.

Documents/Writings: Any revised or additional documents/writings related to an item on the agenda distributed to all or a majority of the Planning Commission within 72 hours of a meeting, are made available for public inspection at the same time (1) in the Planning Services Division Office at 11222 Acacia Parkway, Garden Grove, CA 92840, during normal business hours; and (1) at the Community Meeting Center at the time of the meeting.

Public Comments: Members of the public who attend the meeting in-person and would like to address the Planning Commission are requested to complete a yellow speaker card indicating their name and address, and identifying the subject matter they wish to address. This card should be given to the Recording Secretary before the meeting begins. General comments are made during "Oral Communications" and are limited to three (3) minutes and to matters the Planning Commission has jurisdiction over. Persons wishing to address the Planning Commission regarding a Public Hearing matter will be called to the podium at the time the matter is being considered. Members of the public who wish to comment on matters before the Commission, in lieu of doing so in person, may submit comments by emailing public-comment@ggcity.org no later than 3:00 p.m. the day of the meeting. The comments will be provided to the Commission as part of the meeting record.

PLEASE SILENCE YOUR CELL PHONES DURING THE MEETING.

REGULAR MEETING AGENDA

ROLL CALL: CHAIR RAMIREZ, VICE CHAIR LINDSAY
COMMISSIONERS ARESTEGUI, CUNNINGHAM, LEHMAN, PEREZ

PLEDGE OF ALLEGIANCE TO THE FLAG OF THE UNITED STATES OF AMERICA

- A. ORAL COMMUNICATIONS - PUBLIC
- B. APPROVAL OF MINUTES – February 16, 2023
- C. PUBLIC HEARING(S) (Authorization for the Chair to execute Resolution shall be included in the motion.)

C.1. SITE PLAN NO. SP-121-2023
VARIANCE NO. V-039-2023

APPLICANT: ANH THU NGUYEN (ASPIRE ASSOCIATES, LLC)
LOCATION: SOUTHWEST CORNER OF GARDEN GROVE BOULEVARD
AND PARTRIDGE STREET AT 12692 GARDEN GROVE
BOULEVARD

REQUEST: A request for Site Plan approval to construct a new 6,694 square foot one-story office building on the vacant and unimproved portion of a 1.09-acre property, along with associated site improvements. The existing 4,600 square foot, one-story commercial building on the property's southwest corner will remain unchanged. In conjunction with the request, the applicant requests a Variance approval to deviate from the minimum lot size requirement of the Harbor Corridor Special Plan-Office Professional (HCSP-OP) zone, to develop the site with a new commercial building. The project is exempt from the CEQA pursuant to Government Code Section 15303 - New Construction or Conversion of Small Structures - of the State CEQA Guidelines.

STAFF RECOMMENDATION: Approval of Site Plan No. SP-121-2023 and Variance No. V-039-2023, subject to the recommended conditions of approval.

C.2. SITE PLAN NO. SP-123-2023

APPLICANT: ST. COLUMBAN SCHOOL
LOCATION: NORTHEAST CORNER OF NELSON STREET AND
STANFORD AVENUE AT 10855 STANFORD AVENUE

REQUEST: A request for Site Plan approval to construct a new 3,606 square foot lunch shelter and a new 1,640 square foot six-car garage/storage structure at a church site currently improved with a school, St. Columban School. Additional site improvements consist of new wrought-iron rolling gates and reconfiguration of parking stalls to accommodate the new structures. The site is in the CCSP-PR12 (Civic Center Specific Plan - Peripheral Residential (PR) District Area 12) zone. The Planning Commission will consider a determination that the Project is exempt from the CEQA pursuant to Government Code Section 15302 - Replacement or Reconstruction, and 15303 - New Construction or Conversion of Small Structures - of the State CEQA Guidelines.

STAFF RECOMMENDATION: Approval of Site Plan No. SP-123-2023,
subject to the recommended conditions of approval.

D. ITEM FOR CONSIDERATION

D.1. ACKNOWLEDGEMENT OF THE 2022 ANNUAL PROGRESS REPORT ON
THE STATUS OF THE GENERAL PLAN AND HOUSING ELEMENT

E. MATTERS FROM COMMISSIONERS

F. MATTERS FROM STAFF

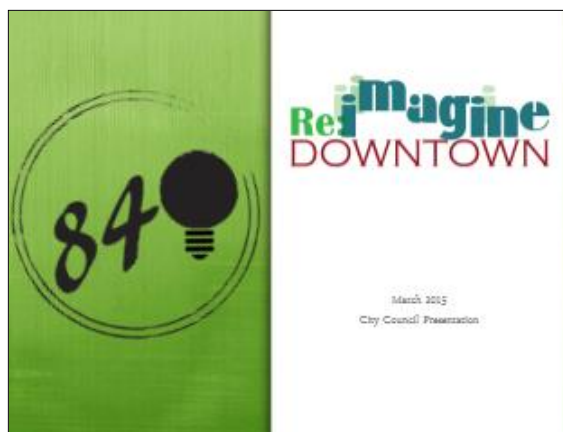
G. ADJOURNMENT

Measures Associated with the Implementation of the General Plan

LAND USE ELEMENT

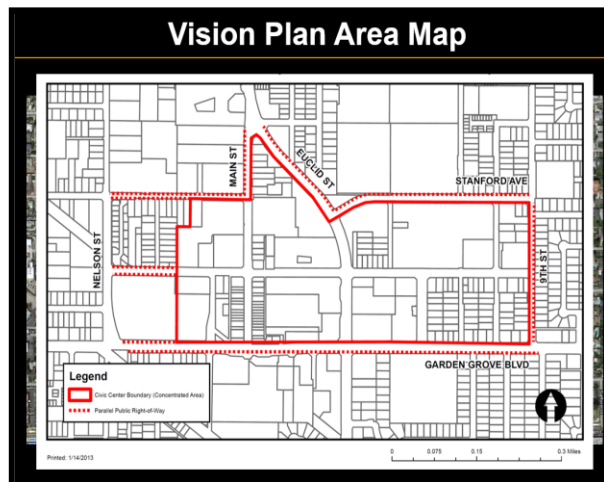
The Land Use Element is often seen as the framework element for the General Plan as it sets forth the patterns of development activity and land use that will support and enhance the character of the City. It will serve as a guide for both public officials and private citizens in its description of the type, intensity, and general distribution of uses of land for housing, business, industry, open space and public uses.

Garden Grove is a fully built out urbanized city. Some of the land is undergoing a transformation from uses established 50 to 60 years ago into new uses that reflect life today and the changing needs of people within the City. Growth is seen as a positive economic tool and enhanced shopping, dining, and entertainment options would improve the quality of life. The City also has a strong community value to preserve the “hometown feel” and the core residential character of the community. This value supports the City’s effort to bring together the community to identify a sense of place and ownership, referred to as “Placemaking”.



Garden Grove exemplifies the purposeful and inclusive nature of “placemaking” as a way for us to celebrate our rich heritage, and craft a rewarding future for the City. One way the City has implemented the community’s ideas for “placemaking” and creating a vision plan for the future is through an on-going Downtown project called the Re: Imagine Campaign. Ideas that came from this campaign include a Public Online Forum, called MindMixer, which was created to encourage people to share thoughts, ideas, photos, and visuals of how they would like their City to be, and what they would like to see and experience in the future.

2022 GARDEN GROVE ANNUAL REPORT ON THE STATUS OF THE GENERAL PLAN



Ideas that came out of the on-line forum included public art, market halls, a bike and pedestrian master plan, new bike lanes, a car-free “Open Streets” or “Complete Streets” event, food trucks, music festivals, theater performances, a community garden, “parklets”, an art walk, public gathering spaces, park furniture, and at the top of the list were many requests for a parking management plan, new parking garages with retail store fronts, and shared parking to maximize the use of the many open surface lots in the Civic Center Area.

The City also acknowledges the importance of collaborating with adjacent jurisdictions to develop compatible land uses to contribute to “placemaking” throughout the City. The City realizes that finding opportunities to improve underutilized areas adjacent to other jurisdictions affects the residents and businesses of Garden Grove.

The City focused on the following Land Use Element Goals, Policies, and Implementation Programs during the 2022 reporting period:

Goal LU-10: Restoration of the Civic Center as the heart of the City.

Policy LU-4.6: Where residential/commercial or residential/industrial mixed use is permitted, ensure compatible integration of adjacent uses to minimize conflicts.

Policy LU-11.3: Redevelop, consolidate, and rezone properties within the Civic Center area to accommodate the mix of uses allowed in this focus area.

Policy LU-1.6: Mixed Use should be designed to:

- Create a pleasant walking environment to encourage pedestrian activity.
- Create lively streetscapes, interesting urban spaces, and attractive landscaping.
- Provide convenient shopping opportunities for residents close to their residence.
- Integrate with surrounding uses to become a part of the neighborhood rather than an isolated project.
- Use architectural elements or themes from the surrounding area, as appropriate.
- Provide appropriate transition between land use designations to minimize neighbor compatibility conflicts.

2022 GARDEN GROVE ANNUAL REPORT
ON THE STATUS OF THE GENERAL PLAN

Goal LU-1: The City of Garden Grove is a well-planned community with sufficient land uses and intensities to meet the needs of anticipated growth and achieve the community's vision.

Goal LU-5: Economically viable, vital, and attractive commercial centers throughout the City that serve the needs of the community.

Goal LU-6: Revitalization of aging, underused or deteriorated commercial corridors, centers, and properties in the City.

LU-IMP-6C: Encourage façade renovation, enhanced parking area landscaping, improved lighting, development of pad buildings, and the use of pedestrian amenities, such as fountains, plazas, promenades, seating, and like features.

Policy LU-11.1: Revitalize the commercial properties on the southwest and southeast corners of the Brookhurst Street/Chapman Avenue intersection.

Policy LU-6.2: Encourage a mix of retail and commercial services along major corridors and in centers to meet the community's needs.

Goal LU-9: Creation of a tourism- and entertainment-related destination area that will benefit all residents, businesses, and visitors.

LU-IMP-10B: Continue to encourage the use of the Civic Center's facilities for public and private community and social events.

Goal LU-7: Industrial areas that contribute in terms of jobs and the economic impacts they provide.

Policy LU-1.3: Support the production of housing citywide that is affordable to lower and moderate-income households consistent with the policies and targets set by the Housing Element.

Policy LU-1.4: Encourage a wide variety of retail and commercial services, such as restaurants and cultural arts/entertainment, in appropriate locations.

LU-IMP-2A: Continue to monitor maintenance standards in neighborhoods to maintain high standards of appearance and stability in the neighborhood.

LU-IMP-3D: Front multi-family housing on local streets with appropriate setbacks to be consistent with neighborhood development patterns.

Policy LU-3.2: Support development of multi-family housing that provides a diversity of densities, types, and prices that meet the needs of all household income levels.

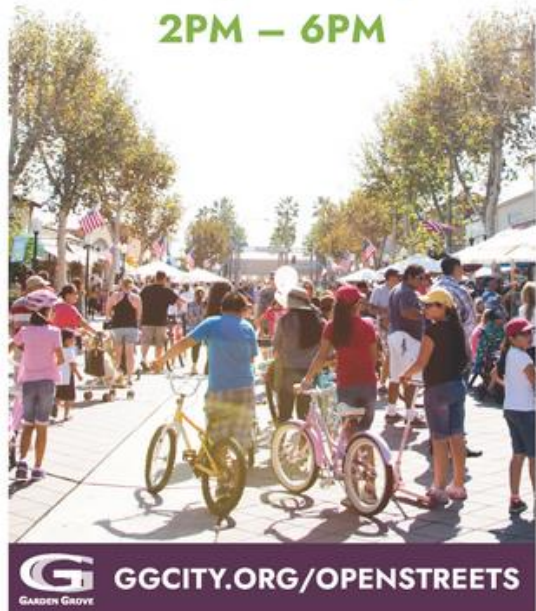
Re:Imagine Downtown Initiative



The City continues its efforts to bring together the community, with the recent active transportation grants and construction of bikeway improvement projects now underway, the Re:Imagine Garden Grove initiative is still building on the momentum to identify innovative “placemaking” opportunities in which Garden Grove celebrates its rich heritage and enhances public spaces. There is on-going collaboration between Community and Economic Development, Community Services, and Public Works Departments to promote more ideas that include future programming to encourage lively gathering places in public areas, seating, shade, art, lighting, and other interesting pedestrian amenities in public parks, as parks provide places for people to interact in a shared environment. There has also been significant positive feedback about the community’s enjoyment of art installations in the civic center area, around the Downtown, and in the Village Green Park, to satisfy Goal LU-10, which encourages the City to restore the Civic Center as the heart of the City.

After the postponement of the 4th Open Streets event due to COVID-19 in 2021, the event finally occurred in April 2022, to continue with the City’s Re:Imagine efforts. Moreover, continued ‘discovery and storytelling’ efforts for the Downtown area is an essential component in connecting the community to public places. To this end, the Information Technology Department and the Office of Community Relations Division has continued to work with staff to develop a website dedicated to Re:Imagine Garden Grove. The website will explain the evolution of Re:Imagine and incorporate an interactive timeline for past and upcoming events, including links to our social media, marketing sites, downtown technical studies, conceptual strategic plans, as well as encourage the public to share their thoughts, ideas, and visuals of what they would like to see and experience in the future. The website is expected to launch in 2023.

SATURDAY, APRIL 2, 2022
2PM – 6PM



Cottage Industries Project

In an effort to continue to maintain the community’s identity, create a sense of place while preserving historic residential structures through adaptive re-use, as well as, combining complementary uses, a new project called the Cottage Industries has been proposed in the City’s Civic Center area. The vision of this project is to use the existing residential cottages as commercial businesses and invigorate outdoor activities. The City has amended the Zoning (CC-1 Mixed Use) to allow this development located in the neighborhoods south of Acacia Parkway, north of Garden Grove Boulevard, west of Ninth Street, and east of Civic Center Boulevard.



Phase one of this project was approved by the Planning Commission in March 2018. Phase two was approved by the Planning Commission in December 2019. Due to COVID, the project was briefly on hold, but began construction in late 2021, and continued during 2022. Phase one is expected to complete construction in 2023. The City hopes that this project will continue to encourage Adaptive Reuse and Preservation, as well as ensuring compatible integration of adjacent uses in mixed use zones to minimize conflicts, as encouraged by Policy LU-4.6.

Smallwood Plaza Project on Main Street



In May 2018, the Planning Commission approved a Site Plan to construct a new mixed-use building with commercial lease space along the Main Street frontage in the CC-2 (Civic Center Main Street) zone with nine residential units on the second and third floors. The approval included a 35% density bonus for very low-income households. The residents will enjoy an

environment of compact development within a pedestrian-oriented district that provides opportunities for people to engage in civic, business, educational, and recreational activities near their homes, as encouraged by Policy LU-11.3, which states that the Civic Center areas should be redeveloped, consolidated, or rezoned to accommodate a mix of uses. Main Street will be enhanced with a carefully

2022 GARDEN GROVE ANNUAL REPORT
ON THE STATUS OF THE GENERAL PLAN

designed building intended to preserve the character of the street and new neighbors that will add activity and engagement to the most-walkable part of town. Policy LU-1.6 of the General Plan encourages mixed-use development to be designed to create a pleasant walking environment to encourage pedestrian activity, provide convenient shopping opportunities for residents close to their residence, integrate with surrounding uses to become a part of the neighborhood rather than an isolated project, and use architectural elements or themes from the surrounding area. The building permits were issued in 2021 and the project is expected to begin construction in early 2023.

Garden Brook Senior Village Project

In March 2018, the Planning Commission and City Council approved entitlements to repurpose an existing 8-story, unfinished, steel structure into a 394-unit affordable senior housing project with commercial retail space by amending the General Plan Land Use designations from Residential/Commercial Mixed Use 1 and Parks/Open Space, to Community Residential, to increase the residential density from 42 dwelling units per acre to 60 dwelling units per acre, specifically for senior housing.



The development will provide a unique mix of uses that are in keeping with the site constraints and the intent of the Garden Grove Mixed Use zoning. In particular, the project will meet the intent of the 2030 General Plan for this area by providing an urban-scale, fully integrated commercial and residential mixed-use development, which provides some commercial uses along the street frontage to encourage a more vibrant, pedestrian oriented streetscape, as encouraged by Policy LU-1.6, which states that mixed use projects should create a pleasant walking environment to encourage pedestrian activity, create lively streetscapes, interesting urban spaces, attractive landscaping, and provide convenient shopping opportunities for residents close to their residence. The building plans were approved in 2019 and the project began construction in 2020. Completion is anticipated in Spring 2023.

Home2 Suites by Hilton

In December 2018, City Council approved the entitlements to develop a 5-story hotel and accessory hotel amenities on a property on the southern portion of Harbor Boulevard, south of the 22 freeway. The approval included a General Plan Amendment to increase the maximum allowable Floor Area Ratio (FAR) for hotels on properties with the Land Use Designation of Heavy Commercial from 0.60 to 1.0. The General Plan Amendment is consistent with Goals LU-1, LU-5, and LU-6 of the General Plan since it will provide for hotel development intensity to meet the needs of anticipated growth and achieve the community’s vision for the development of



tourism-related businesses, and is consistent with the General Plan goals and policies to facilitate the revitalization of commercial corridors and vacant or underutilized sites in the City with economically viable projects. The project broke ground in July 2019 and is expected to open in Spring 2023.

West Grove Center Redevelopment Project

The property owner of the Starlight Cinema Center obtained Planning Commission approvals to redevelop the site, currently improved with the Starlight 4 Star Cinema, a bowling alley, and a vacant restaurant, with a new automatic car wash, a new pad drive-thru restaurant, new sit-down restaurants, a new drive-thru coffee shop, and an expansion of the existing movie theater. The improvements to the movie theatre, the new drive-thru restaurant, and car wash were completed in 2021. Continued efforts were made in 2022 to obtain plan check and permit approval for the remaining improvements. The center is expected to finalize improvements to the bowling alley and the sit-down restaurants in 2023. The improvements will meet the intent of the 2030 General Plan, including Goal LU-6, which encourages revitalization of aging, underused or deteriorated commercial corridors, centers, and properties in the City, particularly along certain corridors, such as Valley View Street.



Huyn dai Car Dealership Façade Improvement Project

In November 2020, the Planning Commission approved a request for site and façade improvements at the Huyn dai Car Dealership. The approval included a request to enclose approximately 3,000 square feet of an existing covered service area into an indoor service area for the existing car dealership. An additional 500 square feet of building area will be added to the existing service customer waiting area and showroom building, and a new vehicle pick-up canopy will also be added. The façade improvements feature a more contemporary design, to satisfy the goals of the 2030 General Plan, such as Implementation Program LU-IMP-6C, which encourages façade renovations of aged commercial buildings. Due to COVID-19, the applicant requested a one-year time extension, which was approved in January 2022. The project is under construction and expected to be completed in 2023.



Pavilion Plaza West Shopping Center

In February 2021, the Planning Commission approved a request to demolish a vacant grocery store building (formerly Vons Pavilion), to construct a new shopping center, Pavilion Plaza West, in the form of a 3,500 square foot drive-thru restaurant pad building, a 11,200 square foot restaurant pad building, and a 51,280 square foot multi-tenant building, with Sprouts Farmers Market as the anchor tenant. The new shopping center will revitalize the commercial property, which is on the southwest corner of the Brookhurst Street/Chapman Avenue intersection, as encouraged by Policy LU-11.1. Moreover, the shopping center will provide landscaping and site amenities, such as pedestrian pathways to connect uses across the site and a plaza area improved with patio tables and landscaped planters, as intended by General Plan Implementation Program LU-IMP-6C.

The shopping center began construction in 2021, with Sprouts beginning operation at the end of that year. The majority of the tenants, including Ulta Beauty, The Habit Burger Grill, Mattress Firm, Jersey Mike's Subs, Crimson Coward Nashville Hot Chicken, and Hummus Republic, began operation in 2022. The remainder of the tenants are expected to open in 2023.



Target Shopping Center Expansion

In November 2021, the Planning Commission approved a request to expand an existing shopping center, which is improved with the Garden Grove Superstore, a Target retail store, and a Firestone auto repair shop, to construct two new drive-thru pad buildings, a new multi-tenant commercial building attached to the existing Target, and to replace the Firestone auto repair shop with a drive-thru multi-tenant building. Per Land Use Goal LU-6 of the General Plan, the proposed expansion to the shopping center implements the goals for the Light Commercial Land Use designation. Specifically, Policy LU-6.2 encourages a mix of retail shops and services along the commercial corridors and in centers that better meet the needs of area's present and potential clientele. To meet the intent of Goal LU-6, the proposed expansion will also renovate the shopping center with the development of pad buildings with improved parking and landscaping areas. Construction is expected to be completed in phases. The first pad building, a Wendy's fast-food drive-thru restaurant, submitted for plan check in 2022 and is expected to begin construction in 2023.



Raising Cane's

In May 2021, the Planning Commission approved a request to construct a Raising Cane's drive-thru restaurant and established a subarea within the zoning to allow for the development of the pad restaurant. The subarea is consistent with the spirit and intent of the General Plan, since Goal LU-9 encourages the creation of a tourism- and entertainment-related destination areas in the City that will benefit he community. The site is designed for both vehicle and pedestrian access. This will allow for patrons in the adjacent hotels, residents in the nearby neighborhoods, and visitors to the Disneyland Resort and the Anaheim Convention Center to access the restaurant. Furthermore, the design of the site, building, and dining area is oriented toward Harbor Boulevard, contributing a sense of place to enliven the streetscape. The restaurant was also designed to contribute to the overall sense of

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place in the Grove District resort area. Construction of the restaurant began in 2021 and construction completed in 2022. The restaurant is currently in operation.



Outdoor Dining Code Amendment



In January 2022, the City Council approved a City-initiated request to amend Title 9 of the Garden Grove Municipal Code to update the operating conditions and development standards pertaining to eating establishments/restaurants with outdoor seating within the City's commercial and industrial zones. The amendment permits outdoor dining areas up to 500 square feet without additional parking requirements, in the C-1 (Neighborhood Commercial),

C-2 (Community Commercial), C-3 (Heavy Commercial), M-1 (Limited Industrial), and M-P (Industrial Park) zones. One of the many objectives in the City's General Plan is to provide enhanced shopping, dining, and entertainment options, while improving the aesthetics of the community, as encouraged by Implementation Program LU-IMP-10B. The amendment will achieve this objective by reducing a barrier to outdoor dining at restaurants through reduced parking requirements, while simultaneously enhancing the design and operating standards for outdoor dining uses. The amendment became effective in February 2022.

Rexford Industrial Building

In May 2021, the Planning Commission approved a request to demolish an existing industrial building to construct a new 97,470 square foot industrial building along with associated site improvements. The purpose of the rebuild project was to construct a modern and contemporary building that has a taller interior ceiling height that will increase the marketability of the building and meet the needs of potential future industrial tenants. The site has a General Plan Land Use Designation of Industrial, which is intended to create, maintain, and enhance industrial areas characterized by general industrial uses, such as warehousing and distribution or business parks, and more intensive industrial uses, such as manufacturing, fabrication, assembly, processing, trucking, warehousing and distribution, and servicing. The design and improvement of the project is consistent with the General Plan, specifically, Goal LU-7, which identifies the City's industrial areas as an important contributor to a well-planned community and for the jobs and economic impacts they provide. Additionally, the project proposed enhanced exterior elevations which are aesthetically pleasing and will foster high quality,

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contemporary industrial areas in the community. Construction began in 2022 and is expected to complete in 2023.



Five-Story Mixed-Use Development

In May 2022, the Planning Commission approved a request to construct a five-story mixed-use development on a site consisting of retail and medical space, and 52 apartment units. The applicant also obtained approval for an affordable housing density bonus for “very low-income” households. The General Plan Land Use Designation of the site is Residential/Commercial Mixed Use 2, which is intended to provide a mix of residential and commercial uses mostly around older underutilized developments, with the residential serving as a catalyst to encourage revitalization of these sites. In addition, the RC 2 Land Use designation allows for commercial and residential uses to be developed as integrated developments with lower residential densities that provide landscaping and enhanced pedestrian areas along Garden Grove Boulevard. As encouraged by Policy LU-1.3 of the General Plan, the project supports the production of housing that is affordable to lower-income households, and per Policy LU-6.2, the project also proposes a mix of retail and commercial services along a major corridor to meet the community’s needs. Construction documents were submitted in December 2022 for plan check review and construction is anticipated to begin in 2023.



Site C Hotel

In November 2017, the Planning Commission approved a resort hotel project known as the Site C following approval of a General Plan Amendment and Planned Unit Development No. PUD-128-12 in 2012 to allow for the proposal of hotel and ancillary uses such as pools, spas, and fitness centers. The project consists of two (2) full-service hotels and one (1) limited-service hotel, which will include conference/meeting banquet space, hotel restaurant space, retail space, freestanding pad restaurant/entertainment space, and a multi-level parking garage. The site has a General Plan Land Use Designation of International West Mixed Use, which is intended to promote the development of resorts, entertainment, retail, restaurants, and hotels along Harbor Boulevard. The project implements Goal LU-9 of the Land Use Element for the International West as it seeks to develop this area as a tourism and entertainment destination. The project has continued to advance and is currently in the plan check review phase. The project is anticipated to begin construction Fall 2023.



Site B2 Hotel

In August and September 2022, the City Council approved an amendment to Planned Unit Development No. PUD-141-01 and related entitlements to expand the PUD to cover six parcels not currently encompassed within the PUD originally approved in 2001 to create a sub-area PUD zone to facilitate the development of the Site B2 hotel project with a contemplated Nickelodeon hotel resort.



The approval authorized construction of the proposed hotel resort, which will consist 500 hotel rooms, ballroom/meeting space, and restaurant/retail space. The project will also include a theater, an arcade, a spa and fitness center, and a themed pool deck with a lazy river and a pool slide. The site has a General Plan Land Use Designation of the International West Mixed Use, which is intended to promote the development of resorts, entertainment, retail, restaurants, and hotels along Harbor Boulevard. The project implements Goal LU-9 of the Land Use Element as it seeks to develop this area as a tourism and entertainment destination. Construction is anticipated to begin in 2023.

Thai Binh Medical Clinic

In August 2022, the Planning Commission approved a request to construct a new 3,670 square foot two-story commercial/medical office building on a vacant lot. The property has a Neighborhood Commercial General Plan Land Use Designation, which is intended to allow a range of commercial activities, including medical services, general office services, and retail pharmacy services, that serve local residential neighborhoods and the larger community. The design of the project is consistent with the General Plan, including Policy LU-1.4, which encourages a wide variety of retail and commercial services, such as restaurants and cultural arts/entertainment, in appropriate locations. Construction of the project will establish a new commercial/medical office building, which from the onset of its operation, is anticipated to provide a wide variety of commercial uses/services, such as a retail pharmacy, medical office, and a professional/general office. The City is currently reviewing construction documents that were submitted in September 2002 and construction is anticipated to begin in 2023.



Harbor Place Center

In August 2022, the Planning Commission approved a request to construct an approximately 4,000 square foot restaurant pad drive-thru building within the parking lot of an existing multi-tenant shopping center, Harbor Place Center, for the Habit Burger Grill and Starbucks. Both restaurants will also be improved with a 500 square foot outdoor patio. The General Plan Land Use Designation of the site is International West Mixed Use, which is intended for a mix of uses, including resort, entertainment, retail, hotel, and some higher density residential that are appropriate for a major entertainment and tourism destination. Development is



encouraged to enliven the street and embody the entertainment/resort theme. The project meets the intent of the General Plan, which per Goal LU-9, will create a tourism- and entertainment-related destination area in the City that will benefit all of the community, as well as Policy LU-1.3, which encourages a wide variety of retail and commercial services, such as restaurants

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and cultural arts/entertainment, in appropriate locations. The project is currently under construction and is expected to be completed in 2023.

Lorna Street Apartments

In November 2022, the Planning Commission approved a request to construct six, three-story, multifamily residential units with two-car garages. The property has a General Plan Land Use designation of Medium Density Residential, which is intended to create, maintain, and



enhance residential areas characterized by mostly traditional multi-family apartments, condominiums, townhomes, and single-family small-lot subdivisions. The project is consistent with the goals and policies of the General Plan, including LU-IMP-2B, since the new development is similar in scale to the adjoining residential neighborhood to preserve its character, and Implementation Program LU-IMP-3D, which establishes that multi-family housing projects should front local streets with appropriate setbacks to be consistent with neighborhood development patterns. The project is anticipated to begin construction in 2023.

Le Jardin Townhomes

In December 2022, the Planning Commission approved a request to construct a three-story, townhome residential project consisting of twenty units, including an affordable housing unit for “very low-income” households. The subject site has a General Plan Land Use designation of Residential/Commercial Mixed Use 2, which is intended to allow for mixed use residential and commercial developments with higher residential densities up to 24 dwelling units per acre. The Residential/Commercial Mixed Use 2 Land Use designation is implemented by the



GGMU-2 zone, which allows residential developments without a commercial component. The project meets the General Plan, specifically Policy LU-3.2, which encourages the development of multi-family housing that provides a diversity of densities, types, and prices that meet the needs of all household income levels, and Implementation Program LU-IMP-3D, which

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establishes that multi-family housing projects should front local streets with appropriate setbacks to be consistent with neighborhood development patterns. The project is anticipated to begin construction in 2023.

Brookhurst Place

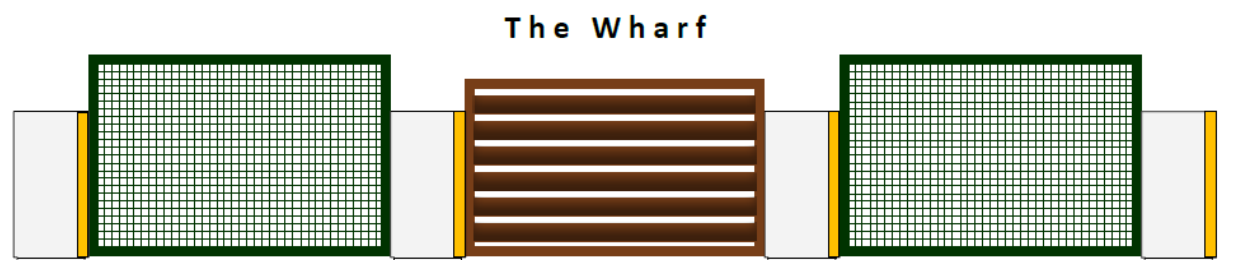
Following the completion of Phase I of Brookhurst Place in July 2018, Kam Sang Company continued to advance to Phase II-A, which is comprised of 112 apartment homes on 1.2 acres of land. Upon completion, the 14-acre community will include an additional 500 residential apartment units, a 100-room hotel, up to 80,000 square feet of new retail, dining, and entertainment space, and a 1-acre park.



The project meets the intent of the General Plan since it will create a pleasant walking environment to encourage pedestrian activity, create lively streetscapes, interesting urban spaces, and attractive landscaping, provide convenient shopping opportunities for residents close to their residence, integrate with surrounding uses to become a part of the neighborhood, and provide appropriate transition between the surrounding uses, as encouraged by Policy LU-1.6. Conveyance of the Phase II properties took place in December 2022 and construction of Phase II is anticipated to begin in Spring 2023.

Main Street Parklets

In October 2022, the City approved a series of land use approvals for restaurants located within the City's Historic Main Street to allow for temporary parklets located within the public street for outdoor dining. The City of Garden Grove was awarded a grant by Supervisor Andrew Do to support local businesses in the wake of the COVID-19 pandemic. The grant funded the installation of parklets for outdoor dining in the parallel parking spaces that flank either side of Historic Main Street. The City designed, constructed, and installed the parklets. The parklet designs are modular, allowing for easy installation, and ultimately, removal. As encouraged by Implementation Program LU-IMP-10B, the parklets will provide enhanced dining options while improving the aesthetics of the community. Construction of the parklets is anticipated to be completed by Spring 2022.



Land Use Element Update

The City of Garden Grove updated the Housing Element, Safety Element, Land Use Element, and adopted a new Environmental Justice Element to the Garden Grove General Plan. Throughout 2021, the community was invited to participate in an online surveys to provide input towards creating a community housing strategy for the next eight years as well as a healthier community.

In California, cities are required to develop a general plan, a blueprint for future developments in the City that establishes goals, objectives, and policies. The Housing Element, a component to the general plan, is mandated by the state to be updated every eight years to identify housing needs for all income levels during specific planning periods by meeting its Regional Housing Needs Assessment (RHNA) allocation. The City of Garden Grove's RHNA housing allocation for the 2021-2029 planning period is 19,168 units.

The City has also updated the Safety and Land Use elements and adopted a new Environmental Justice Element to establish policies mandated by the state. The Safety Element establishes policies that will minimize the risk of personal injury, loss of life, property damage, and environmental damage associated with natural and man-made hazards. The Land Use Element reviews the uses of land for housing, businesses, industries, agriculture, open space, public facilities, and other categories. The new Environmental Justice Element establishes policies to reduce pollution, and to provide residents with access to healthy food, physical activity, and safe and sanitary housing. The updates were adopted in December 2021 and became effective in January 2022. The City has also begun to implement the updates in 2022.

COMMUNITY DESIGN ELEMENT

The Community Design Element represents the identity and a visual image of the community that is held in the minds of residents and visitors. These images include the City's physical form, districts and gathering areas, landmarks, street corridors, buildings, signs, and other similar physical features.

This element aims to recognize and enhance design opportunities throughout the City that will improve the livability of the community through physical design considerations in public areas. It is intended to build upon existing unique community characteristics and enhance efforts to differentiate Garden Grove as a unique place to live, work, play and visit.

The City focused on the following Community Design Element Goals, Policies, and Implementation Programs during the 2022 reporting period:

Policy CD-7.3: Promote linkages between separate districts through bike trails, pedestrian paths, common medians or parkway landscaping in connecting streets, and other physical improvements as necessary.

CD-IMP-7E: Urban Trails on public and/or private property shall have identifiable landscape plantings and signage.

Urban and Community Forestry Grant Program



In 2018, the City was awarded the Urban and Community Forestry Grant by CAL FIRE (California Department of Forestry and Fire Protection). The grant required that an Urban Forest Management Plan be adopted and implemented by June 2021. In 2019, after releasing an RFP, the City selected Davey Resource Group as the consultant to prepare the plan with input from residents and stakeholders. Outreach was conducted from February 2020 to November 2020. The City met the obligation by approving and

adopting an Urban Forest Management Plan in June 2021.

Funds from the CAL FIRE grant also assisted in the planting of 363 trees on the "First Mile" segments of the PE ROW Trail from Nelson Avenue to Brookhurst Street. The City selected Davey Evans and Associates to prepare landscape and irrigation plans for the tree improvements. A tree canopy assessment was performed in 2019 and the tree improvements were completed in Summer 2021. Continued efforts were made in 2021 to prepare signage and pamphlets for the trail. The signs were installed in Spring 2022 and the grant ended on March 31, 2022. The grant assisted the City's efforts to achieve goals and policies of the Community Design Element,

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including Policy CD-7.3, which promotes linkages between separate districts through bike trails, pedestrian paths, common medians or parkway landscaping in connecting streets, and Implementation Program CD-IMP-7E, which encourages Urban Trails on public and/or private property to have identifiable landscape plantings and signage.

ECONOMIC DEVELOPMENT ELEMENT

Economic development is a critical component of any successful community. Two important factors include: 1. The City must enhance its revenues to have the financial resources to increase the prosperity of their residents through the delivery of quality police, fire, housing, recreation, transportation, and other services. 2. The City can indirectly enhance the prosperity by understanding economic needs and taking actions to increase the City's competitiveness.

Local governments can promote economic development by establishing a favorable environment for business attraction and retention, expansion, private investment, economic diversification, entrepreneurship, housing, and job creation. Garden Grove's current economic condition makes the City well positioned to enhance its economic vitality through a number of key opportunities, including the following described below.

The City focused on the following Economic Development Element Goals, Policies, and Implementation Programs during the 2022 reporting period:

Policy ED-2.3: Explore the feasibility of establishing an International Cultural and Commerce Center, which would provide for the exchange of products, ideas, and commerce on an international scale.

ED-IMP-2F: Continue to coordinate with the Chambers of Commerce, Orange County economic development groups, and other business associations to attract, retain, and expand businesses.

Goal ED-2: The City must attract new businesses while supporting and assisting those already located within Garden Grove.

ED-IMP-2D: Annual review and enhancement of the City's Business Attraction, Retention, and Expansion Program.

Policy ED-3.4: Continue to encourage bringing big box retailers into the community.

ED-IMP-3B: Focus on upgrading dilapidated centers in order to encourage new or expanding businesses to relocate in these areas.

New Residential and Commercial Development Projects

Cottage Industries

In May 2016, the City approved the sale of city-owned properties to LAB Holdings for future development of Cottage Industries, an adaptive reuse of residential properties as artisan retail and commercial uses. The Planning Commission approved the first phase of Cottage Industries known as the Farm Block in March 2018. On November 2019 the Planning Commission approved the second phase known as Art Block. Due to COVID-19, the project was briefly on hold and since re-engaged in June 2020. Farm Block is nearing completion and is anticipated to open

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by the end of the 2023 year. Tenants that have signed letter of intents include Smoke Queen BBQ, Boba Guys, White Elephant, Spotless Burger, Spotless Ice Cream, GameCraft Brewing, and EcoNow.

Home2 Suites by Hilton

The BN Group acquired the city-owned property located at 13650 Harbor Boulevard and completed entitlement approvals for development of a Home2 Suites by Hilton. The new Home2 Suites by Hilton hotel is the first new hotel to be built south of the Garden Grove freeway.

A ground-breaking ceremony was held on June 27, 2019 and is anticipated to open Spring 2023.



Kam Sang Company - Nickelodeon Resort

Pursuant to an Exclusive Negotiation Agreement (ENA) between the City and New Age Garden Grove, LLC, the developer is proposing to bring forth development of a Nickelodeon Resort comprised of a 500-room resort hotel and amenities. COVID temporarily delayed the project, but the planning entitlement process was re-engaged and a Development and Disposition Agreement was approved by City Council in September 2022.

Garden Grove Tourism Improvement District (GGTID)

The annual report for the Garden Grove Tourism Improvement District (GGTID) was approved in June 2022. Established in 2010, the GGTID provide collective support for tourism marketing efforts under the umbrella of the Anaheim/Orange County Visitor & Convention Bureau, now Visit Anaheim in areas of tourism promotion, specifically for conventions benefiting the hotels within the Grove District. GGTID continued its Community Give Back Initiative to support the local Garden Grove Chamber of Commerce and Garden Grove BiGG campaign.

Site C Project



In 2012, the City approved General Plan Amendment No. GPA-2-12(B) and Planned Unit Development No. PUD-128-12 for the Site C Project and four residential lots. General Plan Amendment No. GPA-2-12(B) changed the General Plan Land Use designation of the lots from Low Density Residential to International West Mixed Use, and the lots were concurrently re-zoned from R-1 to

Planned Unit Development No. PUD-128-12 to make the zoning consistent with the General Plan Land Use designation change. The Planning Commission approved a Site Plan and Tentative Tract Map at the November 2017 meeting to implement a resort hotel project. The approvals provided for a proposed development program

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of a hotel project of up to 769 rooms and ancillary hotel uses such as pools, spas, and fitness centers within three resort hotels, one full-service and one limited-service, with up to 104,000 aggregate square feet of conference/meeting banquet space, hotel restaurant space, freestanding pad restaurant, and a multi-level parking garage with 1,297 parking spaces on approximately 4.3 acres of the PUD-128-12. Upon completion, it is anticipated the project will generate approximately \$3.8 to \$4.9 million in additional annual tax revenue to the City. The project is anticipated to start construction Fall 2023.

Brookhurst Place

Following the completion of Phase I of Brookhurst Place in July 2018, Kam Sang Company work continued to advance Phase II comprised of 462 apartment homes, of which up to 60 will be affordable housing units and 58 for-sale condominiums, up to 200,000 square-feet of commercial and retail space, and a 100-key hotel. The 14-acre community



upon completion will include 700 new residential units and a 1-acre park. Conveyance of the Phase II properties took place in December 2022 and Phase II construction is anticipated to begin in Spring 2023.

Garden Brook Senior Village

Construction of Garden Brook Senior Village by AMG & Associates continued in FY 2021-22 in which development of an affordable housing project comprised of 394 new affordable senior units, along with up to 12,938 square feet of commercial space. The Garden Brook Senior Village is collaboration between City of Garden Grove, AMG & Associates, the Hoag Foundation, and the Boys and Girls Club of Garden Grove to progress an Intergenerational Program to bring youth and seniors together. Completion is anticipated in Spring 2023.

Willowick Golf Course

Efforts to work in collaboration with the Cities of Garden Grove and Santa Ana to explore possible redevelopment of the Willowick Golf Course property began in April 2018. Development of a visioning plan, community engagement, and a market assessment analysis were completed. With the passage of Assembly Bill 1486, implementation of the Surplus Land Act changed necessitating review of the disposition process. In 2021, three valid proposers were accepted during the Surplus Land Act process and negotiations still are ongoing.

Business Development Programs

IEDC

The Office of Economic Development earned an accreditation by the International Economic Development Council (IEDC) through their professional development program, the Accredited Economic Development Organization (AEDO). The Office of Economic Development submitted an extensive application package in Spring 2022. After review of the application, a site visit by two committee members was

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held on June 21-23, 2022. During the visit, the committee members met with City stakeholders, executive management, elected officials, OED staff and local business owners. After the site visit, the committee members reported back to the AEDO and in August 2022, the City's Office of Economic Development received its' accreditation. The accreditation recognizes the professional excellence of economic development organizations. The AEDO status says to our community that our organization is a leading authority on economic-related issues.

Garden Grove ABRB Contract

On July 1, 2022, the City entered into an agreement with the Garden Grove Chamber of Commerce to provide business development services for FY 2022-23 as part of the Ambassador/Business Retention Bureau (ABRB) program. The agreement provides that the chamber, in collaboration with the City will welcome new businesses in the City, maintain relationships and work with the hotel district, assess and address the local business community, assist the City with promoting City sponsored events, meet with staff and provide quarterly reports, continue to host ribbon cuttings and mixers, and be open to innovative ideas to serve the business community.

BIZCON

On August 31, 2022, the Office of Economic Development attended the Asian Business Association of Orange County (ABAOC) BizCon event. At the event, the Keynote Speaker was Allison Maslan, CEO of Pinnacle Global Network. Allison pays it forward with her team of mentors by helping business owners scale their companies, fast-track their success, and create more meaningful lives. The Garden Grove Mayor also participated in a "Mayoral Pitch" along with Irvine, Fullerton, Westminster, and Fountain Valley.

GO-Biz Workshops

The City continues to partner with the Governor's Office of Business and Economic Development to promote GO-Biz, a program designed to help businesses apply for the California Competes Tax Credit, which offers tax credits to businesses adding jobs in California.

Buy in Garden Grove Program (BiGG)



BiGG is the City's "**Shop Local**" program was redesigned to support local businesses, provide shopper discounts, and keep needed tax dollars in the city. The program allows for Garden Grove residents to receive a discount by mentioning the BiGG program to any participating business. Some new features of BiGG include the Vehicle Rebate Program (VRP) that offers Garden Grove residents and businesses a \$500 rebate when purchasing a new vehicle from one of the six franchised local auto dealers. Participating auto dealers include Volkswagen Garden Grove, Simpson Chevrolet of Garden Grove, Russell Westbrook Hyundai of Garden Grove, Toyota Place, Garden Grove Nissan, and Garden Grove Kia. The VRP program commenced on July 1, 2019.

JOBS 1st Program

The JOBS 1st Program was modified in response to COVID and subsequent allocation of Community Development Block Grant - Coronavirus (CDBG-CV) funding. The JOBS 1st Program offers job creation loans of up to \$50,000 and job retention grants of up to \$25,000 to assist Garden Grove business owners affected by the pandemic. The JOBS 1st Program utilized \$336,047.65 in CDBG and \$298,964.66 in CDBG-CV funds to create and/or retain 59 jobs for low-income Garden Grove residents in FY21-22.

Innovating Commerce Serving Communities (ICSC) Las Vegas

On May 22-24, 2022, the Office of Economic Development attended ICSC Las Vegas 2022 at the Las Vegas Convention Center. The two-day event offered opportunities to learn about industry trends, network with other industry professionals and make deals with colleagues in the western region. According to ICSC, 9,000 attendees registered to attend the two-day conference. Major brokerages who were present included JLL, Newmark and Avison Young.

Innovating Commerce Serving Communities (ICSC)@WESTERN

On September 28 – 30, 2022, the Office of Economic Development attended ICSC@WESTERN in San Diego. ICSC@WESTERN is ICSC's regional gathering of innovators and dealmakers, who are dedicated to strengthening communities and economies by bringing the spaces where consumers shop, dine, work, play and gather. At this three day conference, the OED attended numerous workshops such as "What's Next in Retail Capital Markets" and "Retail Runway", touched base with active brokers in the City, and met with retailers who are currently in the City or wish to enter the City.

Industrial Development Authority (IDA)

In December 2022, the City of Garden Grove approved the Garden Grove IDA annual report. Under the State of California guidelines, the IDA acts as the official local coordinating body for low-cost development bonds for industrial companies seeking expansion. The IDA's role is to assist industrial-related businesses by facilitating their request for tax-exempt Industrial Development Bonds.

Community Development Block Grant (CDBG) and Emergency Solutions Grant (ESG) Activities

ESG, CDBG, and HOME programs are funded by the U.S. Department of Housing and Urban Development (HUD). The ESG program provides funds to support homeless prevention and intervention services. The CDBG program offers a variety of tools for public service grants and community improvement grants and projects. The HOME Investment Partnership (HOME) program makes available a wide range of affordable housing activities.

Public Programs, Services and Infrastructure

In FY 2021-22, CDBG funds in the amount of \$1,915,506.52 was programmed to benefit low-moderate income residents through housing rehabilitation, senior services, fair housing activities, infrastructure improvements, and Special Resource Team activities. Additionally, \$1,169,000 in CDBG-CV funding was allocated to

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provide workforce development and mobile mental health services to low-income Garden Grove residents.

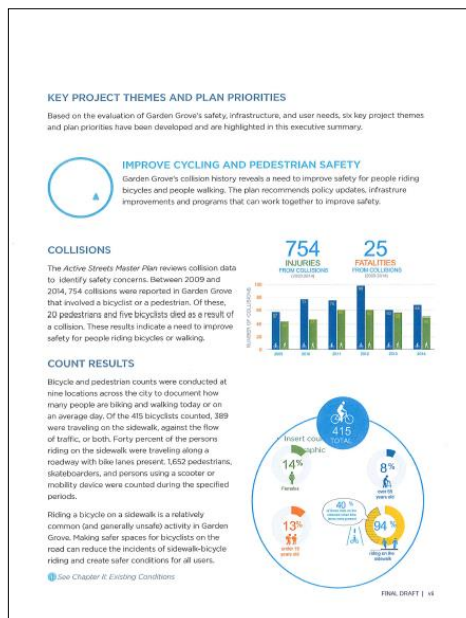
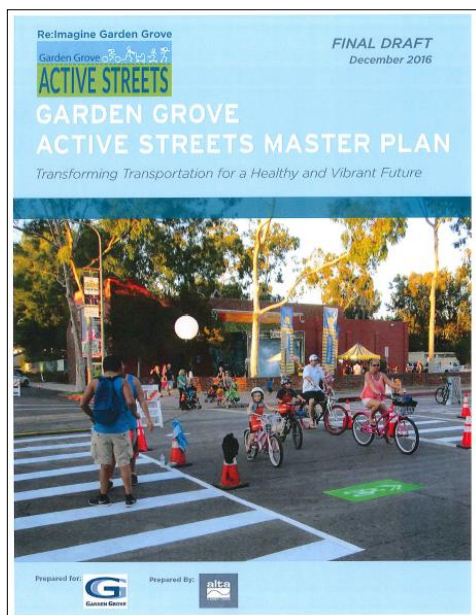
Homeless Services

In FY 2021-22, the amount of \$178,427.70 of ESG funds were programmed to provide homeless services to individuals who are at-risk of becoming homeless, as well as those who are literally homeless. Homeless services include: street outreach, emergency shelter, rapid rehousing, homeless prevention, and homeless information management system. Additionally, \$408,703.84 in HOME Investment Partnership (HOME) funding was used to provide rapid rehousing and homeless prevention services to at risk and literally homeless Garden Grove residents.

Additionally, the amount of \$3,635,163 in Emergency Solutions Grant Coronavirus Round 2 (ESG-CV2) funds were programmed to expand homeless services to individuals who are at risk of becoming homeless, as well as those who are literally homeless as a result of the Covid-19 pandemic.

CIRCULATION ELEMENT

The Circulation Element represents the City's overall transportation plan. The transportation plan consists not only of the physical transportation system itself, such as streets, highways, bicycle routes and sidewalks, but also to the various modes of transportation, such as cars, buses, trucks (goods movement), rail, bicycles, ridesharing and walking, as well. Circulation also refers to the movement of people and goods and products within and through the City. The circulation and transportation system plays an important role in shaping the overall structure and form of the City, in that it both divides and connects land uses at the same time.



The relationship of the Circulation Element to the Land Use Element is critical since the circulation system must adequately handle future traffic as the City and surrounding areas continue to grow, and provide the means to move people and goods through and within the City of Garden Grove. Land use and circulation must be closely tied to ensure that citizens are able to move in and around the City to locations where they live, work, shop, and spend leisure hours. The circulation system is directly affected, and even shaped by existing and future land use patterns.

The Circulation Element identifies and establishes the City's policies governing the system of roadways, intersections, bicycle paths, pedestrian ways and other components of the circulation system, which collectively provide for the movement of people and goods throughout the City. The Circulation Element establishes official city policy that identifies the transportation facilities that will be required to serve both present and future vehicular and non-vehicular travel demand in the City, identifies classifications and design standards for circulation facilities, and identifies strategies to implement the City's circulation system.

The Circulation Element describes existing circulation conditions in the City, and establishes standards for implementation of future improvements in conjunction

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with planned growth, and provides a method for measuring system performance for future updates. The Element considers not only the physical requirements of the transportation system (roadway facility type, number of lanes, etc.), but also operational issues such as the provision of transit services, and programs and policies that encourage use of alternative transit modes.

The City focused on the following Circulation Element Goals, Policies, and Implementation Programs during the 2022 reporting period:

Policy CIR-13.1: Coordinate with the OCTA to facilitate the potential development of an alternative transportation system along the OCTA right-of-way. The City shall support such a use while recognizing that any impacts to the community must be appropriately mitigated.

Policy CIR-6.5: Sponsor bicycle safety and education programs.

CIR-IMP-6E: Consider implementing the Safe Routes to schools program to qualify for funding.

Policy CIR-5.3: Provide appropriate bicycle access throughout the City of Garden Grove.

Policy CIR-6.4: Continue to pursue and monitor funding sources for bikeway facilities.

OC Streetcar Project

Finding better ways to commute enhances the quality-of-life for our labor base and the residents. This idea has led the City to create economic collaboration with the City of Santa Ana. Garden Grove and Santa Ana have developed a project called the OC Streetcar to complement Orange County's Metrolink service. After getting off the train in Garden Grove or Santa Ana, passengers need a way to get to their final destination and this project will connect key employment, population, and activity centers from Santa Ana with those in Garden Grove. The project has begun construction and is expected to be completed and begin operations in 2024.



The OC Streetcar Project will help the area around Westminster Avenue and Harbor Boulevard grow where the new transit center is planned. This is a great opportunity for the City to develop that area for low and moderate housing, as well as businesses that will support transit-oriented development. The City's collaboration with OCTA satisfies Policy CIR-13.1 of the General Plan, which

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encourages the City to coordinate with OCTA to facilitate the potential development of an alternative transportation system along the OCTA right-of-way.

BikeSafe Garden Grove (BSGG)

The City was awarded \$74,000 in 2017 for the fifth phase of the bike and pedestrian path project. Funded by the Caltrans' ATP grant, "BikeSafe Garden Grove" is the non-infrastructure segment of the grant for the larger project for the "Medal of Honor Bike and Pedestrian Trail" that provides programming for bicycle education and encouragement. Staff has worked collaboratively with the Police Department's Crime Prevention Unit and Accident Reduction Team (ART), and the Office of Community Relations, to promote, market, and implement the program. The program aimed to educate and encourage healthy lifestyle activities at elementary and intermediate schools, at community events, parks, low-income neighborhoods, and at other bike- and pedestrian-friendly sites. Events included bike rodeos, National Bike to School Day, National Walk to School Day, Open Streets, and Safe Moves City training.



In February 2020, the City received authorization to proceed with the project and planned for events to take place from March 2020 through December 2020. However, due to the pandemic, all outreach programs and events, including a bike trailer with bike repair workshops, were cancelled. Events resumed in 2021, accomplishing a total of

seven events. The program was completed March 2022. Completion of the program further satisfies the goals and policies of the Circulation Element, such as Policy CIR-6.5, which encourages that the City sponsor bicycle safety and education programs, and Implementation Program CIR-IMP-6E, which encourages implementing the Safe Routes to schools program to qualify for funding.

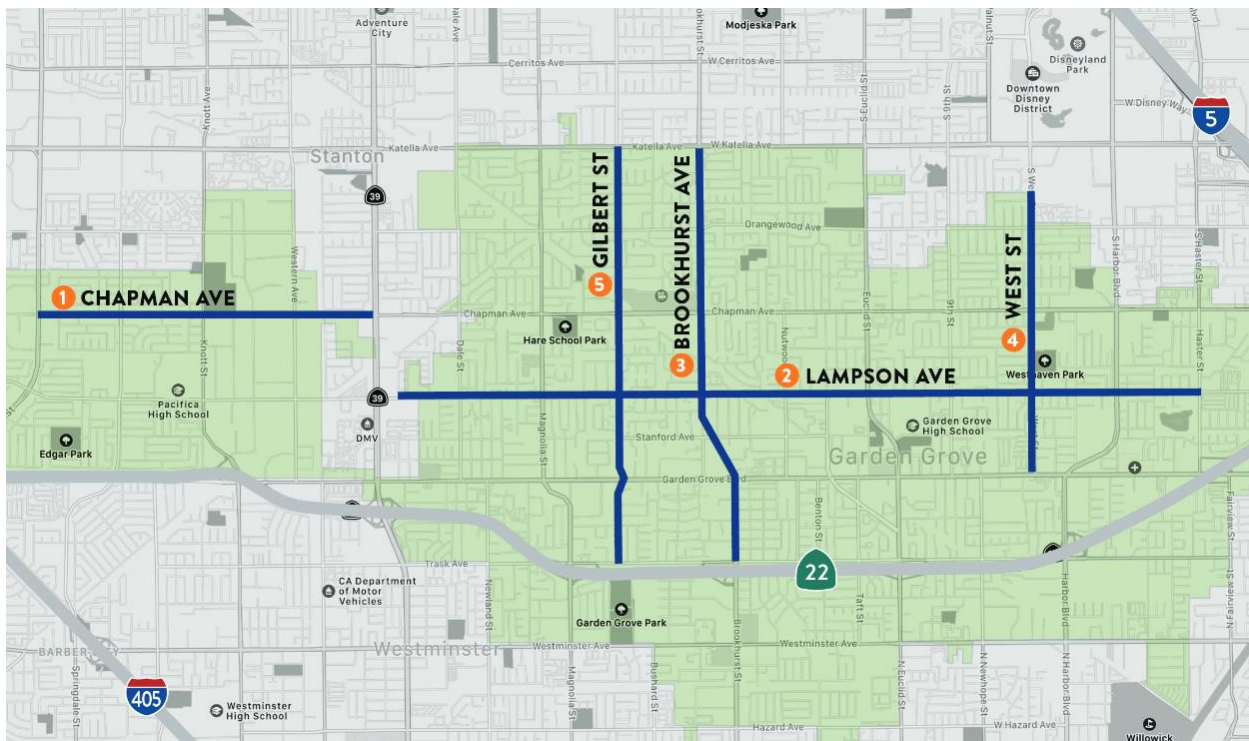
Bicycle Corridor Improvement Program (BCIP) Cycle 1 Grant

In 2018, following a competitive RFP process, the City Council awarded a contract to Mark Thomas & Company, Inc. to provide engineering design services for the Bike Corridor Improvement Program (BCIP). The OCTA/Caltrans grant provided resources to improve the on-street bicycle infrastructure by 75%. The project scope

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incorporates 15 miles of both new and improved bike lanes located along five priority corridors including Brookhurst Street, West Street, Gilbert Street, Chapman Avenue, and Lampson Avenue.

The first phase, Environmental, was completed in 2019. The second phase, Engineering Design, was completed in 2020. The third phase, Right-of-Way (ROW) certification, was delayed in 2020 due to the COVID-19 pandemic, but was completed in Summer 2021. In 2022, plans continued for the fourth and final phase, which is anticipated to be completed in August 2023. Completion of the program will demonstrate the City's continued efforts to provide appropriate bicycle access throughout the City, as encouraged by Policy CIR-5.3 and Policy CIR-6.4, which encourages the City to continue to pursue and monitor funding sources for bikeway facilities.



PARKS, RECREATION, AND OPEN SPACE ELEMENT

Parks provide places for people to connect and interact in a shared environment and recreation amenities foster a healthy and active community. The City takes pride in its services and understands that well-designed and maintained facilities, along with high quality programs offered by the Community Services Department, play an important role in creating a healthy community through diverse and innovative recreational programming.



The City focused on the following Parks, Recreation, and Open Space Element Goals, Policies, and Implementation Programs during the 2022 reporting period:

Goal PRK-3: Well-maintained and improved recreational parkland and facilities, both indoor and outdoor, provide the community with increased facility usage, along with encouraging healthy lifestyles and a sense of community pride in Citywide facilities.

PRK-IMP-3B: Continue to utilize and explore additional financing mechanisms for the operation and maintenance of existing facilities.

Policy PRK-4.5: Foster community participation and public participation programs regarding open space resources.

Policy PRK-4.1: Preserve and enhance open space resources in Garden Grove.

Policy PRK-2.2: Consider the needs of the disabled when providing recreation programs and designing park improvements including access points, path surfaces, play equipment and other facility improvements.

Woodbury Park Revitalization and Expansion

In 2021, the City of Garden Grove was awarded a \$6,000,000 grant from the California Department of Parks and Recreation to help fund the revitalization and expansion of Woodbury Park. Included in the remodel of the 3.3-acre park, is the installation of a new walking trail, outdoor fitness equipment, recreational swimming pool, two playground areas, picnic shelters, a skate spot, basketball courts, lighting, restrooms, and a parking lot.

West Haven Park Renovations

In 2018, West Haven Park underwent major park improvements, including construction of a themed playground, and a new 1,600 square-foot community meeting room. In a continued effort to improve West Haven Park, a portion of the park began turf renovations in December 2021. The improvements consisted of the installation of new topsoil and grass seed. The improvements were completed in April 2022.

The \$634,835 park project was funded by the City's Water Enterprise Fund and was overseen by Kasa Construction Inc., awarded by the City Council in September 2021. Completion of the project demonstrates the City's continued efforts to utilize and explore additional financing mechanisms for the operation and maintenance of existing facilities, as encouraged by Implementation Program PRK-IMP-3B, and preserve and enhance open space resources as encouraged by Policy PRK-4.1 of the General Plan.

Garden Grove Park Improvement Project

Garden Grove Park underwent park improvements that were completed in two phases. Phase one included replacement of the large picnic pavilion and three small picnic shelters with a new large picnic pavilion, three small picnic shelters, with new shelters, tables, benches, barbeques, and new ADA walkway accessible with security lighting to connect all three picnic shelters from the south parking lot. These improvements were completed in Summer 2022.



Phase two included the new playground that connects to the new ADA walkway, located in a different area closer to the south parking lot. The design of the 2-5 age playground area is themed based on the park's history, which was once known as Haster Farm Airfield in the early 1940's that served as an all-way landing area. The 5-12 age playground area is a rocket ship theme, which is a nostalgic playground equipment piece as the first playground installed at this park site was also a rocket ship. The playground area was completed and opened to the public in October 2022. The project will preserve and enhance open space resources, as encouraged by Policy PRK-4.1 of the General Plan.

Magnolia Park Improvement Project

The project scope of work for Magnolia Park includes removal of existing playground equipment and surface with two new play areas for 2-5 age group and 5-12 age group. The playground equipment will include integrated shade units and resilient safety surfacing. The current outdoor fitness equipment will be removed, and new fitness equipment will be installed by the playground area. The project will also include the replacement of the picnic pavilion and concrete picnic benches, as well as improvements to concrete paving, ramps, concrete block walls and chain link metal fencing around the existing swimming pool area. In 2022, initial preparation of plans and specifications began and are expected to be completed by Spring 2023. Completion of the project will demonstrate the City's continued efforts to continue to utilize and explore additional financing mechanisms for the operation and maintenance of existing facilities, as encouraged by Implementation Program PRK-IMP-3B, and preserve and enhance open space resources as encouraged by Policy PRK-4.1 of the General Plan. The park improvements are funded by the Prop 68 Per Capita grant of the 2018 Park Bond Act.



Civic Center Bridge and Landscape Renovation

The improvements to Civic Center Park will include construction of a new bridge on the west side of the Community Meeting Center and new walkways on the east side of the Senior Center building. The project area will also incorporate ADA walkway improvements, and irrigation and planting on the west side of the building, which include a decomposed granite path that connects on both ends of the bridge walkway, as well as grouted cobblestone that will give the visual of a creek surrounding the bridge. The plans and specifications for this project were completed in 2022. The project will be awarded to a qualified Contractor by Spring 2023, with completion estimated by Fall 2023. As encouraged by Policy PRK-2.2 of the General Plan, the City considered the needs of the disabled when designing the park improvements, including access points, and path surfaces.

Park Improvements in Congressman Lou Correa's District

In 2022, the office of Congressman Lou Correa awarded the City a \$1,000,000 grant to help fund park improvements in the 46th District. The park improvements will include three city parks: Jardin de los Ninos, Haster Basin Park, and West Haven Park. Jardin de los Ninos, in the Buena Clinton neighborhood, will replace existing playground with new playground equipment and surface. Haster



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Basin Park will replace existing playground with new playground equipment and surface, and replace park restrooms. West Haven Park improvements will include the replacement of park restrooms. Completion of the project will demonstrate the City's continued efforts to utilize and explore additional financing mechanisms for the operation and maintenance of existing facilities, as encouraged by Implementation Program PRK-IMP-3B, and preserve and enhance open space resources as encouraged by Policy PRK-4.1 of the General Plan.

SAFETY ELEMENT

The purpose of the Safety Element is to reduce the potential risk of death, injuries, property damage, and the economic and social dislocation resulting from hazards such as fires, floods, earthquakes, landslides and other hazards. The General Plan provides policies and standards for the type, location, intensity, and design of development in areas of potential hazards. The intent of this element is to understand and minimize risks associated with each specific type of hazard so the City government and public may make informed decisions about land use and development throughout the City.

The Safety Element addresses the desire to reduce crime and keep neighborhoods safe. City leaders have adopted a community value that Garden Grove shall be a place where residents feel safe in their neighborhoods and community. Community residents are particularly interested in reducing crime, eliminating drugs and gang activities, and enhancing property conditions through property maintenance.

The City focused on the following Safety Element Goals, Policies, and Implementation Programs during the 2022 reporting period:

SAF-IMP-1F: Encourage the Police Department to conduct outreach efforts in neighborhoods and ethnic communities throughout the City.

Goal SAF-2: Crime reduction can be achieved through public facility and infrastructure improvements and the use of crime reducing design techniques.

Policy SAF-2.1: Remedy problems with existing public facilities that have the potential to encourage criminal activity

Goal SAF-8: The social and economic impacts that natural and urban disasters have on the community shall be minimized through effective emergency and disaster preparedness.

Safety Element Update

The City of Garden Grove updated the Housing Element, Safety Element, Land Use Element, and adopted a new Environmental Justice Element to the Garden Grove General Plan, in November 2021. Throughout 2021, the community was invited to participate in an online surveys to provide input towards creating a community housing strategy for the next eight years as well as a healthier community.

The Safety Element establishes policies that will minimize the risk of personal injury, loss of life, property damage, and environmental damage associated with natural and man-made hazards. The updates were adopted in November 2021 and became effective in December 2021, and the City began to implement the updates in 2022.

Pedestrian Safety

September is Pedestrian Safety Month and the Garden Grove Police Department participated in activities throughout the month in 2022 to encourage the safety of people walking. Based on data projections from the Governors Highway Safety Association (GHSA), 7,485 people, or an average of 20 people every day, died after being struck by a vehicle in 2021, which is an 11.5% increase from 2020 and a 40-year high. To promote the safety of people walking, the Garden Grove Police Department conducted traffic safety outreach operations, as encouraged by Implementation Program SAF-IMP-1F, throughout the month of September, focusing on the most dangerous driver behaviors that put the safety of pedestrians at risk. These violations include speeding, making illegal turns, failing to yield, and running stop signs or signals. Funding for this program is provided by a grant from the California Office of Traffic Safety through the National Highway Traffic Safety Administration.



Community Emergency Response Team



In September 2022, the City of Garden Grove's Community Emergency Response Team (C.E.R.T.) program offered a CPR, AED, First Aid combination course to strengthen the City's emergency response efforts. Administered by the Garden Grove Police Department, C.E.R.T. is a group of community members trained to prepare for, respond to, and recover from a disaster. Community members

are trained in basic first aid, firefighting, rescue techniques, and other skills to assist first responders and help the community. The training addresses the Safety Element's Goal SAF-8, which encourages that the City try to minimize impacts that disasters have on the community through effective emergency and disaster preparedness.

Civic Center Improvements

During the month of June 2022, the City of Garden Grove initiated a community outreach plan to gather feedback and insight from the public regarding potential improvements to the Civic Center area. The community outreach process incorporated an in-person open house, a virtual open house, and an online survey, as well as community dialogue at the Police Department's National Night Out event in August 2022. The purpose of the outreach was to provide input on the Garden Grove Civic Center improvements and the potential re-location of the Garden Grove Police Department public safety facilities. Topics included existing park amenities within the open space areas, modernization or potential re-location of the Garden Grove Police Department public safety facilities, and existing road and bicycle

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networks. Potential improvements to the Garden Grove Police Department public safety facilities will be based in part on available Measure O funding.



In 2018, Garden Grove residents passed Measure O, a one-cent transaction and use sales tax to support police recruitment, maintain 9-1-1 response times, and to evaluate the need to modernize or replace existing Garden Grove Police Department public safety facilities. As encouraged by Goal SAF-2, infrastructure improvements to public facilities, such as the Garden Grove Police Department, could lead to reduced crime when using proper design techniques and by also providing the City with the proper resources to further implement and goals and policies of the City's Safety Element.

City Hall Safety Improvements

The Garden Grove City Hall lobby underwent an 8-month construction project, from January 2022 through October 2022. The project consisted of a comprehensive security enhancement of the City Hall lobby, as well as security upgrades to the Garden Grove Police Department, Garden Grove City Municipal Center, Garden Grove Community Meeting Center, and the H. Louis Lake Senior Center. The project was funded by the Lease Revenue Bonds 2015A and was awarded to Thomco Construction, Inc., by the Garden Grove City Council in December 2021. The security upgrade project provided an opportunity for the City to remedy problems with existing public facilities that have the potential to encourage criminal activity, as encouraged by Policy SAF-2.1 of the City's Safety Element.

INFRASTRUCTURE ELEMENT

Well-designed and maintained infrastructure systems are critical to the community's overall goals, as they enhance the quality of neighborhoods and developments, and ensure the health and safety of the community and its residents and businesses. Infrastructure such as water and sewer lines, and storm drain systems must be sufficient to accommodate both the present and future needs of the community. As infrastructure ages or growth outpaces capacity, there is the potential of isolated system failures. The Infrastructure Element addresses the following support infrastructure systems: Water, Sewer, and Storm Drain. In addition, the Element addresses Storm Water and Urban Water Runoff.

The water, sewer, and storm drain systems are the lifelines of the City. The City of Garden Grove must plan for the reliability and accessibility of infrastructure to adequately serve both the existing and future users. As infill development continues to occur, the capacity and proper planning of the City's infrastructure systems become increasingly important. Several key factors include the City ability to upgrade deficient systems and expand existing systems for future users, plan facilities adequately to contribute to growth patterns, and implement development fees that best contribute to facility planning in future growth areas.

The City focused on the following Infrastructure Element Goals, Policies, and Implementation Programs during the 2022 reporting period:

Goal INFR-2: Adequate wastewater facilities shall be provided to serve new and existing development within the City.

Policy INFR-2.1: Continue to maintain, improve and replace aging wastewater systems to ensure the provision of these services to all areas of the community.

Policy INFR-2.2: Continue to coordinate with the Garden Grove Sanitary District (GGSD) and Orange County Sanitation District (OCSD) to ensure existing wastewater systems are maintained and upgraded and new wastewater facilities are constructed, as needed.

Goal INFR-3: Storm drain service levels shall be maintained and/or improved throughout the City.

Policy INFR 3.2: Continue to maintain and replace aging storm drain systems to ensure the provision of these services to all areas of the community.

Multi-Street Rehabilitation Projects

The City began the rehabilitation process of multiple streets in September 2022. The streets being improved are the following:

- McFadden Avenue, from Ward Street to 600 feet east
- Hazard Avenue, from Bushard Street to Ward Street
- Chapman Avenue, from Nelson Street to Ninth Street

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- Lampson Avenue, from Harbor Boulevard to Haster Street
- Newland Street, from Trask Avenue to Garden Grove Boulevard
- Mays Avenue, from Yockey Street to Magnolia Street

The improvements consist of the removal and construction of uplifted curbs, gutter, sidewalk, cross gutter, splash pad, bus pad, and wheelchair ramps, full depth reclamation (FDR) process, asphalt concrete base and surface, traffic striping and raised pavement markers. The work will result in an improved roadway surface and minimize maintenance efforts. The project demonstrates the City's continued effort to improve the City's streets, including additional infrastructure, such as storm drains and gutters, as encouraged by Goal INFR-3 and Policy INFR-3.2. The project is funded by Measure M2 Local Fair Share and gas tax funds, and is expected to be completed in May 2023.

PFAS Treatment Facilities

In May 2022, the Orange County Water District (OCWD) and the City of Garden Grove began operating one of four treatment plants being constructed in Garden Grove to remove per- and polyfluoroalkyl substances (PFAS) from local well water. PFAS are a group of thousands of manmade, heat-resistant chemicals that are prevalent in the environment and are commonly used in consumer products to repel water, grease and oil. Due to their prolonged use, PFAS are



being detected in water sources throughout the United States, including the Orange County Groundwater Basin, which supplies 77% of the water supply to 2.5 million people in north and central Orange County. Despite playing no role in releasing PFAS into the environment, water providers must find ways to remove it from their local water supplies. The Garden Grove facility, located at West Haven Reservoir, is among 36 PFAS treatment facilities being designed and constructed in Orange County over the next two years. Garden Grove's West Haven Well 21 is one of the first in the county to be completed and go online. OCWD is funding 100% of design and construction costs and 50% of operation and maintenance costs for its water suppliers like Garden Grove. The project demonstrates that the City is continuing efforts to ensure that adequate wastewater facilities are being provided to serve the City's new and existing development, as encouraged by Goal INFR-2. Moreover, Policy INFR-2.1 encourages that treatment systems are improved, which this project has accomplished.

CONSERVATION ELEMENT

The purpose of the Conservation Element is to provide direction regarding the conservation, development, and utilization of natural, historical, and cultural resources. It serves as a guide for the City of Garden Grove, its residents, and businesses to understand what natural or other resources exist in the City, how development impacts these resources and the methods to maintain, preserve or conserve these resources. The Conservation Element also looks at water, energy, solid waste, biological, green building, and cultural/historical resources.

Conservation and sustainability go hand in hand, and both strive to use existing natural resources in a way that ensures future generations may also meet their needs and retain a high quality of life. Conservation and sustainable practices also allow a city to become self-sufficient and reduce long-term costs associated with the purchase of water, energy, and waste disposal. These practices also improve the condition of the natural environment and reduce environmental health hazards, which both contribute to a high quality of life for residents and visitors. Key themes found to be present in the City are the City's ability to manage and protect the quantity and quality of local groundwater supplies, incorporation of sustainable building methods and smart growth techniques, and the City's efforts to preserve historic resources and utilize them to enhance community character and sense of place.

The City focused on the following Conservation Element Goals, Policies, and Implementation Programs during the 2022 reporting period:

Goal CON-1: Garden Grove's water resources shall be conserved to ensure equitable amounts of clean water for all users.

Policy CON-1.6: Continue to educate citizens in water conservation and encourage its practice.

CON-IMP-1C: Promote site appropriate, low-water-use, and drought tolerant native plants city-wide.

CON-IMP-1I: Explore available funding opportunities for existing homeowners and business owners who would like to upgrade to water efficient technologies.

Goal CON-3: Reduce total waste diverted to treatment or disposal at the waste source and through re-use and recycling.

Policy CON-3.5: Continue to maintain and enhance the public education program developed by Garden Grove Sanitation District that addresses waste management and proper household waste sorting and handling.

Water Conservation Efforts

In response to Governor Gavin Newsom's recent mandate for tighter water regulations, and in an effort to conserve water resources to ensure equitable

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amounts of clean water, the City of Garden Grove declared a Stage 2 Mandatory Conservation-Water Alert in June 2022, which is currently in effect. The City asks residents and business owners to be aware of the new water conservation regulations and lower their water usage.



The City encourages both residents and business owners to explore water conservation practices, such as installing drought-tolerant landscapes, as encouraged by Implementation Program CON-IMP-1I. The City also offers information regarding water conservation rebates, turf removal programs, and water saving tips, which are available through the County, on the City's website to continue to educate residents about water conservation, as encouraged by Policy CON-1.6 and Implementation Program CON-IMP-1I in the Conservation Element of the General Plan.

Organics Recycling



In an effort to reduce waste diversion for treatment as encouraged by Goal CON-3 of the City's Conservation Element, in September 2022, the City of Garden Grove, in partnership with the City's waste disposal contractor, Republic Services, launched a new Organics Recycling program focused on residential and commercial food waste recycling. The new

Organics Recycling program is mandated by California Senate Bill 1383 (SB 1383), a statewide effort to divert organic waste from landfills, reducing emissions of short-lived climate pollutants. The state-mandated program rolled out in phases, starting with enabling single-family residents to place all food waste, food-soiled paper, and yard waste in their brown organics cart as of September 1, 2022. Residents living in multi-unit properties and business owners will be included in upcoming phases in 2023. In addition, the City provided free kitchen pails to residents to collect organic waste before discarding in the brown organics cart. As required by the Organics Recycling program, organic waste is being transported to a composting facility and converted into soil amendments. The City has launched a website to further educate the community regarding the organics recycling program, as encouraged by Policy CON-3.5 of the General Plan.

Compost Giveaway



In May 2022, the City of Garden Grove, in partnership with Republic Services, hosted a free compost giveaway event, offering residents up to 60 gallons of nutrient-rich soil. The annual compost giveaway is one way the City and Republic Services thanks the community for participating in the current residential green waste collection program.

Housing Element Reporting Requirements

The 2021-2029 Housing Element establishes a coordinated and comprehensive strategy for the City of Garden Grove for promoting the production of safe, decent, and affordable housing. The Housing Element is a mandatory General Plan element. It identifies ways in which the housing needs of existing and future residents can be met. State law requires all cities to adopt a Housing Element and describes in detail the necessary contents. California planning law provides more detailed requirements for the Housing Element than for any other General Plan element. This Housing Element responds to those requirements and responds specifically to conditions and policy directives unique to Garden Grove.



On October 2019, the Department of Housing and Community Development identified for the Southern California Association of Governments (SCAG) a regional housing need determination of 1,344,740 total units for the six-County SCAG region, distributed among four income categories, for the sixth Housing Element cycle. The Final Allocation Plan was adopted by SCAG's Regional Council on March 4, 2021, and approved by the Department of Housing and Community Development on March 22, 2021. As determined by SCAG, Garden Grove's fair share allocation is 19,168 new housing units during the 2021-2029 cycle. Currently we are in planning year one (1) of eight (8) years, which covers the periods from June 30, 2021 through October 15, 2029.

The RHNA numbers adopted for Garden Grove are presented in the Tables attached for the Annual Element Progress Report for 2022.

The City focused on the following Housing Element Goals, Policies, and Implementation Programs during the 2022 reporting period:

Policy H-5.5: Special Housing Needs Accessibility. Broaden the accessibility and availability of housing to special needs residents such as the homeless, disabled, developmentally disabled, elderly, large households, families with children, and female-headed households.

Policy H-3.3: Balance of Housing Types. Promote a balance of housing types, including mixed-use development, to meet the needs of the community.

Policy H-2.4: Collaborative Partnerships. Encourage collaborative partnerships to maximize resources available for the provision of housing affordable to lower-income households.

Policy H-2.1: Expanding Affordable Housing. Preserve and expand the City's supply of affordable rental and ownership housing for lower-income households.

Policy H-4.4: Development Approval Process Education. Educate applicants on how to navigate the development approval process for residential development.

Policy H-4.3: Housing Legislation. Monitor State and federal housing-related legislation, and update City plans, ordinances, and processes pursuant to such legislation to remove or reduce governmental constraints.

The City has developed and adopted the following 23 programs with the stated objectives. [Table D of the Annual Element Progress Report](#), provided herein, demonstrates status of the implementation programs as of 2022.

Program 1: Housing Rehabilitation Grants

Objective: Assist approximately 40 homeowners per year or a total of 320 homeowners.

Program 2: Code Enforcement

Objectives:

- *Property Maintenance Ordinance*
Enforce established standards of home maintenance practices through continued application of the Property Maintenance Ordinance.
- *Building and Land Use Code Enforcement*
Preserve the quality of housing in the City's target areas through building code enforcement inspections. Inspect all newly constructed and remodeled units. Continue to use Land Use Code enforcements activities to reduce the incidences of zoning violations. Proactively prevent violations through education and outreach of home improvement assistance.

Program 3: Multi-Family Acquisition and Rehabilitation

Objective: Increase and maintain the City's affordable housing stock through acquisition and rehabilitation of 10 aging and/or deteriorating multi-family residential units annually (80 units total). Identify potential acquisition and rehabilitation units for interested housing development organizations.

Program 4: Affordable Housing Construction

Objectives:

- *Affordable Housing Assistance*
Provide technical and financial (as available) assistance for the construction of 10 affordable units annually (80 units total) using a combination of federal, State, and local funds to provide land cost write-downs and other construction assistance. Offer expedited processing for projects that include affordable housing units.
- *Senior Housing*
Encourage the implementation of Community Residential General Plan Land Use Designation for the new construction of senior housing, which allows higher densities and development standards reflective of the senior population.
- *Density Bonus*
Density Bonus projects will be one of the main sources of newly constructed units over the next eight years.
- *Marketing*
Continue to inform non-profit and for-profit developers of assistance available for the construction of affordable housing, including density bonuses.
- *Energy Conservation*
Encourage residential developments that lower housing costs through reduced energy consumption. Maximizing energy efficiency and the incorporation of energy conservation and green building features can reduce housing costs for homeowners and renters.
- *Industrial Property Contamination*
If industrial properties have been determined to be contaminated by previous activities as identified in technical studies, the City will assist affordable housing developers, subject to available resources, via technical assistance to direct the applicant to available resources facilitating the site for residential development. Technical assistance can include referral to responsible agencies for site assessment requirements, participating in consultation with responsible agencies, and directing applicants to information of available grants (e.g., Department of Toxic Substances Control Brownfields Revolving Loan Fund program) and other potential financial resources to fund cleanup.

Program 5: Rental Assistance

Objectives:

- *Housing Choice Voucher Program (Section 8)*
Annually provide rental assistance to approximately 2,337 very low-income persons or households. Pursue additional funding for the Section 8 program.

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- *Mainstream Voucher (MV) Program*
The GGHA was recently awarded 75 MVs for individuals between the age of 18 and 61 with a debilitating condition. The City anticipates receiving additional Mainstream Vouchers as part of the federal government's American Rescue Plan.
- *HEART Program*
Utilizing HUD Home funds and the City's Low/Moderate Income Housing Asset Funds, the City annually provides rental assistance with services to approximately 10 literally homeless households.
- *Anti-Displacement Program*
The City currently provides Tenant-Based Rental Assistance to 17 senior households at risk of homelessness due to expiring affordability covenants of their apartment complexes.
- *Emergency Solutions Grant (ESG)*
Utilizing HUD ESG Entitlement funds, the City annually provides rental assistance to approximately 13 literally homeless and/or at-risk households. Additionally, via ESG Coronavirus funds (ESG-CV), the City anticipates providing rental assistance with services to approximately 350 households over the next two years.

Program 6: Home Ownership Assistance

Objective: Provide assistance to low-income households through the First Time Homebuyer Assistance program. Provide first time homebuyer assistance to five households, subject to availability of funding.

Program 7: Preservation of Affordable Rental Housing

Objectives:

- Assist in the preservation of 280 affordable units at risk of converting to market rents by:
- Periodically monitoring the status of the units that are at risk of converting to market rate during the planning period.
- If any property owners indicate plans to convert affordable units to market rate rents, the City will contact qualified entities to explore transfer of ownership options. The entities will be selected from the State's list of qualified entities to acquire/manage affordable housing.
- Make the State's list of qualified entities to acquire/manage affordable housing available to interested residents, developers, or property owners.
- Inform residents in units that are converting to market rents of affordable housing programs available in the City, including Section 8 and other affordable housing developments.

Program 8: Residential Sites Inventory and Monitoring of No Net Loss

Objectives:

- Provide adequate sites to accommodate the City's entire RHNA allocation of 19,168 units (4,166 very low income, 2,801 low income, 3,211 moderate income, and 8,990 above moderate income).
- Maintain and monitor unit count based on income/affordability assumed on parcels included in the sites inventory and actual units constructed and income/affordability when sites are developed.
- Identify net change in capacity and summary of remaining capacity in meeting the remaining RHNA.
- Provide technical assistance and information on available City-owned parcels for lower income housing developments to housing providers. Technical assistance may include development counseling and lot consolidation assistance.
- Publish the residential sites inventory and housing opportunity list on the City's website.
- The Planning Services Division will be responsible for preparing an Annual Progress Report for review by the public, City decision-makers, and submittal to the State Department of Housing and Community Development. Use appropriate bodies as an avenue for public input on housing issues and housing element implementation.
- If a proposed reduction of residential density will result in the residential sites inventory failing to accommodate the RHNA by income level, the City will identify additional adequate sites to accommodate the share of housing need by income level within 180 days of approving the reduced density project pursuant to Government Code section 65863. This may require the rezoning of properties.

Program 9: Accessory Dwelling Units (ADUs)

Objectives:

- Update previously submitted Housing Element Annual Planning Reports (APRs) for 2018, 2019, and 2020 to establish the correct number of ADU permitted projects filed on record with the Building & Safety Division with those identified in the APRs.
- Prepare pre-approved ADU design templates, tailored to meet specific zoning and building standards. Use of these design templates by a potential developer would ensure that the proposed ADU meets most, if not all, required standards at the outset of the development process, minimizing and streamlining the review process

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- Promote development of ADUs by providing written information at the City's planning counter and on the City's website, including development of an information packet to market ADU construction.
- Monitor ADU permit applications and approvals (including the affordability of constructed ADUs) through the Housing Element Annual Progress Report process; if, at the midpoint of the planning period, targets identified in the Housing Element are not met, identify and implement additional incentives or other strategies, as appropriate, to ensure adequate sites during the planning period.
- Identify a staff member in the Planning Services Division and/or Building and Safety Division who can respond to inquiries and support outreach efforts.
- Consider establishing an ADU "amnesty" program to allow existing unpermitted units to come up to code standards without penalty, helping to preserve accessory units.

Program 10: Density Bonus

Objectives:

- Review the existing density bonus ordinance that establishes procedures to ensure compliance and consistency with Government Code §65400 and §65915, including revisions of density bonus provisions for units that are for lower-income households, very low-income households, persons and families of moderate income, and senior housing.
- Evaluate the density bonus procedural requirements to ensure financial feasibility to facilitate affordable housing development and provide flexibility.
- Promote the use of density bonus incentives and provide technical assistance to developers in utilizing density bonus for maximize feasibility and meet local housing needs.

Program 11: Inclusionary Housing Ordinance

Objectives:

- Evaluate and consider adopting an inclusionary housing ordinance requiring residential rental housing developments to include a specified percentage of affordable units as a condition of development.
- Conduct an economic feasibility study to determine: 1) what percentage of units are required to be affordable, 2) whether the inclusionary housing ordinance, if enacted, would unduly constrain or discouraging the private market development of housing in the City, and 3) determine if a payment of an in-lieu fee or provision of affordable off-site units in another project could be implemented as an option.

Program 12: Mixed-Use Development

Objective:

- *Technical Support*
Facilitate the development of residential units in mixed-use areas by providing technical support to facilitate lot consolidation, financial assistance (where feasible), and streamlined permit processing. The City will establish specific and objective criteria for mixed-use site plan reviews and will target development densities as estimated in the Housing Element.
- *Strategic Partnerships*
Play a proactive role in development of mixed-use areas by pursuing strategic partnerships with developers, lenders, and property owners to ensure the development of housing at appropriate densities and the inclusion of affordable housing units.
- *Annually Monitor Development*
Establish a protocol to annually monitor development interest, inquiries, and progress towards mixed-use development and affordable housing creation by specific RHNA income categories. Periodically re-evaluate approach and progress. Should monitoring reveal a shortfall in residential and affordable residential uses in mixed use developments, the City will develop additional incentives and approaches (including examination of development standards) to ensure the City satisfies its identified housing need (RHNA).

Program 13: Special Needs Housing

Objectives:

- *Evaluation of Standards*
Periodically evaluate emergency shelter development and siting standards based on existing needs and development interest and as warranted, re-evaluate and make appropriate changes to facilitate the development of emergency shelters.
- *Prioritization*
Prioritize projects that include special needs housing or housing for extremely/very low-income households in the development application review process.
- *Reference*
Refer residents to the Regional Center of Orange County for housing and services available for persons with developmental disabilities. Provide information on services on the City's website. As available, the City will pursue State and federal monies for direct support of housing construction and rehabilitation specifically targeted for housing for persons with disabilities.

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- *Permanent Supportive Housing*
Encourage developers to include Extremely Low Income (30 percent AMI) units with wrap-around services for the homeless. These units must be paired with either tenant-based or project-based vouchers, which limits availability.

Program 14: Parking Standards

Objectives:

- *Standards Review*
Review parking standards and modify only as needed within the Municipal Code and the relevant specific plans. Parking standards should facilitate and encourage a variety of housing types, including affordable lower-income housing, and should not constrain development.
- *Reducing Parking*
Continue using available procedures for reducing parking based on proximity to transit corridors, mixed-use projects along commercial corridors, projects near community facilities (shopping, schools, recreation, etc.), projects with a variety of unit types, and projects for seniors, disabled persons, and other special needs households that typically have lower parking demands.
- *Parking Solutions*
Identify parking management strategies and tools to minimize parking impacts in residential neighborhoods, including, but not limited to approaches that increase parking supply, use existing parking facilities more efficiently, address variable demand, reduce parking demand, respond to spillover impacts, and parking management and design.

Program 15: Water and Sewer Service Providers

Objective: Within 30 days of Housing Element adoption, deliver the Garden Grove Housing Element to all providers of sewer and water service within the City.

Program 16: Objective Design Standards

Adopt objective design standards to ensure the City can provide local guidance on design and standards for by-right projects as allowed by State law. Adoption of objective design standards will facilitate high-quality residential developments and compliance with State objectives. The objective design standards will ensure provision of adequate private open space, parking, and related features, as well as architectural design, consistent with State law (SB 35).

Program 17: Zoning Code Update

Objective:

- Modify Multi-Family Residential Development Standards specifically revising or removing Development Density R-3 Zone table that limits residential density based on lot size.

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- Remove the requirements that: (i) restrict multi-family third-story building area at 50 percent; and (ii) restrict a building to one story if within 20 feet of an R-1 zone property.
- Review, and modify as necessary, the outdoor recreation requirements, including private open space and communal space requirements for multifamily developments.
- Examine the standards for internal improvements for single-family residences to prevent their illegal conversion to boardinghouses.
- Create standards for single-room occupancy housing and motels that could be converted into permanent housing.
- Create standards for permanent supportive housing to implement State law.
- Add Low Barrier Navigation Centers (AB 101) as a use by right, as defined, in areas zoned for mixed uses and nonresidential zones permitting multifamily uses, if applications meet specified requirements.

Program 18: Affirmatively Furthering Fair Housing

Objectives:

- Promote and affirmatively further fair housing opportunities and promote housing for all persons, including those protected by the California Fair Employment and Housing Act and any other State and federal fair housing and planning laws. Add resources and information in English, Spanish, Vietnamese, and Korean and make available to the public.
- Consistent with the Consolidated Plan, provide fair housing services to Garden Grove residents. Serve 1,010 persons annually with general housing/fair housing issues (8,080 persons total over eight years).
- Continue to implement the Analysis of Impediments to Fair Housing Choice and HUD Consolidated Plan.
- Require all recipients of federal funds who are in any way related to housing—including in the development of housing, placement of clients in housing, or acceptance of Section 8 tenants—to assist in affirmatively furthering fair housing.
- Continue to invest in landlord and tenant counseling and mediation services, unlawful detainer assistance, housing discrimination services, homebuyer education and outreach, and local eviction prevention strategies.
- Advertise the availability of fair housing services through flyers at public counters, direct outreach to affected persons, and posting of available fair housing services on the City's website. Ensure resources and website information are available in English, Spanish, Vietnamese, and Korean.

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- Promote public awareness of federal, State, and local regulations regarding equal access to housing. Provide information to the public on various State and federal housing programs and fair housing law. Maintain referral information on the City's website and at a variety of other locations such as community and senior centers, local social service offices, and other public locations, including City Hall and the City Library.
- Refer residents involved in housing-related civil disputes such as landlord/tenant disputes and housing discrimination complaints to the California Department of Fair Employment and Housing and the Fair Housing Council of Orange County.
- Ensure that all development applications are considered, reviewed, and approved without prejudice to the proposed residents, contingent on the development application's compliance with all entitlement requirements.
- Evaluate all proposed amendments to the General Plan Land Use Map and the Zoning Map for their effect on the City's policy of integrating diverse housing opportunities in each neighborhood or planning area.
- Accommodate persons with disabilities who seek reasonable waiver or modification of land use controls and/or development standards pursuant to procedures and criteria set forth in the Municipal Code.
- Use local permitting and approval processes to ensure all new multifamily construction meets the accessibility requirements of the federal and State fair housing acts.
- Pursue funding and target neighborhoods of concentrated poverty for investment in rehabilitation, parks, transit, and active transportation. Ensure economic development plans reflect the needs of lower-opportunity neighborhoods.
- Prioritize community and stakeholder engagement during controversial development decisions.
- Include a fair housing presentation to the City Council during a public meeting at least once per year.

Program 19: Homeless Housing Needs

Objective: Consistent with the Consolidated Plan, address the needs of at-risk and homeless individuals and families through assistance to non-profits serving the homeless population. Provide emergency/transitional housing or homeless services to 250 extremely low-income or at-risk clients annually (1,750 persons total). As part of the annual General Plan report, identify any new shelters that have been constructed in the City.

Program 20: Healthy and Sustainable Living Environments

Objectives:

- Continue implementation of environmental conservation plans and policies that foster multi-modal transportation systems, reduce greenhouse gas emissions, implement Low Impact Development standards, promote water conservation, and encourage habitat conservation.
- Promote environmentally sustainable building practices that provide cost savings to homeowners and developers, including advertising utility rebate, weatherization, and energy audit programs through private utilities and the State.
- Provide informational material at the Planning and Building and Safety Division's counter and on the City website from Southern California Edison and others that detail energy conservation measures for new and existing buildings, the benefits of the Green Building Code, and resources to assist lower-income households with energy-related expenses.
- Continue to enforce the State energy standards of the California Green Building Code.
- Target housing units within 1,000 feet of freeways, railways, major arterials, and distribution centers, to encourage building design strategies to limit air pollution, including but not limited to installing double glazed windows, use of MERV 13 filters with HVAC systems, and maximizing exterior wall insulation to limit air and noise pollution.

Program 21: Replacement of Units on Sites

Pursuant to Government Code Section 65583.2(g)(3), require the replacement of units affordable to the same or lower income level as a condition of any development on a nonvacant site identified in the Housing Element consistent with those requirements set forth in Government Code section 65915(c)(3). Replacement requirements shall be required for sites identified in the inventory that currently have residential uses, or within the past five years have had residential uses that have been vacated or demolished, and:

- Were subject to a recorded covenant, ordinance, or law that restricts rents to levels affordable to persons and families of low or very low-income; or
- Subject to any other form of rent or price control through a public entity's valid exercise of its police power; or
- Occupied by low or very low-income households. For the purpose of this program "previous five years" is based on the date the application for development was submitted.

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Pursuant to Government Code section 66300(d) (Chapter 654, Statutes of 2019 (SB 330)), the City shall not approve a housing development project that will require the demolition of residential dwelling units regardless of whether the parcel was listed in the inventory unless a) the project will create at least as many residential dwelling units as will be demolished, and b) certain affordability criteria are met.

Program 22: Affordable Housing Overlay

Objectives:

- Study and, if shown to be appropriate for Garden Grove, adopt an Affordable Housing Overlay. Assess any constraints such an ordinance might have on residential development in the City and modify accordingly.
- Consult with for-profit and nonprofit developers to determine an appropriate mix of incomes that make development feasible in Garden Grove.
- Consider targeting mixed use corridors and zones with higher residential density maximums as potential areas for an Affordable Housing Overlay.
- The Overlay regulations should be additive to any established base zone and also be complementary with other affordable housing programs, including the Density Bonus Ordinance and the Inclusionary Housing Ordinance.

Program 23: Reasonable Accommodation

Objective: Prepare Reasonable Accommodation application and related promotional materials advertising the availability of the process.

Housing Element Update

The City of Garden Grove updated the Housing Element, Safety Element, Land Use Element, and adopted a new Environmental Justice Element to the Garden Grove General Plan. Throughout 2020, the community was invited to participate in an online surveys to provide input towards creating a community housing strategy for the next eight years as well as a healthier community.

In California, cities are required to develop a general plan, a blueprint for future developments in the City that establishes goals, objectives, and policies. The Housing Element, a component to the general plan, is mandated by the state to be updated every eight years to identify housing needs for all income levels during specific planning periods by meeting its Regional Housing Needs Assessment (RHNA) allocation. The City of Garden Grove's RHNA housing allocation for the 2021-2029 planning period is 19,168 units.

The City also updated the Safety and Land Use elements and adopted a new Environmental Justice Element to establish policies mandated by the state. The Safety Element establishes policies that will minimize the risk of personal injury, loss of life, property damage, and environmental damage associated with natural and man-made hazards. The Land Use Element reviews the uses of land for

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housing, businesses, industries, agriculture, open space, public facilities, and other categories. The new Environmental Justice Element establishes policies to reduce pollution, and to provide residents with access to healthy food, physical activity, and safe and sanitary housing. The updates were adopted in December 2021 and became effective in January 2022. The City also began implementing the updates in 2022.

Stuart Apartments Permanent Supportive Housing Development

In October 2022, the City and American Family Housing (AFH), a nonprofit affordable housing developer, celebrated the opening of Stuart Apartments, the City's first permanent supportive housing development. In partnership with AFH,



the City of Garden Grove provided the funding needed to refurbish an aging apartment building into supportive housing, serving residents with physical and mental disabilities, or experiencing homelessness. Eight of the ten refurbished units have been set aside for extremely low-income households who are exiting homelessness. These units are supported by project-based mainstream vouchers provided by

the Garden Grove Housing Authority.

Updates included new open-concept kitchens in the units, added office spaces, a landscaped courtyard with a seating area, and a colorful mural which represents hope, likeness and differences, and the coming together of cultures.

Stuart Apartments is a unique development that continues a number of current and future City efforts directed to homelessness. The City understands the critical need of the City's vulnerable community. Therefore, the City decided to partner with AFH knowing they possess the expertise to work with individuals who are homeless or in need of housing, as encouraged by Policy H-5.5, which aims to broaden the City's accessibility and availability of housing to special needs residents, such as the homeless, disabled, developmentally disabled, elderly, large households, families with children, and female-headed households.

Housing Program(s) Implemented: 3, 4, 5, 13, 19

Mixed-Use Senior Housing Development

In October 2022, the Garden Brook Senior Village mixed-use, rental housing project in OC Koreatown, Garden Brook Senior Village, began accepting a second round of applications for residential tenants.



The 8-story, 12,938 square-foot project includes commercial space on the first floor, 394 senior-living units, and community spaces including an indoor fitness area, library room with multifunctional space, two general-use community rooms, and on-site laundry facilities. Additionally, Garden Brook Senior Village’s intergenerational partnership with the neighboring Boys and Girls Clubs of Garden Grove will include programs that foster mutually-benefitting youth and senior interactions, as encouraged by Policy H-2.4. Completion of the project will promote a balance of housing types, including mixed-use development, to meet the needs of the community, as encouraged by Policy H-3.3, and expand the City’s supply of affordable rental housing for lower-income households, as encouraged by Policy H-2.1.

Housing Program(s) Implemented: 4, 5, 10, 12, 13, 14

Accessory Dwelling Units Survey



In August and September 2022, the City provided an accessory dwelling unit (ADU) survey to the community. Garden Grove residents with property containing an ADU, or those who considered adding one, were encouraged to take the online survey to share their experiences and provide their input. The survey was also available in multiple languages. The survey questions pertained to possible barriers when

constructing ADUs, how to increase the likelihood of the residents’ ability to construct an ADU, and potential concerns about ADUs in the community.

This survey was conducted as part of a study administered by the Southern California Association of Governments, with state funding from the California

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Department of Housing and Community Development to make the process of building ADUs and JADUs easier for residents, as encouraged by Policy H-4.4, which states that the City should educate applicants on how to navigate the development approval process for residential development.

Housing Program(s) Implemented: 9, 14

Homelessness 101 and Navigation Center

In July 2022, the City of Garden Grove, in collaboration with HomeAid Orange County, hosted a free virtual Navigation Center 101 class, to provide information and answers to some of the most frequently asked questions about homeless individuals seeking housing. HomeAid Orange County is a nonprofit organization. Its mission



is to help people experiencing homelessness, or at-risk of becoming homeless, build new lives through housing, community engagement, and education, as encouraged by Policy H-5.5, which aims to broaden the City's accessibility and availability of housing to special needs residents such as the homeless, disabled, developmentally disabled, elderly, large households, families with children, and female-headed households.

In August 2022, the City held a community meeting regarding a proposed new navigation center. In an effort to address homelessness, the City of Garden Grove is taking the lead in opening a local navigation center in collaboration with the Cities of Fountain Valley and Westminster. The City invited the public to attend a community meeting to learn about the potential navigation center, provide feedback, and ask questions.

The community meeting consisted of a presentation from City staff and community partners to provide information on how a navigation center operates, what services will be available, and who will be served. Informational booths were available with the Garden Grove Police Department's Special Resource Team, Be Well OC in Garden Grove, Community and Economic Development Department, HomeAid Orange County, and other homeless service providers.

Housing Program(s) Implemented: 19

Focused Zoning Amendments to Residential Development Standards

In an effort to implement various policies and programs set forth in the General Plan Housing Element and Land Use Element, and to ensure compliance with applicable state housing laws, the City adopted Focused Zoning Amendments in October 2022. Prior to adoption of the Amendments, the community was encouraged to attend two study sessions to learn about the proposed changes to

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the development standards for single-family residential, multi-family residential, mixed-use, supportive housing, and single room occupancy housing. The study sessions were held in August 2022.

Recent state housing laws ease local government constraints on housing development and the

development of affordable housing. The Focus Zoning Amendments ensure the City is in compliance with applicable state housing laws, as encouraged by Policy H-4.3, which states that the City should monitor State and federal housing-related legislation, and update City plans, ordinances, and processes pursuant to such legislation to remove or reduce governmental constraints.

Housing Program(s) Implemented: 16, 17

Jurisdiction	Garden Grove	
Reporting Year	2022	(Jan. 1 - Dec. 31)

ANNUAL ELEMENT PROGRESS REPORT
Local Early Action Planning (LEAP) Reporting
 (CCR Title 25 §6202)

Please update the status of the proposed uses listed in the entity's application for funding and the corresponding impact on housing within the region or jurisdiction, as applicable, categorized based on the eligible uses specified in Section 50515.02 or 50515.03, as applicable.

Total Award Amount	\$	500,000.00	<i>Total award amount is auto-populated based on amounts entered in rows 15-26.</i>
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Task	\$ Amount Awarded	\$ Cumulative Reimbursement Requested	Task Status	Other Funding	Notes
(FGPUZA) Focused General Plan Update and Zoning Amendments	\$300,000.00	\$261,175.03	Other (Please Specify in Notes)	Other	Services provided by MIG, Inc. to prepare EIR findings and fact and statement of overriding considerations. A portion of the Housing Element funded by additional source PGP SB2 grant funds. Currently awaiting final approval of 2021-2029 Housing Element Update.
(FZA) Focused Zoning Amendments	\$70,000.00	\$70,000.00	In Progress	None	Services provided by MIG, Inc. to provide preparation and completion of FZA related to development standards of residential mixed use, and housing conversions. \$70,000 originally allocated for this activity, however amendments to add an additional \$25,000 was required to provide additional FZA tasks requested by the City.

Building and Planning Software	\$125,000.00	\$98,210.00	In Progress	Local General Fund	Phase 1 for Building permit implementation and integration complete, services provide by Civos, Inc. for creation of software VivaCivic. Phase 2 for Plan Routing including Planning and Engineering review and workflow complete. Remaining Phase 3 in progress for additional features requested by the City including pre-application review, and ADU review and plan check. Additional tasks not included in the allocation and budget are supplemented by the General Fund.
Overhead/Legal Ad Costs	\$5,000.00	\$0.00	In Progress	Local General Fund	Overhead costs including public outreach, marketing, legal ad costs, and reprographics fees included in this category as they relate to the processing of the Housing Element .

Summary of entitlements, building permits, and certificates of occupancy (auto-populated from Table A2)

Completed Entitlement Issued by Affordability Summary		
Income Level		Current Year
Very Low	Deed Restricted	4
	Non-Deed Restricted	0
Low	Deed Restricted	0
	Non-Deed Restricted	0
Moderate	Deed Restricted	0
	Non-Deed Restricted	0
Above Moderate		84

Total Units		88
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Building Permits Issued by Affordability Summary		
Income Level		Current Year
Very Low	Deed Restricted	0
	Non-Deed Restricted	0
Low	Deed Restricted	0
	Non-Deed Restricted	0
Moderate	Deed Restricted	0
	Non-Deed Restricted	0
Above Moderate		381
Total Units		381

Certificate of Occupancy Issued by Affordability Summary		
Income Level		Current Year
Very Low	Deed Restricted	0
	Non-Deed Restricted	0
Low	Deed Restricted	0
	Non-Deed Restricted	0
Moderate	Deed Restricted	0
	Non-Deed Restricted	0
Above Moderate		78
Total Units		78

Jurisdiction	Garden Grove	
Reporting Year	2022	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	10/15/2021 - 10/15/2029

ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation

Note: "+" indicates an optional field

Cells in grey contain auto-calculation formulas

**Table A
Housing Development Applications Submitted**

Project Identifier					Unit Types		Date Application Submitted	Proposed Units - Affordability by Household Incomes							Total Approved Units by Project	Total Disapproved Units by Project	Streamlining	Density Bonus Law Applications		Application Status	Notes	
1					2	3	4	5							6	7	8	9	10		11	12
Prior APN*	Current APN	Street Address	Project Name*	Local Jurisdiction Tracking ID*	Unit Category (SFA,SFD,2 to 4,5+,ADU,MH)	Tenure R=Renter O=Owner	Date Application Submitted+ (see instructions)	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Total PROPOSED Units by Project	Total APPROVED Units by project	Total DISAPPROVED Units by Project	Was APPLICATION SUBMITTED Pursuant to GC 65913.4(b)? (SB 35 Streamlining)	Did the housing development application seek incentives or concessions pursuant to Government Code section 65915?	Were incentives or concessions requested pursuant to Government Code section 65915 approved?	Please indicate the status of the application.	Notes*
Summary Row: Start Data Entry Below																						
9042410	9042410	11842 DANIEL AVE		PC2022-005	ADU	R	1/4/2022							430	434	434	0		No	No	N/A	Pending
13346410	13346410	12912 ADELLE ST		PC2022-029	ADU	R	1/18/2022							1	1	1	0		No	No	N/A	Pending
9950322	9950322	10611 RANNEY AVE		PC2022-031	ADU	R	1/18/2022							1	1	1	0		No	No	N/A	Pending
9026303	9026303	12892 SAFFORD E		PC2022-037	ADU	R	1/18/2022							1	1	1	0		No	No	N/A	Pending
23313145	23313145	12171 REVA DR		PC2022-040	ADU	R	1/19/2022							1	1	1	0		No	No	N/A	Pending
9802103	9802103	9081 IMPERIAL AVE		PC2022-044	ADU	R	1/19/2022							1	1	1	0		No	No	N/A	Pending
23118110	23118110	12331 ANZIO ST		PC2022-050	ADU	R	1/20/2022							1	1	1	0		No	No	N/A	Pending
9904611	9904611	10161 TRASK AVE		PC2022-061	ADU	R	1/25/2022							1	1	1	0		No	No	N/A	Pending
9056406	9056406	12561 STRATHMORE DR		PC2022-062	ADU	R	1/25/2022							1	1	1	0		No	No	N/A	Pending
9725106	9725106	13361 YOKEY ST		PC2022-063	5+	R	1/25/2022	1						4	5	5	0		No	Yes	Yes	Pending
9030239	9030239	11602 LAMPSON AVE		PC2022-085	SFD	O	2/2/2022							1	1	1	0		No	No	N/A	Pending
10037116	10037116	11721 PALOMA AVE		PC2022-097	ADU	R	2/7/2022							1	1	1	0		No	No	N/A	Pending
9949106	9949106	10661 KEEL AVE		PC2022-1000	ADU	R	10/17/2022							1	1	1	0		No	No	N/A	Pending
13333257	13333257	9551 HALEKULANI DR		PC2022-101	ADU	R	2/7/2022							1	1	1	0		No	No	N/A	Pending
10163106	10163106	12091 FLAGSTONE AVE		PC2022-1010	ADU	R	10/19/2022							1	1	1	0		No	No	N/A	Pending
13051121	13051121	6811 PARK AVE		PC2022-1011	ADU	R	10/19/2022							1	1	1	0		No	No	N/A	Pending
23147207	23147207	12382 TWINTREE AVE		PC2022-1013	ADU	R	10/19/2022							1	1	1	0		No	No	N/A	Pending
13153122	13153122	12831 DALE ST		PC2022-1018	SFD	R	10/20/2022							1	1	1	0		No	No	N/A	Pending
9901610	9901610	10211 LARSON AVE		PC2022-1024	ADU	R	10/24/2022							1	1	1	0		No	No	N/A	Pending
10009239	10009239	13332 HAVENWOOD DR		PC2022-1026	ADU	R	10/25/2022							1	1	1	0		No	No	N/A	Pending
9041423	9041423	11601 REVA DR		PC2022-1035	ADU	R	10/26/2022							1	1	1	0		No	No	N/A	Pending
8946222	8946222	11042 DALLAS DR		PC2022-1040	ADU	R	10/28/2022							1	1	1	0		No	No	N/A	Pending
13341108	13341108	9391 WELDON DR		PC2022-1042	ADU	R	10/28/2022							1	1	1	0		No	No	N/A	Pending
9917411	9917411	14191 HOPE ST		PC2022-1043	ADU	R	10/28/2022							1	1	1	0		No	No	N/A	Pending
9906513	9906513	13211 CYPRESS ST		PC2022-1061	ADU	R	11/1/2022							1	1	1	0		No	No	N/A	Pending
9841207	9841207	13741 MCMAINS ST		PC2022-1066	ADU	R	11/1/2022							1	1	1	0		No	No	N/A	Pending
9026112	9026112	11552 SAFFORD W		PC2022-1067	ADU	R	11/1/2022							1	1	1	0		No	No	N/A	Pending
23158113	23158113	12871 ASPENWOOD LN		PC2022-1074	ADU	R	11/3/2022							1	1	1	0		No	No	N/A	Pending
8929136	8929136	10622 ARTCRAFT AVE		PC2022-1076	ADU	R	11/3/2022							1	1	1	0		No	No	N/A	Pending
10002217	10002217	11101 SHERMAN AVE		PC2022-1077	ADU	R	11/3/2022							1	1	1	0		No	No	N/A	Pending
9045215	9045215	11921 RICKY AVE		PC2022-1079	ADU	R	11/3/2022							1	1	1	0		No	No	N/A	Pending
9031407	9031407	12692 GLEN ST		PC2022-108	ADU	R	2/10/2022							1	1	1	0		No	No	N/A	Pending
8959302	8959302	11232 FULMER DR		PC2022-1081	ADU	R	11/3/2022							1	1	1	0		No	No	N/A	Pending
9064106	9064106	11051 BIXLER CIR		PC2022-1085	ADU	R	11/7/2022							1	1	1	0		No	No	N/A	Pending
9017201	9017201	11302 ACACIA PKWY		PC2022-1088	ADU	R	11/7/2022							1	1	1	0		No	No	N/A	Pending
9023108	9023108	11622 9TH ST		PC2022-1098	ADU	R	11/8/2022							1	1	1	0		No	No	N/A	Pending
13332512	13332512	9662 LENORE DR		PC2022-1100	ADU	R	11/8/2022							1	1	1	0		No	No	N/A	Pending
10134364	10134364	12502 GARDEN GROVE BLVD		PC2022-1104	ADU	R	11/9/2022							1	1	1	0		No	No	N/A	Pending
9945224	9945224	14282 JESSICA ST		PC2022-1105	ADU	R	11/9/2022							1	1	1	0		No	No	N/A	Pending
10161113	10161113	12212 GRANITE CIR		PC2022-1113	ADU	R	11/14/2022							1	1	1	0		No	No	N/A	Pending
8950327	8950327	11572 FAYE AVE		PC2022-1118	ADU	R	11/16/2022							1	1	1	0		No	No	N/A	Pending
13238712	13238712	11841 BLUE JAY LN		PC2022-1120	ADU	R	11/16/2022							1	1	1	0		No	No	N/A	Pending
13208536	13208536	9331 DEWEY DR		PC2022-1130	ADU	R	11/21/2022							1	1	1	0		No	No	N/A	Pending
8951226	8951226	12062 FAYE AVE		PC2022-1131	ADU	R	11/21/2022							1	1	1	0		No	No	N/A	Pending
9821210	9821210	9891 RUSSELL AVE		PC2022-1132	ADU	R	11/21/2022							1	1	1	0		No	No	N/A	Pending
9821210	9821210	9893 RUSSELL AVE		PC2022-1133	ADU	R	11/21/2022							1	1	1	0		No	No	N/A	Pending
9030209	9030209	11601 CHESTER AVE		PC2022-1138	ADU	R	11/23/2022							1	1	1	0		No	No	N/A	Pending
23313405	23313405	12012 REVA DR		PC2022-1139	ADU	R	11/23/2022							1	1	1	0		No	No	N/A	Pending
8946215	8946215	11142 DALLAS DR		PC2022-1140	ADU	R	11/23/2022							1	1	1	0		No	No	N/A	Pending
9937206	9937206	13682 CYPRESS ST		PC2022-1141	ADU	R	11/23/2022							1	1	1	0		No	No	N/A	Pending
10132512	10132512	12872 PEARCE ST		PC2022-1142	ADU	R	11/23/2022							1	1	1	0		No	No	N/A	Pending
9043005	9043005	11752 DANIEL AVE		PC2022-1147	ADU	R	11/29/2022							1	1	1	0		No	No	N/A	Pending
10848110	10848110	15551 REEVE ST		PC2022-1148	ADU	R	11/29/2022							1	1	1	0		No	No	N/A	Pending
13333210	13333210	9611 HALEKULANI DR		PC2022-1150	ADU	R	11/29/2022							1	1	1	0		No	No	N/A	Pending

8959313	8959313 11261 RUGH ST		PC2022-1151	ADU	R	11/29/2022						1	1	1	0	No	No	N/A	Pending
23140405	23140405 12172 HOMESTEAD PL		PC2022-1154	ADU	R	11/30/2022						1	1	1	0	No	No	N/A	Pending
9852205	9852205 9652 BLAKE AVE		PC2022-1155	ADU	R	11/30/2022							1	1	0	No	No	N/A	Pending
9059204	9059204 12555 WEST ST		PC2022-1157	ADU	R	12/1/2022						1	1	1	0	No	No	N/A	Pending
9842204	9842204 13741 YOAK ST		PC2022-1158	ADU	R	12/5/2022						1	1	1	0	No	No	N/A	Pending
13215212	13215212 11391 BARCLAY DR		PC2022-1166	ADU	R	12/6/2022						1	1	1	0	No	No	N/A	Pending
8911106	8911106 10562 LAMPSON AVE		PC2022-1169	ADU	R	12/6/2022						1	1	1	0	No	No	N/A	Pending
13239118	13239118 9691 SKYLARK BLVD		PC2022-1170	ADU	R	12/6/2022						1	1	1	0	No	No	N/A	Pending
9912317	9912317 10601 DOROTHY AVE		PC2022-1183	ADU	R	12/8/2022						1	1	1	0	No	No	N/A	Pending
13152174	13152174 8372 LAMPSON AVE		PC2022-1188	ADU	R	12/12/2022						1	1	1	0	No	No	N/A	Pending
13202208	13202208 8722 LA GRAND AVE		PC2022-1192	ADU	R	12/13/2022						1	1	1	0	No	No	N/A	Pending
23137330	23137330 12502 JANET LN		PC2022-1193	ADU	R	12/13/2022						1	1	1	0	No	No	N/A	Pending
9906604	9906604 13152 BOWEN ST		PC2022-1194	ADU	R	12/13/2022						1	1	1	0	No	No	N/A	Pending
8961308	8961308 11052 PALMWOOD DR		PC2022-1195	ADU	R	12/13/2022						1	1	1	0	No	No	N/A	Pending
13345102	13345102 8841 WOOLLEY LN		PC2022-1197	ADU	R	12/13/2022						1	1	1	0	No	No	N/A	Pending
13208107	13208107 11181 LAURIANNE LN		PC2022-1198	ADU	R	12/13/2022						1	1	1	0	No	No	N/A	Pending
10148112	10148112 13371 LARAMORE LN		PC2022-1199	ADU	R	12/14/2022						1	1	1	0	No	No	N/A	Pending
23157317	23157317 12822 OERTLY DR		PC2022-120	ADU	R	2/14/2022						1	1	1	0	No	No	N/A	Pending
8954205	8954205 10411 DEWEY DR		PC2022-1203	ADU	R	12/14/2022						1	1	1	0	No	No	N/A	Pending
13243221	13243221 11721 CLOVER LN		PC2022-1205	ADU	R	12/14/2022						1	1	1	0	No	No	N/A	Pending
10040201	10040201 11472 SALINAZ DR		PC2022-1207	ADU	R	12/15/2022						1	1	1	0	No	No	N/A	Pending
9737220	9737220 8272 NILAND WAY		PC2022-1208	ADU	R	12/15/2022						1	1	1	0	No	No	N/A	Pending
8949405	8949405 10021 BROOKSIDE DR		PC2022-1209	ADU	R	12/15/2022						1	1	1	0	No	No	N/A	Pending
9912214	9912214 10621 FRANCES AVE		PC2022-1219	ADU	R	12/19/2022						1	1	1	0	No	No	N/A	Pending
10134347	10134347 12282 GRANITE PL		PC2022-1220	ADU	R	12/20/2022						1	1	1	0	No	No	N/A	Pending
13712317	13712317 12281 BLUEBELL AVE		PC2022-1224	ADU	R	12/20/2022						1	1	1	0	No	No	N/A	Pending
13339135	13339135 9652 STANFORD AVE		PC2022-1227	ADU	R	12/20/2022						1	1	1	0	No	No	N/A	Pending
9738415	9738415 13471 JACKSON ST		PC2022-1229	ADU	R	12/20/2022						1	1	1	0	No	No	N/A	Pending
8930508	8930508 11042 SONGISH ST		PC2022-1236	ADU	R	12/21/2022						1	1	1	0	No	No	N/A	Pending
8948401	8948401 11412 DALLAS DR		PC2022-1237	ADU	R	12/21/2022						1	1	1	0	No	No	N/A	Pending
8932307	8932307 10032 MELODY PARK DR		PC2022-1239	ADU	R	12/21/2022						1	1	1	0	No	No	N/A	Pending
8907253	8907253 10201 GARDEN GROVE BLVD		PC2022-1240	5+	R	12/22/2022	3					49	52	52	0	No	Yes	Yes	Pending
8924105	8924105 12162 NELSON ST		PC2022-1241	ADU	R	12/22/2022						1	1	1	0	No	No	N/A	Pending
13318355	13318355 9071 LAMPSON AVE		PC2022-1242	SFD	O	12/22/2022						1	1	1	0	No	No	N/A	Pending
13154116	13154116 8462 ACACIA AVE		PC2022-1245	ADU	R	12/22/2022						1	1	1	0	No	No	N/A	Pending
8947202	8947202 10322 DEWEY DR		PC2022-1247	ADU	R	12/22/2022						1	1	1	0	No	No	N/A	Pending
9059407	9059407 12621 KATHY LN		PC2022-1258	ADU	R	12/23/2022						1	1	1	0	No	No	N/A	Pending
9813131	9813131 9822 11TH ST		PC2022-1259	ADU	R	12/23/2022						1	1	1	0	No	No	N/A	Pending
13218117	13218117 9471 OMA PL		PC2022-1260	ADU	R	12/23/2022						1	1	1	0	No	No	N/A	Pending
9930205	9930205 13752 CYPRESS ST		PC2022-149	ADU	R	2/23/2022						1	1	1	0	No	No	N/A	Pending
8927221	8927221 12471 NUTWOOD ST		PC2022-155	ADU	R	2/24/2022						1	1	1	0	No	No	N/A	Pending
10032202	10032202 13682 BERKSHIRE WAY		PC2022-164	ADU	R	3/1/2022						1	1	1	0	No	No	N/A	Pending
13340304	13340304 9332 MARIETTA AVE		PC2022-189	SFD	O	3/4/2022						1	1	1	0	No	No	N/A	Pending
39916304	39916304 13292 SIEMON AVE		PC2022-238	ADU	R	3/16/2022						1	1	1	0	No	No	N/A	Pending
13329402	13329402 9142 LAMPSON AVE		PC2022-278	SFD	O	3/31/2022						1	1	1	0	No	No	N/A	Pending
9037303	9037303 11832 ROXBURY RD		PC2022-280	ADU	R	3/31/2022						1	1	1	0	No	No	N/A	Pending
10151603	10151603 13631 ROXEY DR		PC2022-296	ADU	R	4/5/2022						1	1	1	0	No	No	N/A	Pending
9826401	9826401 9241 IMPERIAL AVE		PC2022-347	SFD	O	4/15/2022						1	1	1	0	No	No	N/A	Pending
9006203	9006203 11262 JERRY LN		PC2022-350	ADU	R	4/15/2022						1	1	1	0	No	No	N/A	Pending
10116316	10116316 13901 LAUREL ST		PC2022-351	ADU	R	4/15/2022						1	1	1	0	No	No	N/A	Pending
9944431	9944431 10711 HAZARD AVE		PC2022-355	ADU	R	4/19/2022						1	1	1	0	No	No	N/A	Pending
8929321	8929321 10651 ARTCRAFT AVE		PC2022-356	ADU	R	4/19/2022						1	1	1	0	No	No	N/A	Pending
10144608	10144608 12602 RANCHERO WAY		PC2022-361	ADU	R	4/25/2022						1	1	1	0	No	No	N/A	Pending
9951302	9951302 10522 STERN AVE		PC2022-372	ADU	R	4/27/2022						1	1	1	0	No	No	N/A	Pending
10032203	10032203 13692 BERKSHIRE WAY		PC2022-398	ADU	R	5/5/2022						1	1	1	0	No	No	N/A	Pending
13313202	13313202 9811 BEVERLY LN		PC2022-412	SFD	O	5/10/2022						1	1	1	0	No	No	N/A	Pending
23155509	23155509 12661 VOLKWOOD ST		PC2022-444	ADU	R	5/16/2022						1	1	1	0	No	No	N/A	Pending
10151307	10151307 12662 CARDINAL AVE		PC2022-445	ADU	R	5/16/2022						1	1	1	0	No	No	N/A	Pending
10106248	10106248 12651 GLORIA ST		PC2022-459	ADU	R	5/17/2022						1	1	1	0	No	No	N/A	Pending
13212509	13212509 9872 ALDGATE AVE		PC2022-463	ADU	R	5/18/2022						1	1	1	0	No	No	N/A	Pending
8952509	8952509 10891 POINDEXTER AVE		PC2022-498	ADU	R	5/27/2022						1	1	1	0	No	No	N/A	Pending
13345201	13345201 8852 WOOLLEY LN		PC2022-511	ADU	R	6/1/2022						1	1	1	0	No	No	N/A	Pending
9825108	9825108 9791 IMPERIAL AVE		PC2022-538	ADU	R	6/8/2022						1	1	1	0	No	No	N/A	Pending
13215203	13215203 11422 LARKIN DR		PC2022-545	ADU	R	6/9/2022						1	1	1	0	No	No	N/A	Pending
9824209	9824209 13391 GALWAY ST		PC2022-556	ADU	R	6/14/2022						1	1	1	0	No	No	N/A	Pending
10009216	10009216 13381 BARNETT WAY		PC2022-567	ADU	R	6/14/2022						1	1	1	0	No	No	N/A	Pending
10034335	10034335 13251 PINTO RD		PC2022-572	ADU	R	6/15/2022						1	1	1	0	No	No	N/A	Pending
23140303	23140303 12202 ACACIA AVE		PC2022-574	ADU	R	6/15/2022						1	1	1	0	No	No	N/A	Pending
13239118	13239118 9691 SKYLARK BLVD		PC2022-580	ADU	R	6/20/2022						1	1	1	0	No	No	N/A	Pending
9031209	9031209 11592 COLLEGE AVE		PC2022-591	ADU	R	6/20/2022						1	1	1	0	No	No	N/A	Pending
21513104	21513104 12532 ARISTOCRAT AVE		PC2022-598	ADU	R	6/21/2022						1	1	1	0	No	No	N/A	Pending
13221304	13221304 11421 MAC ST		PC2022-601	ADU	R	6/22/2022						1	1	1	0	No	No	N/A	Pending
9937213	9937213 10341 WOODBURY RD		PC2022-604	ADU	R	6/22/2022						1	1	1	0	No	No	N/A	Pending
10106228	10106228 12731 TRASK AVE		PC2022-608	ADU	R	6/23/2022						1	1	1	0	No	No	N/A	Pending
10037230	10037230 11581 BANNER DR		PC2022-611	ADU	R	6/23/2022						1	1	1	0	No	No	N/A	Pending
9904106	9904106 10061 DAKOTA AVE		PC2022-613	2 to 4	O	6/24/2022						4	4	4	0	No	No	N/A	Pending
10167123	10167123 13141 ROBERTA PL		PC2022-614	ADU	R	6/24/2022						1	1	1	0	No	No	N/A	Pending
9030222	9030222 12592 GLEN ST		PC2022-616	ADU	R	6/27/2022						1	1	1	0	No	No	N/A	Pending
23155801	23155801 12502 BLUE SPRUCE AVE		PC2022-619	ADU	R	6/28/2022						1	1	1	0	No	No	N/A	Pending

10032120	10032120 13651 HAVENWOOD DR	PC2022-630	ADU	R	6/29/2022						1	1	1	0	No	No	N/A	Pending
9960220	9960220 14382 LYNDON ST	PC2022-640	ADU	R	7/6/2022						1	1	1	0	No	No	N/A	Pending
9029201	9029201 12772 WOODLAND LN	PC2022-643	SFD	O	7/6/2022						1	1	1	0	No	No	N/A	Pending
9825332	9825332 9781 DAKOTA AVE	PC2022-659	ADU	R	7/11/2022						1	1	1	0	No	No	N/A	Pending
9736613	9736613 13172 LUCILLE ST	PC2022-666	ADU	R	7/11/2022						1	1	1	0	No	No	N/A	Pending
10151309	10151309 12651 SALINAZ DR	PC2022-671	ADU	R	7/12/2022						1	1	1	0	No	No	N/A	Pending
23163407	23163407 12232 FIREBRAND ST	PC2022-672	ADU	R	7/13/2022						1	1	1	0	No	No	N/A	Pending
9946103	9946103 10381 BLAKE ST	PC2022-674	ADU	R	7/13/2022						1	1	1	0	No	No	N/A	Pending
10163410	10163410 13282 RAINBOW ST	PC2022-687	ADU	R	7/18/2022						1	1	1	0	No	No	N/A	Pending
13222110	13222110 11292 MAC ST	PC2022-688	ADU	R	7/19/2022						1	1	1	0	No	No	N/A	Pending
9953305	9953305 10682 RHONDA AVE	PC2022-690	ADU	R	7/19/2022						1	1	1	0	No	No	N/A	Pending
9042314	9042314 11632 ROBERT LN	PC2022-692	ADU	R	7/19/2022						1	1	1	0	No	No	N/A	Pending
23154113	23154113 12702 LAMPSON AVE	PC2022-697	ADU	R	7/20/2022						1	1	1	0	No	No	N/A	Pending
9943308	9943308 10612 BLAKE ST	PC2022-699	ADU	R	7/20/2022						1	1	1	0	No	No	N/A	Pending
9950215	9950215 10701 LINNELL AVE	PC2022-701	ADU	R	7/20/2022						1	1	1	0	No	No	N/A	Pending
13347125	13347125 12821 ADELLE ST	PC2022-712	ADU	R	7/22/2022						1	1	1	0	No	No	N/A	Pending
13242204	13242204 9282 FLORENCE LN	PC2022-717	ADU	R	7/25/2022						1	1	1	0	No	No	N/A	Pending
13239102	13239102 9501 SKYLARK BLVD	PC2022-720	ADU	R	7/26/2022						1	1	1	0	No	No	N/A	Pending
13234304	13234304 9591 SWALLOW LN	PC2022-731	ADU	R	8/1/2022						1	1	1	0	No	No	N/A	Pending
13329320	13329320 9191 STANFORD AVE	PC2022-742	ADU	R	8/2/2022						1	1	1	0	No	No	N/A	Pending
13221220	13221220 11482 BOWLES AVE	PC2022-747	ADU	R	8/4/2022						1	1	1	0	No	No	N/A	Pending
8949404	8949404 10031 BROOKSIDE DR	PC2022-748	ADU	R	8/4/2022						1	1	1	0	No	No	N/A	Pending
10850302	10850302 10692 SENNIT AVE	PC2022-749	ADU	R	8/4/2022						1	1	1	0	No	No	N/A	Pending
9033411	9033411 11742 CANDY LN	PC2022-750	ADU	R	8/4/2022						1	1	1	0	No	No	N/A	Pending
9802111	9802111 9031 IMPERIAL AVE	PC2022-753	ADU	R	8/4/2022						1	1	1	0	No	No	N/A	Pending
8927255	8927255 10382 VIC PL	PC2022-769	ADU	R	8/9/2022						1	1	1	0	No	No	N/A	Pending
9941330	9941330 14432 BOWEN ST	PC2022-773	ADU	R	8/9/2022						1	1	1	0	No	No	N/A	Pending
10062112	10062112 11331 ANABEL AVE	PC2022-777	ADU	R	8/10/2022						1	1	1	0	No	No	N/A	Pending
13212103	13212103 11151 GARDENAIRE LN	PC2022-779	ADU	R	8/10/2022						1	1	1	0	No	No	N/A	Pending
21505208	21505208 8592 BARR LN	PC2022-781	ADU	R	8/10/2022						1	1	1	0	No	No	N/A	Pending
8927227	8927227 10361 LAW DR	PC2022-788	ADU	R	8/11/2022						1	1	1	0	No	No	N/A	Pending
13201317	13201317 8531 ADAH ST	PC2022-802	ADU	R	8/15/2022						1	1	1	0	No	No	N/A	Pending
9738205	9738205 8092 IMPERIAL AVE	PC2022-804	ADU	R	8/16/2022						1	1	1	0	No	No	N/A	Pending
8939506	8939506 11771 EASY WAY	PC2022-808	ADU	R	8/16/2022						1	1	1	0	No	No	N/A	Pending
8911220	8911220 10621 CLAUSSEN ST	PC2022-819	ADU	R	8/18/2022						1	1	1	0	No	No	N/A	Pending
13345101	13345101 8851 WOOLLEY LN	PC2022-826	ADU	R	8/22/2022						1	1	1	0	No	No	N/A	Pending
23149109	23149109 12236 CHOISSE RD	PC2022-845	ADU	R	8/29/2022						1	1	1	0	No	No	N/A	Pending
21506114	21506114 12231 DITMORE DR	PC2022-848	SFD	O	8/30/2022						1	1	1	0	No	No	N/A	Pending
13332107	13332107 12551 LAMBERT CIR	PC2022-853	ADU	R	8/31/2022						1	1	1	0	No	No	N/A	Pending
21510130	21510130 12542 LORNA ST	PC2022-865	ADU	R	9/1/2022						1	1	1	0	No	No	N/A	Pending
10039308	10039308 11222 ANABEL AVE	PC2022-878	ADU	R	9/12/2022						1	1	1	0	No	No	N/A	Pending
9026117	9026117 12881 SAFFORD W	PC2022-881	ADU	R	9/12/2022						1	1	1	0	No	No	N/A	Pending
13340132	13340132 12761 GILBERT ST	PC2022-891	ADU	R	9/14/2022						1	1	1	0	No	No	N/A	Pending
9935106	9935106 10811 BLAKE ST	PC2022-892	ADU	R	9/14/2022						1	1	1	0	No	No	N/A	Pending
10038407	10038407 13671 LIBBY LN	PC2022-899	ADU	R	9/15/2022						1	1	1	0	No	No	N/A	Pending
10003234	10003234 13052 BIRCHWOOD ST	PC2022-900	ADU	R	9/16/2022						1	1	1	0	No	No	N/A	Pending
8926303	8926303 12272 ELLEN ST	PC2022-902	ADU	R	9/16/2022						1	1	1	0	No	No	N/A	Pending
13215303	13215303 11392 BARCLAY DR	PC2022-904	ADU	R	9/16/2022						1	1	1	0	No	No	N/A	Pending
9960304	9960304 10092 JOHANNAH AVE	PC2022-907	ADU	R	9/16/2022						1	1	1	0	No	No	N/A	Pending
10130353	10130353 12952 BOLIVAR CIR	PC2022-913	ADU	R	9/19/2022						1	1	1	0	No	No	N/A	Pending
9744123	9744123 8522 LOMAY AVE	PC2022-915	ADU	R	9/20/2022						1	1	1	0	No	No	N/A	Pending
8906408	8906408 12602 KENSINGTON LN	PC2022-928	ADU	R	9/21/2022						1	1	1	0	No	No	N/A	Pending
9043004	9043004 11772 DANIEL AVE	PC2022-930	ADU	R	9/21/2022						1	1	1	0	No	No	N/A	Pending
13328224	13328224 12702 MAGNOLIA ST	PC2022-938	ADU	R	9/27/2022						1	1	1	0	No	No	N/A	Pending
13218217	13218217 11432 MONTCLAIR CT	PC2022-941	ADU	R	9/29/2022						1	1	1	0	No	No	N/A	Pending
9928312	9928312 13341 BENTON ST	PC2022-945	ADU	R	9/29/2022						1	1	1	0	No	No	N/A	Pending
10143403	10143403 12592 GLORIA ST	PC2022-946	ADU	R	9/30/2022						1	1	1	0	No	No	N/A	Pending
23154310	23154310 12632 CHOISSE RD	PC2022-948	ADU	R	10/3/2022						1	1	1	0	No	No	N/A	Pending
9050302	9050302 11412 TRUE WAY	PC2022-949	ADU	R	10/3/2022						1	1	1	0	No	No	N/A	Pending
8958303	8958303 10572 ORANGWOOD AVE	PC2022-950	ADU	R	10/3/2022						1	1	1	0	No	No	N/A	Pending
9930570	9930570 13582 DAWSON ST	PC2022-951	ADU	R	10/3/2022						1	1	1	0	No	No	N/A	Pending
13220109	13220109 9052 VONS DR	PC2022-955	ADU	R	10/4/2022						1	1	1	0	No	No	N/A	Pending
13328133	13328133 12592 HAZEL AVE	PC2022-958	ADU	R	10/4/2022						1	1	1	0	No	No	N/A	Pending
9007246	9007246 12321 WALNUT AVE	PC2022-965	ADU	R	10/6/2022						1	1	1	0	No	No	N/A	Pending
13341310	13341310 12861 GILBERT ST	PC2022-975	ADU	R	10/12/2022						1	1	1	0	No	No	N/A	Pending
8944148	8944148 10031 MCMICHAEL DR	PC2022-976	ADU	R	10/12/2022						1	1	1	0	No	No	N/A	Pending
9034620	9034620 12271 ZETA ST	PC2022-978	ADU	R	10/12/2022						1	1	1	0	No	No	N/A	Pending
13333118	13333118 12662 KONA LN	PC2022-979	ADU	R	10/12/2022						1	1	1	0	No	No	N/A	Pending
21506105	21506105 12143 DITMORE DR	22-0791	ADU	R	3/2/2022						1	1	1	0	No	No	N/A	Approved
21506105	21506105 12139 DITMORE DR	22-0792	ADU	R	3/2/2022						1	1	1	0	No	No	N/A	Approved
9045309	9045309 11860 RICKY AVE	22-1201	ADU	R	3/28/2022						1	1	1	0	No	No	N/A	Approved
9045309	9045309 11864 RICKY AVE	22-1202	ADU	R	3/28/2022						1	1	1	0	No	No	N/A	Approved
9008317	9008317 12473 PINE ST	22-1223	ADU	R	3/29/2022						1	1	1	0	No	No	N/A	Approved
9912320	9912320 10655 DOROTHY AVE	22-1485	ADU	R	1/27/2022						1	1	1	0	No	No	N/A	Approved
9838316	9838316 9565 OASIS AVE	22-1592	ADU	R	1/24/2022						1	1	1	0	No	No	N/A	Approved
13243212	13243212 9091 TRISTAN DR	22-1609	ADU	R	2/10/2022						1	1	1	0	No	No	N/A	Approved
9040214	9040214 11764 BROOKSHIRE AVE	22-1778	ADU	R	5/3/2022						1	1	1	0	No	No	N/A	Approved
13246701	13246701 8952 MAC ALPINE RD	22-1799	ADU	R	2/3/2022						1	1	1	0	No	No	N/A	Approved
9756123	9756123 13656 RIATA ST	22-1812	ADU	R	1/18/2022						1	1	1	0	No	No	N/A	Approved

10039108	10039108 11193 ANABEL AVE		22-4315	ADU	R	1/6/2022						1	1	1	0	No	No	N/A	Approved
8943312	8943312 12170 SHERIDAN LN		22-4386	ADU	R	6/14/2022						1	1	1	0	No	No	N/A	Approved
21504209	21504209 8596 AMY AVE		22-4421	ADU	R	6/9/2022							1	1	0	No	No	N/A	Approved
8923406	8923406 12636 BLACKTHORN ST		22-4422	ADU	R	2/1/2022						1	1	1	0	No	No	N/A	Approved
23146422	23146422 12210 BUARO ST		22-4463	ADU	R	4/5/2022						1	1	1	0	No	No	N/A	Approved
8911501	8911501 10620 VIENNA DR		22-4476	ADU	R	5/16/2022						1	1	1	0	No	No	N/A	Approved
10002115	10002115 11145 PALOMA AVE		22-4478	ADU	R	6/9/2022						1	1	1	0	No	No	N/A	Approved
13222121	13222121 11249 MAC NAB ST		22-4500	ADU	R	6/20/2022						1	1	1	0	No	No	N/A	Approved
13313101	13313101 12469 PLEASANT PL		22-4622	ADU	R	2/23/2022						1	1	1	0	No	No	N/A	Approved
13230209	13230209 11695 FAUN LN		22-4653	ADU	R	4/5/2022						1	1	1	0	No	No	N/A	Approved
9913203	9913203 10766 DOROTHY AVE		22-4681	ADU	R	10/14/2022						1	1	1	0	No	No	N/A	Approved
8956415	8956415 10226 PARLIAMENT AVE		22-4696	ADU	R	8/1/2022						1	1	1	0	No	No	N/A	Approved
8923414	8923414 12536 BLACKTHORN ST		22-4712	ADU	R	6/1/2022						1	1	1	0	No	No	N/A	Approved
10148502	10148502 13196 SIEMON AVE		22-4726	ADU	R	5/17/2022						1	1	1	0	No	No	N/A	Approved
10130345	10130345 12935 RANCHERO WAY		22-4742	ADU	R	2/24/2022						1	1	1	0	No	No	N/A	Approved
9825103	9825103 13336 KERRY ST		22-4767	ADU	R	6/8/2022						1	1	1	0	No	No	N/A	Approved
10148109	10148109 13042 LEWIS ST		22-4772	ADU	R	7/12/2022						1	1	1	0	No	No	N/A	Approved
9721310	9721310 8461 LARSON AVE		22-4781	ADU	R	6/8/2022						1	1	1	0	No	No	N/A	Approved
9946120	9946120 13874 MERELLO ST		22-4786	ADU	R	6/15/2022						1	1	1	0	No	No	N/A	Approved
9041205	9041205 11615 SAMUEL DR		22-4847	ADU	R	6/20/2022						1	1	1	0	No	No	N/A	Approved
10143334	10143334 13355 BLACKBIRD ST		22-4851	ADU	R	2/24/2022						1	1	1	0	No	No	N/A	Approved
21505215	21505215 8535 BARR LN		22-4898	ADU	R	3/1/2022						1	1	1	0	No	No	N/A	Approved
21505215	21505215 8533 BARR LN		22-4899	ADU	R	10/26/2022						1	1	1	0	No	No	N/A	Approved
13248321	13248321 8635 CHAPMAN AVE		22-4908	ADU	R	7/22/2022						1	1	1	0	No	No	N/A	Approved
9044502	9044502 11466 MORGAN LN		22-4945	ADU	R	3/7/2022						1	1	1	0	No	No	N/A	Approved
8934214	8934214 11826 SEACREST DR		22-4971	ADU	R	2/14/2022						1	1	1	0	No	No	N/A	Approved
23154607	23154607 12578 VOLKWOOD ST		22-4975	ADU	R	5/2/2022						1	1	1	0	No	No	N/A	Approved
13347111	13347111 12766 LOUISE ST		22-4997	ADU	R	1/3/2022						1	1	1	0	No	No	N/A	Approved
13307135	13307135 9282 BIXBY AVE		22-5015	ADU	R	5/5/2022						1	1	1	0	No	No	N/A	Approved
8921334	8921334 12865 MAIN ST		22-5017	ADU	R	11/1/2022						1	1	1	0	No	No	N/A	Approved
13312221	13312221 9896 WILLIAM DALTON WAY		22-5039	ADU	R	3/11/2022						1	1	1	0	No	No	N/A	Approved
13347129	13347129 12816 LOUISE ST		22-5041	ADU	R	8/11/2022						1	1	1	0	No	No	N/A	Approved
8916136	8916136 11601 STEELE DR		22-5065	ADU	R	6/9/2022						1	1	1	0	No	No	N/A	Approved
9034320	9034320 12273 DELTA ST		22-5070	ADU	R	8/23/2022						1	1	1	0	No	No	N/A	Approved
21505207	21505207 8586 BARR LN		22-5079	ADU	R	4/19/2022						1	1	1	0	No	No	N/A	Approved
9935209	9935209 13799 MILLS RD		22-5085	ADU	R	5/17/2022						1	1	1	0	No	No	N/A	Approved
9935209	9935209 13793 MILLS RD		22-5086	ADU	R	11/3/2022						1	1	1	0	No	No	N/A	Approved
8906409	8906409 10442 LAMPSON AVE		22-5104	ADU	R	6/8/2022						1	1	1	0	No	No	N/A	Approved
8906409	8906409 10442 LAMPSON AVE		22-5106	ADU	R	11/7/2022						1	1	1	0	No	No	N/A	Approved
8906409	8906409 10442 LAMPSON AVE		22-5107	ADU	R	11/7/2022						1	1	1	0	No	No	N/A	Approved
8906409	8906409 10442 LAMPSON AVE		22-5108	ADU	R	11/7/2022						1	1	1	0	No	No	N/A	Approved
8906409	8906409 10442 LAMPSON AVE		22-5109	ADU	R	11/7/2022						1	1	1	0	No	No	N/A	Approved
8906409	8906409 10442 LAMPSON AVE		22-5110	ADU	R	11/7/2022						1	1	1	0	No	No	N/A	Approved
8906409	8906409 10442 LAMPSON AVE		22-5111	ADU	R	11/7/2022						1	1	1	0	No	No	N/A	Approved
13248213	13248213 11893 MAC DUFF ST		22-5114	ADU	R	9/22/2022						1	1	1	0	No	No	N/A	Approved
8959606	8959606 11296 CLARISSA ST		22-5144	ADU	R	5/27/2022						1	1	1	0	No	No	N/A	Approved
9764203	9764203 13273 LUCILLE ST		22-5146	ADU	R	1/21/2022						1	1	1	0	No	No	N/A	Approved
13221109	13221109 8935 TRACY AVE		22-5164	ADU	R	4/4/2022						1	1	1	0	No	No	N/A	Approved
9952309	9952309 10575 SCHOONER AVE		22-5170	ADU	R	8/17/2022						1	1	1	0	No	No	N/A	Approved
9743108	9743108 8645 LARIAT AVE		22-5189	ADU	R	8/31/2022						1	1	1	0	No	No	N/A	Approved
39902149	39902149 13075 HILTON LN		22-5217	ADU	R	8/17/2022						1	1	1	0	No	No	N/A	Approved
10143305	10143305 13283 CLINTON ST		22-5246	ADU	R	11/14/2022						1	1	1	0	No	No	N/A	Approved
8923131	8923131 12686 GROVEVIEW ST		22-5251	ADU	R	6/29/2022						1	1	1	0	No	No	N/A	Approved
9049112	9049112 11946 DELLA LN		22-5278	ADU	R	9/13/2022						1	1	1	0	No	No	N/A	Approved
13239108	13239108 9583 SKYLARK BLVD		22-5316	ADU	R	7/11/2022						1	1	1	0	No	No	N/A	Approved
13308221	13308221 9256 JACK RD		22-5437	ADU	R	6/2/2022						1	1	1	0	No	No	N/A	Approved
10062206	10062206 11290 ANABEL AVE		22-5439	ADU	R	6/8/2022						1	1	1	0	No	No	N/A	Approved
13329325	13329325 12696 BARBARA AVE		22-5440	ADU	R	6/28/2022						1	1	1	0	No	No	N/A	Approved
9840110	9840110 9126 INGRAM AVE		22-5451	ADU	R	1/6/2022						1	1	1	0	No	No	N/A	Approved
9906602	9906602 13136 BOWEN ST		22-5484	ADU	R	7/11/2022						1	1	1	0	No	No	N/A	Approved
13153158	13153158 12833 WYNANT DR		22-5496	ADU	R	7/25/2022						1	1	1	0	No	No	N/A	Approved
9736701	9736701 8902 LARSON AVE		22-5512	ADU	R	9/1/2022						1	1	1	0	No	No	N/A	Approved
9042108	9042108 11589 WEST ST		22-5520	ADU	R	8/29/2022						1	1	1	0	No	No	N/A	Approved
9725413	9725413 8705 TRASK AVE		22-5547	ADU	R	3/16/2022						1	1	1	0	No	No	N/A	Approved
9029325	9029325 12786 LEMONWOOD LN		22-5557	ADU	R	8/31/2022						1	1	1	0	No	No	N/A	Approved
13208302	13208302 9295 MELBA DR		22-5604	ADU	R	6/14/2022						1	1	1	0	No	No	N/A	Approved
13712307	13712307 12306 ORANGEWOOD AVE		22-5622	ADU	R	6/20/2022						1	1	1	0	No	No	N/A	Approved
9906302	9906302 13172 CYPRESS ST		22-5639	SFD	O	1/26/2022						1	1	1	0	No	No	N/A	Approved
9906302	9906302 13176 CYPRESS ST		22-5640	ADU	R	12/6/2022						1	1	1	0	No	No	N/A	Approved
9947305	9947305 13805 BOWEN ST		22-5662	ADU	R	1/20/2022						1	1	1	0	No	No	N/A	Approved
9738303	9738303 13416 JACKSON ST		22-5723	ADU	R	8/24/2022						1	1	1	0	No	No	N/A	Approved
13245306	13245306 8911 MARYLEE DR		22-5755	ADU	R	7/18/2022						1	1	1	0	No	No	N/A	Approved
9009227	9009227 12433 9TH ST		22-5775	ADU	R	10/3/2022						1	1	1	0	No	No	N/A	Approved
13032306	13032306 5356 SANTA CATALINA AVE		22-5781	ADU	R	6/29/2022						1	1	1	0	No	No	N/A	Approved
23139202	23139202 12076 DUNKLEE LN		22-5794	ADU	R	6/1/2022						1	1	1	0	No	No	N/A	Approved
9039409	9039409 11801 JOHN AVE		22-5823	SFD	O	9/19/2022						1	1	1	0	No	No	N/A	Approved
9039409	9039409 12091 ROBERT LN		22-5824	ADU	R	12/13/2022						1	1	1	0	No	No	N/A	Approved
9738420	9738420 13405 JACKSON ST		22-5834	ADU	R	9/1/2022						1	1	1	0	No	No	N/A	Approved
13153129	13153129 12776 JEFFERSON ST		22-5840	ADU	R	1/6/2022						1	1	1	0	No	No	N/A	Approved

8923308	8923308 12635 BLACKTHORN ST	22-5873
8944133	8944133 10116 HILL RD	22-5929
9824331	9824331 13395 ERIN RD	22-5930
10847206	10847206 10576 BARBETTE AVE	22-5933
9046402	9046402 11204 LINDALOA LN	22-5953
10132414	10132414 12835 PEARCE ST	22-5958

ADU	R
ADU	R
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ADU	R
ADU	R

2/24/2022							1	1	1	0	No	No	N/A	Approved
11/9/2022							1	1	1	0	No	No	N/A	Approved
7/11/2022							1	1	1	0	No	No	N/A	Approved
1/24/2022							1	1	1	0	No	No	N/A	Approved
5/5/2022							1	1	1	0	No	No	N/A	Approved
8/10/2022							1	1	1	0	No	No	N/A	Approved

Table A2

Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units

Project Identifier			Affordability by Household Incomes - Building Permits							8	9
			7								
Current APN	Street Address	Project Name ⁺	Very Low- Income Deed Restricted	Very Low- Income Non Deed Restricted	Low- Income Deed Restricted	Low- Income Non Deed Restricted	Moderate- Income Deed Restricted	Moderate- Income Non Deed Restricted	Above Moderate- Income	Building Permits <u>Date Issued</u>	# of Units Issued Building Permits
			0	0	0	0	0	0	381		381
13248409	8726 MARYLEE DR								1	17-Feb-22	1
21508122	12414 ADELLE ST								1	3-Jan-22	1
23142214	12372 EL RANCHO PL								1	25-Aug-22	1
9803411	9205 CARL LN								1	12-Jan-22	1
13310102	9521 BLANCHE AVE								1	11-Jan-22	1
13242201	11852 LORALEEN ST								1	18-Jan-22	1
8956217	11285 STRATFORD WAY								1	20-Jan-22	1
8950237	11666 STEPHANIE LN								1	1-Feb-22	1
10003132	13096 SANDRA PL								1	2-Feb-22	1
9912306	10696 FRANCES AVE								1	3-Feb-22	1
10131531	13844 JACKSON ST								1	4-Feb-22	1
13247209	8606 MAC ALPINE RD								1	4-Feb-22	1
13234325	9706 SHANNON AVE								1	7-Feb-22	1
9044312	11375 KATHY LN								1	7-Feb-22	1
10038315	11291 WOODBURY RD								1	8-Feb-22	1
21512202	12256 HAGA ST								1	8-Feb-22	1
9902110	10045 CROSBY AVE								1	8-Feb-22	1
9940418	10365 ORREY PL								1	8-Feb-22	1
9946102	10375 BLAKE ST								1	15-Feb-22	1
8923412	12566 BLACKTHORN ST								1	16-Feb-22	1
10010115	13296 RAMONA PL								1	22-Feb-22	1
13220109	9056 VONS DR								1	28-Feb-22	1
23137329	12505 JANET LN								1	28-Feb-22	1
23137337	12221 EMRYS AVE								1	28-Feb-22	1
9951101	10510 SCHOONER AVE								1	3-Mar-22	1
9728303	8756 MAYS AVE								1	4-Mar-22	1
9902514	10095 CENTRAL AVE								1	4-Mar-22	1
9826216	13466 ONTARIO DR								1	10-Mar-22	1
13315104	12294 GILBERT ST								1	23-Mar-22	1
9034320	11582 JERRY LN								1	15-Mar-22	1
9008317	11121 LAMPSON AVE								1	31-Mar-22	1
9008317	12473 PINE ST								1	31-Mar-22	1
9030104	12574 9TH ST								1	30-Mar-22	1
8946103	11025 DALLAS DR								1	1-Apr-22	1

13345404	8826 ANTHONY AVE							1	4-Apr-22	1
10015239	13974 ANITA PL							1	5-Apr-22	1
9046612	11204 WAKEFIELD AVE							1	7-Apr-22	1
10037238	11736 PALOMA AVE							1	13-Apr-22	1
9949213	14196 PLEASANT ST							1	14-Apr-22	1
10002215	11143 SHERMAN AVE							1	19-Apr-22	1
9838316	9565 OASIS AVE							1	20-Apr-22	1
21508301	8536 ENAULT LN							1	25-Apr-22	1
9944222	10682 JENNRICH AVE							1	26-Apr-22	1
23137302	12516 SALLY ST							1	3-May-22	1
9928343	10445 DAKOTA AVE							1	27-Apr-22	1
9040214	11766 BROOKSHIRE AVE							1	5-May-22	1
9040214	11764 BROOKSHIRE AVE							1	5-May-22	1
13246701	8952 MAC ALPINE RD							1	4-May-22	1
8944210	10164 MCMICHAEL DR							1	5-May-22	1
23155708	12606 BLUE SPRUCE AVE							1	10-May-22	1
8937310	10213 MALINDA LN							1	12-May-22	1
8954319	11055 FAYE AVE							1	11-May-22	1
9049125	11186 GAYLORD DR							1	19-May-22	1
8924019	10944 ALLEN DR							1	24-May-22	1
9802365	13396 MAGNOLIA ST							1	25-May-22	1
9802365	13398 MAGNOLIA ST							1	25-May-22	1
9802366	13400 MAGNOLIA ST							1	25-May-22	1
13320104	12375 MAGNOLIA ST							1	25-May-22	1
8922214	12545 FLETCHER DR							1	2-Jun-22	1
8922214	12543 FLETCHER DR							1	2-Jun-22	1
9046406	11205 LOARA ST							1	2-Jun-22	1
8923407	12626 BLACKTHORN ST							1	2-Jun-22	1
8940421	11634 OLD FASHION WAY							1	6-Jun-22	1
9042211	11625 MORGAN LN							1	9-Jun-22	1
9056108	12596 WOODLAND LN							1	14-Jun-22	1
9744101	13746 RIATA ST							1	15-Jun-22	1
23146313	12313 TWINTREE AVE							1	20-Jun-22	1
10004302	13155 NEWELL ST							1	24-Jun-22	1
9849105	13664 CORK ST							1	19-Jul-22	1
9059231	12556 KATHY LN							1	28-Jul-22	1
9042106	11575 WEST ST							1	5-Aug-22	1
8906409	10442 LAMPSON AVE							1	9-Nov-22	1
13347407	12931 LOUISE ST							1	30-Sep-20	1
10015310	13942 LA BONITA AVE							1	10-Dec-20	1
10015310	13942 LA BONITA AVE							1	10-Dec-20	1
13347407	12921 LOUISE ST							1	30-Sep-20	1
13347407	12925 LOUISE ST							1	30-Sep-20	1
13347407	12935 LOUISE ST							1	30-Sep-20	1
8934113	11876 MORRIE LN							1	8-Dec-22	1
9034522	11536 BETA AVE							1	20-Jul-22	1
9008304	12315 PINE ST							1	4-Jan-22	1
13202225	8695 DEWEY DR							1	10-Jan-22	1
13347124	12815 ADELLE ST							1	13-Jan-22	1
9960104	10083 JENNRICH AVE							1	20-Jan-22	1

9949128	10676	MORNINGSIDE DR							1
10850405	15670	STARBOARD ST							1
13328218	12715	HAZEL AVE							1
9040230	11713	FREDRICK DR							1
9029209	12866	WOODLAND LN							1
8947603	11236	IVANHOE ST							1
9825511	9674	LUDERS AVE							1
21506105	12143	DITMORE DR							1
21506105	12139	DITMORE DR							1
21506105	12141	DITMORE DR							1
9843203	9052	ENLOE WAY							1
10148130	13105	SIEMON AVE							1
13248414	8725	CHAPMAN AVE							1
8941111	11956	STEELE WAY							1
9811401	9506	MIRAGE AVE							1
9943312	13805	HEIDI CIR							1
9951103	10536	SCHOONER AVE							1
10038417	13686	BARNETT WAY							1
10038122	13516	LANNING ST							1
9736609	13226	LUCILLE ST							1
8935106	11766	STEPHANIE LN							1
9045309	11860	RICKY AVE							1
9045309	11864	RICKY AVE							1
8956216	11295	STRATFORD WAY							1
10015306	13910	LA BONITA AVE							1
23314219	11694	JEWEL LN							1
9835223	9795	OASIS AVE							1
13216209	9626	VONS DR							1
10847504	15453	REEVE ST							1
9045308	11856	RICKY AVE							1
8935126	10445	CHAPMAN AVE							1
8938508	10233	MALINDA LN							1
13332312	12515	OCEAN BREEZE DR							1
13217408	9330	JOYZELLE DR							1
9942119	10629	MALLARD DR							1
9036108	11915	SAMUEL DR							1
9943308	10614	BLAKE ST							1
9029105	11705	STANFORD AVE							1
9912320	10655	DOROTHY AVE							1
13332405	12566	OCEAN BREEZE DR							1
13329429	12524	LUCILLE AVE							1
9929205	13355	WESTLAKE ST							1
9701148	13025	MONROE ST							1
13243212	9091	TRISTAN DR							1
23156104	12576	ASPENWOOD LN							1
10847108	10535	BARBETTE AVE							1
9950420	10606	RANNEY AVE							1
13307132	9236	BIXBY AVE							1
9823301	13162	GILBERT ST							1

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26-Apr-22	1

9021301	11616	FREDRICK DR							1	28-Apr-22	1
10036121	13366	VIKING CIR							1	29-Apr-22	1
9045215	11925	RICKY AVE							1	2-May-22	1
13236311	9926	ROYAL PALM BLVD							1	2-May-22	1
23150102	12215	BANGOR ST							1	2-May-22	1
2319108	12764	WEST ST							1	2-May-22	1
9035107	11903	ROBERT LN							1	3-May-22	1
10135118	13273	PALM ST							1	3-May-22	1
23145101	12366	BUARO ST							1	3-May-22	1
13338205	12926	VILLAGE RD							1	5-May-22	1
9756123	13656	RIATA ST							1	4-May-22	1
9811208	9606	WESTMINSTER AVE							1	4-May-22	1
8960110	10295	GERALDINE RD							1	18-May-22	1
13208413	9405	MURLINE DR							1	10-May-22	1
9835301	9786	OASIS AVE							1	11-May-22	1
23131305	12106	FALLINGLEAF ST							1	12-May-22	1
8928227	12226	MOVIUS DR							1	12-May-22	1
23146306	12233	DOWNING ST							1	13-May-22	1
13332504	9556	LAMBERT CIR							1	13-May-22	1
8928247	12235	MORRIE LN							1	13-May-22	1
8928303	10276	CHAPMAN AVE							1	16-May-22	1
8928303	10274	CHAPMAN AVE							1	16-May-22	1
13218203	11442	DESMOND ST							1	16-May-22	1
9902305	10202	LARSON AVE							1	24-May-22	1
8958430	11523	DOLAN ST							1	17-May-22	1
9926611	10876	WOODBURY RD							1	18-May-22	1
13345205	8806	WOOLLEY LN							1	25-May-22	1
13345205	8804	WOOLLEY LN							1	25-May-22	1
9903302	10178	CENTRAL AVE							1	17-May-22	1
23136123	12416	MERRILL ST							1	19-May-22	1
10003223	13186	BIRCHWOOD ST							1	19-May-22	1
13209205	9731	GAMBLE AVE							1	23-May-22	1
13233116	9224	MARCHAND AVE							1	25-May-22	1
13328110	12615	LUCILLE AVE							1	11-Jul-22	1
9741215	13395	WILSON ST							1	1-Jun-22	1
13329116	12694	LEROY AVE							1	25-May-22	1
13329116	9261	COLLEGE ST							1	25-May-22	1
9931709	10035	RIDGLEY DR							1	26-May-22	1
13334415	12687	LANAKILA LN							1	24-May-22	1
9843103	13675	YOAK ST							1	26-May-22	1
9843103	13673	YOAK ST							1	26-May-22	1
9802331	9109	BESTEL AVE							1	27-May-22	1
10009201	13470	BARNETT WAY							1	22-Dec-22	1
13201330	11163	BOWLES AVE							1	8-Jun-22	1
9841211	13805	MCMAINS ST							1	2-Jun-22	1
9059409	12605	KATHY LN							1	2-Jun-22	1
9040325	12176	ROBERT LN							1	6-Jun-22	1
13247226	8655	MAC KAY RD							1	7-Jun-22	1
13047330	6549	STANFORD AVE							1	10-Jun-22	1

9738506	13376 COAST ST								1	6-Jun-22	1
9043204	11545 JACALENE LN								1	13-Jun-22	1
13139119	12204 FIELDGATE ST								1	16-Jun-22	1
21512301	12246 LORNA ST								1	9-Jun-22	1
10151413	12715 WOODBURY RD								1	10-Jun-22	1
8942410	11895 PALMWOOD DR								1	13-Jun-22	1
10152409	13855 ROXEY DR								1	15-Jun-22	1
9756302	8566 MAYS AVE								1	21-Jun-22	1
9907224	10266 DAKOTA AVE								1	16-Jun-22	1
8942109	11906 EASY WAY								1	20-Jun-22	1
13154113	8416 ACACIA AVE								1	21-Jun-22	1
9825114	9735 IMPERIAL AVE								1	13-Jul-22	1
9845206	14805 DONEGAL DR								1	24-Jun-22	1
8959213	11245 FULMER DR								1	22-Jun-22	1
13243204	11746 FAUN LN								1	23-Jun-22	1
9730107	8795 HEWITT PL								1	27-Jun-22	1
9835108	9865 READING AVE								1	30-Jun-22	1
9928365	10390 LUDERS AVE								1	26-Sep-22	1
13314209	12432 LAMBERT CIR								1	7-Jul-22	1
9028214	12111 9TH ST								1	19-Jul-22	1
9028214	12115 9TH ST								1	19-Jul-22	1
9028214	12109 9TH ST								1	19-Jul-22	1
10062104	11296 WOODBURY RD								1	11-Jul-22	1
23132316	12886 CHAPARRAL DR								1	12-Jul-22	1
23155715	12696 BLUE SPRUCE AVE								1	19-Jul-22	1
9847102	13846 ERIN ST								1	13-Jul-22	1
13318209	12348 HARVEY LN								1	19-Jul-22	1
9820206	9626 CROSBY AVE								1	21-Jul-22	1
9036301	11844 SAMUEL DR								1	21-Jul-22	1
8930314	11111 SONGISH ST								1	22-Jul-22	1
13213223	11285 BISCAYNE CT								1	22-Jul-22	1
8938510	10245 MALINDA LN								1	26-Jul-22	1
9946226	10406 BLAKE ST								1	9-Aug-22	1
10143312	12565 GLORIA ST								1	27-Jul-22	1
9029409	12865 LEMONWOOD LN								1	10-Aug-22	1
13234215	9691 SHANNON AVE								1	28-Jul-22	1
10132406	12824 GLORIA ST								1	5-Aug-22	1
9006302	12334 OAKWOOD ST								1	28-Jul-22	1
9930527	13685 HOPE ST								1	28-Jul-22	1
21508111	12286 ADELLE ST								1	28-Jul-22	1
9942218	10725 TEAL DR								1	4-Aug-22	1
13329336	12556 BARBARA AVE								1	28-Jul-22	1
13229303	8936 YORKSHIRE AVE								1	28-Jul-22	1
13024209	5545 AMY AVE								1	1-Aug-22	1
9042222	11556 KATHY LN								1	1-Aug-22	1
9846402	13792 ERIN ST								1	4-Aug-22	1
9046302	11206 LIDA LN								1	4-Aug-22	1
10008208	13346 NINA PL								1	9-Aug-22	1
13331124	12573 MABEE CIR								1	1-Dec-22	1

9044401	11476	KATHY LN								1
9044401	11474	KATHY LN								1
9941326	10396	KERN AVE								1
13221314	8825	ORANGEWOOD AVE								1
13247103	8575	MAC ALPINE RD								1
9034604	12316	EPSILON ST								1
23154601	12506	VOLKWOOD ST								1
8949115	10185	BROOKSIDE DR								1
13139210	7765	BELGRAVE AVE								1
13216202	9526	VONS DR								1
10163108	12115	FLAGSTONE AVE								1
9852115	13816	CORK ST								1
10132217	12952	DOWNIE PL								1
23315124	11556	WEST ST								1
9050105	11425	REVA DR								1
13217410	9352	JOYZELLE DR								1
13217410	9356	JOYZELLE DR								1
13215202	11406	LARKIN DR								1
13227118	11566	VICILIA ST								1
13306138	12216	CUNNINGHAM LN								1
9056113	12646	WOODLAND LN								1
9902305	10206	LARSON AVE								1
8945214	12195	BROOKHAVEN PARK								1
13213212	11301	RAINIER CT								1
9903610	10215	RUSSELL AVE								1
9929227	13316	JESSICA DR								1
9053908	11692	ORANGEWOOD AVE								1
13224107	11378	YANA DR								1
9009227	12435	9TH ST								1
21508306	12345	LOUISE ST								1
21508306	12343	LOUISE ST								1
10116317	13915	LAUREL ST								1
13222124	11276	MAC NAB ST								1
8911503	10656	VIENNA DR								1
8958416	11588	PALMWOOD DR								1
10132104	13296	RANCHERO PL								1
13202401	8666	DEWEY DR								1
9841106	13734	MCMAINS ST								1
13313318	9935	LAMPSON AVE								1
10062105	13724	LIBBY LN								1
10038110	13616	LANNING ST								1
9949102	10633	KEEL AVE								1
23137318	12534	NADINE LN								1
23162502	12256	FALLINGLEAF ST								1
9823111	13215	GILBERT ST								1
13712328	12336	BLUEBELL AVE								1
8922217	12583	FLETCHER DR								1
10116202	13805	HARPER ST								1
13218241	11455	GILBERT ST								1

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9030124	12615	GEORGE ST								1
10148214	13082	LEWIS ST								1
9059230	12566	KATHY LN								1
13241310	9326	CELLINI AVE								1
9912325	10705	DOROTHY AVE								1
10039108	11193	ANABEL AVE								1
23154117	12685	LAUX AVE								1
8943312	12170	SHERIDAN LN								1
8924417	10959	ALLEN DR								1
21512304	12276	LORNA ST								1
21504209	8596	AMY AVE								1
8923406	12636	BLACKTHORN ST								1
23146422	12210	BUARO ST								1
8911501	10620	VIENNA DR								1
10002115	11145	PALOMA AVE								1
9946111	13758	MERELLO ST								1
13222121	11249	MAC NAB ST								1
9030114	12575	SAFFORD ST								1
13313101	12469	PLEASANT PL								1
13230209	11695	FAUN LN								1
23116317	12225	ANZIO ST								1
9913203	10762	DOROTHY AVE								1
9913203	10766	DOROTHY AVE								1
8956415	10226	PARLIAMENT AVE								1
8923414	12536	BLACKTHORN ST								1
10148502	13196	SIEMON AVE								1
23163312	12185	FIREBRAND ST								1
10130345	12935	RANCHERO WAY								1
9825103	13336	KERRY ST								1
10148109	13042	LEWIS ST								1
9721310	8461	LARSON AVE								1
9946120	13874	MERELLO ST								1
23161129	12482	FIREBRAND ST								1
9837313	9766	OASIS AVE								1
9041205	11615	SAMUEL DR								1
10143334	13355	BLACKBIRD ST								1
21505215	8535	BARR LN								1
21505215	8533	BARR LN								1
13248321	8635	CHAPMAN AVE								1
9044502	11466	MORGAN LN								1
8934214	11826	SEACREST DR								1
23154607	12578	VOLKWOOD ST								1
13347111	12766	LOUISE ST								1
13307135	9282	BIXBY AVE								1
8921334	12865	MAIN ST								1
13312221	9896	WILLIAM DALTON WAY								1
13347129	12816	LOUISE ST								1
8916136	11601	STEELE DR								1
9803409	9225	CARL LN								1

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9034320	12273 DELTA ST							1	2-Nov-22	1
21505207	8586 BARR LN							1	8-Nov-22	1
9935209	13799 MILLS RD							1	3-Nov-22	1
9935209	13793 MILLS RD							1	3-Nov-22	1
8906409	10442 LAMPSON AVE							1	9-Nov-22	1
8906409	10442 LAMPSON AVE							1	9-Nov-22	1
8906409	10442 LAMPSON AVE							1	9-Nov-22	1
8906409	10442 LAMPSON AVE							1	9-Nov-22	1
8906409	10442 LAMPSON AVE							1	9-Nov-22	1
8906409	10442 LAMPSON AVE							1	9-Nov-22	1
13248213	11893 MAC DUFF ST							1	10-Nov-22	1
8959606	11296 CLARISSA ST							1	14-Nov-22	1
9764203	13273 LUCILLE ST							1	8-Nov-22	1
13221109	8935 TRACY AVE							1	8-Nov-22	1
9952309	10575 SCHOONER AVE							1	9-Nov-22	1
23162711	12866 TWINTREE LN							1	9-Nov-22	1
9743108	8645 LARIAT AVE							1	15-Nov-22	1
39902149	13075 HILTON LN							1	10-Nov-22	1
10143305	13285 CLINTON ST							1	14-Nov-22	1
10143305	13283 CLINTON ST							1	14-Nov-22	1
8923131	12686 GROVEVIEW ST							1	15-Nov-22	1
9049112	11946 DELLA LN							1	16-Nov-22	1
13239108	9583 SKYLARK BLVD							1	30-Nov-22	1
8937107	12266 MADRAS PL							1	23-Nov-22	1
13308221	9256 JACK RD							1	23-Nov-22	1
10062206	11290 ANABEL AVE							1	23-Nov-22	1
13329325	12696 BARBARA AVE							1	23-Nov-22	1
23161127	12456 FIREBRAND ST							1	23-Nov-22	1
9840110	9126 INGRAM AVE							1	28-Nov-22	1
9906602	13136 BOWEN ST							1	6-Dec-22	1
13153158	12833 WYNANT DR							1	30-Nov-22	1
9736701	8902 LARSON AVE							1	30-Nov-22	1
9042108	11589 WEST ST							1	12-Dec-22	1
9725413	8705 TRASK AVE							1	1-Dec-22	1
9029325	12786 LEMONWOOD LN							1	1-Dec-22	1
10148202	13355 MCEVOY LN							1	1-Dec-22	1
13339137	12786 VILLAGE RD							1	1-Dec-22	1
13208302	9295 MELBA DR							1	5-Dec-22	1
13712307	12306 ORANGEWOOD AVE							1	5-Dec-22	1
9906302	13172 CYPRESS ST							1	6-Dec-22	1
9906302	13176 CYPRESS ST							1	6-Dec-22	1
9947305	13805 BOWEN ST							1	6-Dec-22	1
9738303	13416 JACKSON ST							1	8-Dec-22	1
13245306	8911 MARYLEE DR							1	13-Dec-22	1
9009227	12433 9TH ST							1	12-Dec-22	1
13032306	5356 SANTA CATALINA AVE							1	12-Dec-22	1
23139202	12076 DUNKLEE LN							1	12-Dec-22	1
9039409	11801 JOHN AVE							1	13-Dec-22	1
9039409	12091 ROBERT LN							1	13-Dec-22	1

Table A2

Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units

Project Identifier			Affordability by Household Incomes - Certificates of Occupancy								11	12
Current APN	Street Address	Project Name ⁺	10							Above Moderate-Income	Certificates of Occupancy or other forms of readiness (see instructions) <u>Date Issued</u>	# of Units issued Certificates of Occupancy or other forms of readiness
			Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income			
			0	0	0	0	0	0	0	78		78
13248409	8726 MARYLEE DR									1	21-Dec-22	1
21508122	12414 ADELLE ST									1	3-Oct-22	1
23142214	12372 EL RANCHO PL									1	25-Aug-22	1
9803411	9205 CARL LN									1	11-Dec-22	1
13310102	9521 BLANCHE AVE									1	15-Aug-22	1
13242201	11852 LORALEEN ST									1	23-Aug-22	1
8956217	11285 STRATFORD WAY									1	15-Dec-22	1
8950237	11666 STEPHANIE LN									1	23-Aug-22	1
10003132	13096 SANDRA PL									1	28-Nov-22	1
9912306	10696 FRANCES AVE									1	27-May-22	1
10131531	13844 JACKSON ST									1	19-May-22	1
13247209	8606 MAC ALPINE RD									1	9-Aug-22	1
13234325	9706 SHANNON AVE									1	20-Jul-22	1
9044312	11375 KATHY LN									1	26-Jul-22	1
10038315	11291 WOODBURY RD									1	21-Sep-22	1
21512202	12256 HAGA ST									1	25-Oct-22	1
9902110	10045 CROSBY AVE									1	14-Nov-22	1
9940418	10365 ORREY PL									1	28-Sep-22	1
9946102	10375 BLAKE ST									1	23-Nov-22	1
8923412	12566 BLACKTHORN ST									1	12-Sep-22	1
10010115	13296 RAMONA PL									1	25-Oct-22	1
13220109	9056 VONS DR									1	19-Oct-22	1
23137329	12505 JANET LN									1	12-Sep-22	1
23137337	12221 EMRYS AVE									1	10-Aug-22	1
9951101	10510 SCHOONER AVE									1	17-Nov-22	1
9728303	8756 MAYS AVE									1	17-Oct-22	1
9902514	10095 CENTRAL AVE									1	25-Aug-22	1
9826216	13466 ONTARIO DR									1	10-Nov-22	1
13315104	12294 GILBERT ST									1	22-Aug-22	1
9034320	11582 JERRY LN									1	15-Sep-22	1
9008317	11121 LAMPSON AVE									1	19-Oct-22	1
9008317	12473 PINE ST									1	19-Oct-22	1
9030104	12574 9TH ST									1	17-May-22	1
8946103	11025 DALLAS DR									1	13-Oct-22	1

Jurisdiction	Garden Grove	
Reporting Year	2022	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	10/15/2021 - 10/15/2029

ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation

This table is auto-populated once you enter your jurisdiction name and current year data. Past year information comes from previous APRs.
Please contact HCD if your data is different than the material supplied here

Table B														
Regional Housing Needs Allocation Progress														
Permitted Units Issued by Affordability														
Income Level		1	Projection Period - 06/30/2021- 10/14/2021	2									3	4
Income Level		RHNA Allocation by Income Level		2021	2022	2023	2024	2025	2026	2027	2028	2029	Total Units to Date (all years)	Total Remaining RHNA by Income Level
Very Low	Deed Restricted	4,166	-	-	202	-	-	-	-	-	-	-	202	3,964
	Non-Deed Restricted		-	-	-	-	-	-	-	-	-	-		
Low	Deed Restricted	2,801	-	-	-	-	-	-	-	-	-	-	-	2,801
	Non-Deed Restricted		-	-	-	-	-	-	-	-	-	-	-	
Moderate	Deed Restricted	3,211	-	-	-	-	-	-	-	-	-	-	-	3,211
Above Moderate	Non-Deed Restricted	8,990	68	52	381	-	-	-	-	-	-	-	501	8,489
Total RHNA		19,168												
Total Units			68	52	583	-	-	-	-	-	-	-	703	18,465
Progress toward extremely low-income housing need, as determined pursuant to Government Code 65583(a)(1).														
		5		2021	2022	2023	2024	2025	2026	2027	2028	2029	6	7
		Extremely low-Income Need											Total Units to Date	Total Units Remaining
Extremely Low-Income Units*		2,083		-	8	-	-	-	-	-	-	-	8	2,075

*Extremely low-income housing need determined pursuant to Government Code 65583(a)(1). Value in Section 5 is default value, assumed to be half of the very low-income RHNA. May be overwritten.

Note: units serving extremely low-income households are included in the very low-income RHNA progress and must be reported as very low-income units in section 7 of Table A2. They must also be reported in the extremely low-income category (section 13) in Table A2 to be counted as progress toward meeting the extremely low-income housing need determined pursuant to Government Code 65583(a)(1).

Please note: For the last year of the 5th cycle, Table B will only include units that were permitted during the portion of the year that was in the 5th cycle. For the first year of the 6th cycle, Table B will only include units that were permitted since the start of the planning period. Projection Period units are in a separate column.

Please note: The APR form can only display data for one planning period. To view progress for a different planning period, you may login to HCD's online APR system, or contact HCD staff at apr@hcd.ca.gov.

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

Jurisdiction	Garden Grove
Reporting Year	2022 (Jan. 1 - Dec. 31)

Table D

Program Implementation Status pursuant to GC Section 65583

Housing Programs Progress Report
Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.

1	2	3	4
Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
Program 1: Housing Rehabilitation Grant	Assist approximately 40 homeowners per year or a total of 320 homeowners.	2021-2029	Since the reimplementation of the Senior Home Improvement Grant Program (now the Home Repair Program) in 2022, the City has assisted a total of 15 Garden Grove residents with housing rehabilitation grants.
Program 2: Code Enforcement	Property Maintenance Ordinance. Enforce established standards of home maintenance practices through continued application of the Property Maintenance Ordinance. Building and Land Use Code Enforcement. Preserve the quality of housing in the City's target areas through building code enforcement inspections. Inspect all newly constructed and remodeled units. Continue to use Land Use Code enforcements activities to reduce the incidences of zoning violations. Proactively prevent violations through education and outreach of home improvement assistance.	2021-2029	City Code Enforcement team is actively responding to citizen-provided complaints relating to potential Municipal Code and Building Code violations to ensure compliance with the City's Property Maintenance Ordinance. Building Inspectors inspect every permit issued to ensure related construction meets standards of applicable Building Codes.
Program 3: Multi-Family Acquisition and Rehabilitation	Increase and maintain the City's affordable housing stock through acquisition and rehabilitation of 10 aging and/or deteriorating multi-family residential units annually (80 units total). Identify potential acquisition and rehabilitation units for interested housing development organizations.	2021-2029	In CY 2021, the City provided funds to assist in the acquisition and rehabilitation of a 10-unit apartment complex to develop Permanent Supportive Housing. All units are now leased up and the project is finalizing exterior modifications. Project will be complete by March 2023.

<p>Program 4: Affordable Housing Construction</p> <p>technical and financial (as available) assistance for the construction of 10 affordable units annually (80 units total) using a combination of federal, State, and local funds to provide land cost write-downs and other construction assistance. Offer expedited processing for projects that include affordable housing units. Senior Housing. Encourage the implementation of Community Residential General Plan Land Use Designation for the new construction of senior housing, which allows higher densities and development standards reflective of the senior population. Density Bonus. Density Bonus projects will be one of the main sources of newly constructed units over the next eight years.</p> <ul style="list-style-type: none"> ☑ Marketing. Continue to inform non-profit and for-profit developers of assistance available for the construction of affordable housing, including density bonuses. ☑ Energy Conservation. Encourage residential developments that lower housing costs through reduced energy consumption. Maximizing energy efficiency and the 	<p>2021-2029</p>	<p>The City and Housing Authority are collaborating for the acquisition and development of an affordable housing site with use of its Low and Moderate Income Housing Asset Funds. Additionally, the City is drafting its HOME ARP Plan as required for use of its HOME ARP allocation. The plan highlights half of the funding allocation will be programmed for the development of an affordable housing project. Once the plan is approved, the City will issue an RFP to affordable housing developers.</p>
<p>Program 5: Rental Assistance</p> <p>8). Annually provide rental assistance to approximately 2,337 very low-income persons or households. Pursue additional funding for the Section 8 program.</p> <p>Mainstream Voucher (MV) Program. The GGHA was recently awarded 75 MVs for individuals between the age of 18 and 61 with a debilitating condition. The City anticipates receiving additional Mainstream Vouchers as part of the federal government's American Rescue Plan. HEART Program. Utilizing HUD Home funds and the City's Low/Moderate Income Housing Asset Funds, the City annually provides rental assistance with services to approximately 10 literally homeless households.</p> <p>Anti-Displacement Program. The City currently provides Tenant-Based Rental Assistance to 17 senior households at risk of homelessness due to expiring affordability covenants of their apartment complexes.</p> <p>Emergency Solutions Grant (ESG). Utilizing Provide assistance to low-income households through the First Time Homebuyer Assistance program. Provide first time homebuyer assistance to five households, subject to availability of funding.</p>	<p>2021-2029</p>	<p>The City annually provides approximately 2,300 Housing Choice Vouchers to eligible households.</p> <p>In CY 2022, the City reimplemented the HEART program for literally homeless individuals. Since inception, the program has provided rent assistance with wrap-around services to over 39 homeless households.</p> <p>In CY 2022, the City reimplemented the rental assistance program for literally homeless individuals through our ESG and ESG-CV allocations. During CY 2022, the program has provided rent assistance with wrap-around services to over 57 homeless households.</p>
<p>Program 6: Home Ownership Assistance</p>	<p>2021-2029</p>	<p>The City assisted 1 homeowner in CY 2022 with downpayment through the first time homebuyer program.</p>

<p>Assist in the preservation of 280 affordable units at risk of converting to market rents by:</p> <p>Periodically monitoring the status of the units that are at risk of converting to market rate during the planning period.</p> <p>If any property owners indicate plans to convert affordable units to market rate rents, the City will contact qualified entities to explore transfer of ownership options. The entities will be selected from the State's list of qualified entities to acquire/manage affordable housing.</p> <p>Make the State's list of qualified entities to acquire/manage affordable housing available to interested residents, developers, or property owners.</p> <p>Inform residents in units that are converting to market rents of affordable housing programs available in the City, including Section 8 and other affordable housing developments.</p>	<p>2021-2029</p>	<p>The Tudor Grove Project affordability period for 144-rental units was set to expire on June 9, 2022. The City worked with the developer to modify and extend the end date of the affordability period from June 9, 2022 until December 31, 2028. During this period the developer is exploring options to sell the units to another entity. The City will engage with any potential new buyer and explore options to extend the affordability covenants further.</p> <p>The Tamerlane Project consists of 15 properties (78-units). As of June 30, 2022 the affordability covenants for 8 of the properties (49 of 78 units) had expired. The City worked with the owner and approved an Assignment and Assumption Agreement of all 15 properties to Affordable Housing Access, Inc., (AHA) a non-profit corporation with a mission to create and preserve affordable housing. Subsequent to the approval and sale of the properties to AHA, the City approved an amendment to extend the affordability covenants for all expired properties and extended the affordability period until December 31, 2025.</p> <p>During this interim period, AHA and the City intend to amend, restate, and restructure the terms and conditions of all 15 properties (78-units) and reset the affordability period for a term of 55-years.</p>
<p>the City's entire RHNA allocation of 19,168 units (4,166 very low income, 2,801 low income, 3,211 moderate income, and 8,990 above moderate income).</p> <p>Maintain and monitor unit count based on income/affordability assumed on parcels included in the sites inventory and actual units constructed and income/affordability when sites are developed.</p> <p>Identify net change in capacity and summary of remaining capacity in meeting the remaining RHNA.</p> <p>Provide technical assistance and information on available City-owned parcels for lower income housing developments to housing providers. Technical assistance may include development counseling and lot consolidation assistance.</p> <p>Publish the residential sites inventory and housing opportunity list on the City's website. The Planning Services Division will be responsible for preparing an Annual</p>	<p>Ongoing</p>	<p>A master list of all identified site inventory sites, affordability level, and reasonable capacity has been created. City staff to update the spreadsheet as housing projects are submitted for review. The master list automatically updates as sites listed are developed. Total tallies per unit affordability are also automatically updated to ensure RHNA goals per affordability category are met. Residential Sites Inventory and Housing Opportunity List published to City's website. City staff annually prepares Annual Progress Report, and makes available to the public, City decision-makers, and also submits to the State Department of Housing and Community Development. For any proposed reduction of residential density that results in the Residential Sites Inventory failing to accommodate the RHNA by income level, City has established protocol to identify additional adequate sites to accommodate the share of housing need by income level, pursuant to State No Net Loss requirements.</p>

<p>Program 9: Accessory Dwelling Units (ADUs)</p> <p>Element Annual Planning Reports (APRs) for 2018, 2019, and 2020 to establish the correct number of ADU permitted projects filed on record with the Building & Safety Division with those identified in the APRs.</p> <p>Prepare pre-approved ADU design templates, tailored to meet specific zoning and building standards. Use of these design templates by a potential developer would ensure that the proposed ADU meets most, if not all, required standards at the outset of the development process, minimizing and streamlining the review process.</p> <p>Promote development of ADUs by providing written information at the City's planning counter and on the City's website, including development of an information packet to market ADU construction.</p> <p>Monitor ADU permit applications and approvals (including the affordability of constructed ADUs) through the Housing Element Annual Progress Report process; if, at the midpoint of the planning period, targets identified in the Housing Element Review the existing density bonus ordinance that establishes procedures to ensure compliance and consistency with Government Code §65400 and §65915, including revisions of density bonus provisions for units that are for lower-income households, very low-income households, persons and families of moderate income, and senior housing.</p>	<p>Template in 1 Year, Evaluate Progress by 2025</p>	<p>Updated APRs to include correct number of ADUs is ongoing.</p> <p>Discussions and development of standard ADU design plans are ongoing.</p> <p>Materials, handouts, and applications pertaining to ADUs are updated on an as-needed basis to comply with applicable Municipal Code or State law requirements.</p> <p>The establishment of protocol to monitor and incentivize ADU affordability is ongoing.</p>
<p>Program 10: Density Bonus</p> <p>Evaluate the density bonus procedural requirements to ensure financial feasibility to facilitate affordable housing development and provide flexibility.</p> <p>☐ Promote the use of density bonus incentives and provide technical assistance to developers in utilizing density bonus for maximize feasibility and meet local housing needs.</p>	<p>Adopt Ordinance by 2025, Ongoing</p>	<p>Focused zoning amendments adopted in 2022, which in part established updated review and approval procedures for Density Bonus Housing Applications. City has retained a consultant to update Density Bonus Application, Density Bonus Agreement, and other associated documentation or applications. Consultant also to manage and monitor existing and new Density Bonus projects and agreements.</p>

<p>Program 11: Inclusionary Housing Ordinance</p>	<p>Evaluate and consider adopting an inclusionary housing ordinance requiring residential rental housing developments to include a specified percentage of affordable units as a condition of development.</p> <p>Conduct an economic feasibility study to determine: 1) what percentage of units are required to be affordable, 2) whether the inclusionary housing ordinance, if enacted, would unduly constrain or discouraging the private market development of housing in the City, and 3) determine if a payment of an in-lieu fee or provision of affordable offsite units in another project could be implemented as an option.</p>	<p>Feasibility Analysis in 4 Years, Adopt Ordinance by 2027, If Feasible</p>	<p>Efforts to study the economic feasibility of an Inclusionary Housing Ordinance are ongoing.</p>
<p>Program 12: Mixed-Use Development</p>	<p>development of residential units in mixed-use areas by providing technical support to facilitate lot consolidation, financial assistance (where feasible), and streamlined permit processing. The City will establish specific and objective criteria for mixed-use site plan reviews and will target development densities as estimated in the Housing Element.</p> <p>Strategic Partnerships. Play a proactive role in development of mixed-use areas by pursuing strategic partnerships with developers, lenders, and property owners to ensure the development of housing at appropriate densities and the inclusion of affordable housing units. Annually Monitor Development. Establish a protocol to annually monitor development interest, inquiries, and progress towards mixed-use development and affordable housing creation by specific RHNA income categories. Periodically re-evaluate approach and progress. Should monitoring reveal a shortfall in residential and affordable residential uses in mixed use developments, the City will develop</p>	<p>2021-2029</p>	<p>The City is ongoing and actively encouraging new developments in mixed-use zones. Incentive programs, including Density Bonuses, further encourage the development of affordable housing as a part of mixed-use developments. City adopted Objective Development Standards to facilitate Mixed-Use Development.</p>

<p>Program 13: Special Needs Housing</p>	<p>evaluate emergency shelter development and siting standards based on existing needs and development interest and as warranted, re-evaluate and make appropriate changes to facilitate the development of emergency shelters.</p> <p>Prioritization. Prioritize projects that include special needs housing or housing for extremely/very low-income households in the development application review process.</p> <p>Reference. Refer residents to the Regional Center of Orange County for housing and services available for persons with developmental disabilities. Provide information on services on the City's website. As available, the City will pursue State and federal monies for direct support of housing construction and rehabilitation specifically targeted for housing for persons with disabilities.</p> <p>Permanent Supportive Housing. Encourage developers to include Extremely Low Income (30 percent AMI) units with wrap-standards and modify only as needed within the Municipal Code and the relevant specific plans. Parking standards should facilitate and encourage a variety of housing types, including affordable lower-income housing, and should not constrain development.</p>	<p>Ongoing</p>	<p>City is currently in the process of establishing new low-barrier navigation center. City completed the conversion of 9 market-rate units to permanent supportive housing. City is continuing to prioritize special needs housing, and housing for extremely low/low-income households in development review application process. Further evaluation, prioritization, and reference efforts pertaining to Special Needs Housing is ongoing.</p>
<p>Program 14: Parking Standards</p>	<p>Reducing Parking. Continue using available procedures for reducing parking based on proximity to transit corridors, mixed-use projects along commercial corridors, projects near community facilities (shopping, schools, recreation, etc.), projects with a variety of unit types, and projects for seniors, disabled persons, and other special needs households that typically have lower parking demands.</p> <p>Parking Solutions. Identify parking management strategies and tools to minimize parking impacts in residential neighborhoods, including, but not limited to approaches that increase parking supply, use existing parking facilities more efficiently, address variable demand, reduce parking demand, respond to</p>	<p>Ongoing</p>	<p>Parking reductions, and parking management policy discussions are ongoing.</p>
<p>Program 15: Water and Sewer Service Providers</p>	<p>Within 30 days of Housing Element adoption, deliver the Garden Grove Housing Element to all providers of sewer and water service within the City.</p>	<p>30 Days</p>	<p>Complete</p>
<p>Program 16: Objective Design Standards</p>	<p>Adopt objective design standards amending Chapter 9.12 (Multi-family and Single-family Residential Development Standards) under Title 9 (Land Use) of the Garden Grove Municipal Code.</p>	<p>1 Year</p>	<p>Completed. Focused Zoning Amendments, including objective design standards for housing developments was approved by City Council in 2022.</p>

<p>Program 17: Zoning Code Update</p> <p>Modify Multi-Family Residential Development Standards specifically revising or removing Development Density R-3 Zone table that limits residential density based on lot size.</p> <p>Remove the requirements that: (i) restrict multi-family third-story building area at 50 percent; and (ii) restrict a building to one story if within 20 feet of an R-1 zone property.</p> <p>Review, and modify as necessary, the outdoor recreation requirements, including private open space and communal space requirements for multifamily developments.</p> <p>Examine the standards for internal improvements for single-family residences to prevent their illegal conversion to boardinghouses.</p> <p>Create standards for single-room occupancy housing and motels that could be converted into permanent housing. ☐ Create standards for permanent supportive housing opportunities and promote housing for all persons, including those protected by the California Fair Employment and Housing Act and any other State and federal fair housing and planning laws. Add resources and information in English, Spanish, Vietnamese, and Korean and make available to the public.</p>	<p>2 Years</p>	<p>Completed. Focused Zoning Amendments, including objective design standards for housing developments was approved by City Council in 2022.</p>
<p>Program 18: Affirmatively Further Fair Housing</p> <p>Consistent with the Consolidated Plan, provide fair housing services to Garden Grove residents. Serve 1,010 persons annually with general housing/fair housing issues (8,080 persons total over eight years).</p> <p>Continue to implement the Analysis of Impediments to Fair Housing Choice and HUD Consolidated Plan.</p> <p>Require all recipients of federal funds who are in any way related to housing—including in the development of housing, placement of clients in housing, or acceptance of Section 8 tenants—to assist in affirmatively furthering fair housing.</p>	<p>Ongoing</p>	<p>In CY 2022, the City has funded the Fair Housing Foundation to annually provide fair housing services to over 200 unduplicated Garden Grove residents.</p> <p>Continuing to promote and continually affirmatively further fair housing opportunities for all persons. Ensure resources and information, including on City website, are provided in multiple languages.</p> <p>Continue to implement placement of clients and housing through Section 8 program.</p> <p>City staff continuously provides information regarding State and Federal housing laws and programs to the public.</p> <p>Continue to ensure all development applications are considered, reviewed, and approved without prejudice to the proposed residents. Ensure all proposed amendments to General Plan, Land Use Map, and Zoning Map, promote City's policies for diverse housing opportunities in every neighborhood.</p> <p>Continue to pursue funding for programs and projects that benefit residents in areas of low opportunity, and disadvantaged communities.</p>
<p>Program 19: Homeless Housing Needs</p> <p>Consistent with the Consolidated Plan, address the needs of at-risk and homeless individuals and families through assistance to non-profits serving the homeless population. Provide emergency/transitional housing or homeless services to 250 extremely low-income or at-risk clients annually (1,750 persons total). As part of the annual General Plan report, identify any new shelters that have been constructed in the City.</p>	<p>2021-2029</p>	<p>In CY 2022, the City reimplemented the Emergency Solutions Grant Program for literally homeless or at-risk individuals through our ESG and ESG-CV allocations. During CY 2022, the program has provided rent assistance with wrap-around services to over 658 homeless or at-risk individuals.</p>

<p>conservation plans and policies that foster multi-modal transportation systems, reduce greenhouse gas emissions, implement Low Impact Development standards, promote water conservation, and encourage habitat conservation.</p> <p>Promote environmentally sustainable building practices that provide cost savings to homeowners and developers, including advertising utility rebate, weatherization, and energy audit programs through private utilities and the State.</p> <p>Provide informational material at the Planning and Building and Safety Division's counter and on the City website from Southern California Edison and others that detail energy conservation measures for new and existing buildings, the benefits of the Green Building Code, and resources to assist lower-income households with energy-related expenses.</p> <p>Continue to enforce the State energy standards of the California Green Building Code.</p>	<p>Ongoing</p>	<p>All new housing development projects must comply with all applicable energy use, and green building standards of the applicable Building Codes. Additionally, all new developments must incorporate all current and applicable LID standards, landscape water efficiency standards, and must comply with CEQA requirements.</p> <p>Promotion of green building technologies is ongoing.</p>
<p>Pursuant to Government Code Section 65583.2(g)(3), require the replacement of units affordable to the same or lower income level as a condition of any development on a nonvacant site identified in the Housing Element consistent with those requirements set forth in Government Code section 65915(c)(3). Replacement requirements shall be required for sites identified in the inventory that currently have residential uses, or within the past five years have had residential uses that have been vacated or demolished, and:</p> <p>Where subject to a recorded covenant, ordinance, or law that restricts rents to levels affordable to persons and families of low or very low-income; or</p> <p>Subject to any other form of rent or price control through a public entity's valid exercise of its police power; or <input checked="" type="checkbox"/> Occupied by low or very low-income households. For the purpose of this program "previous five years" is based on the date the application for development was submitted.</p>	<p>Ongoing</p>	<p>Completed. City has developed "Replacement Unit Determination" application, and implementation procedure in compliance with Government Code Section 65583.2(g)(3). As applicable, the Replacement Unit procedure requires the replacement of "protected units."</p>

Jurisdiction	Garden Grove	
Reporting Period	2022	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	10/15/2021 - 10/15/2029

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Note: "+" indicates an optional field
Cells in grey contain auto-calculation formulas

Table F

Units Rehabilitated, Preserved and Acquired for Alternative Adequate Sites pursuant to Government Code section 65583.1(c)

Please note this table is optional: The jurisdiction can use this table to report units that have been substantially rehabilitated, converted from non-affordable to affordable by acquisition, and preserved, including mobilehome park preservation, consistent with the standards set forth in Government Code section 65583.1, subdivision (c). Please note, motel, hotel, hostel rooms or other structures that are converted from non-residential to residential units pursuant to Government Code section 65583.1(c)(1)(D) are considered net-new housing units and must be reported in Table A2 and not reported in Table F.

Activity Type	Units that Do Not Count Towards RHNA ⁺ Listed for Informational Purposes Only				Units that Count Towards RHNA ⁺ Note - Because the statutory requirements severely limit what can be counted, please contact HCD to receive the password that will enable you to populate these fields.				The description should adequately document how each unit complies with subsection (c) of Government Code Section 65583.1 ⁺ . For detailed reporting requirements, see the checklist here: https://www.hcd.ca.gov/community-development/docs/adequate-sites-checklist.pdf
	Extremely Low-Income ⁺	Very Low-Income ⁺	Low-Income ⁺	TOTAL UNITS ⁺	Extremely Low-Income ⁺	Very Low-Income ⁺	Low-Income ⁺	TOTAL UNITS ⁺	
Rehabilitation Activity					8	1			9 Acquisition/rehabilitation of 11742 Stuart Drive for the development of a permanent supportive housing
Preservation of Units At-Risk						193		193	The Tudor Grove Project affordability period for 144-rental units was set to expire on June 9, 2022. The City worked with the developer to modify and extend the end date of the affordability period from June 9, 2022 until December 31, 2028. During this period the developer is exploring options to sell the units to another entity. The City will engage with any potential new buyer and explore options to extend the affordability covenants further. The Tamerlane Project consists of 15 properties (78-units). As of June 30, 2022 the affordability covenants for 8 of the properties (49 of 78 units) had expired. The City worked with the owner and approved an Assignment and Assumption Agreement of all 15 properties to Affordable Housing Access, Inc., (AHA) a non-profit corporation with a mission to create and preserve affordable housing. Subsequent to the approval and sale of the properties to AHA, the City approved an amendment to extend the affordability covenants for all expired properties and extended the affordability period until December 31, 2025.
Acquisition of Units									
Mobilehome Park Preservation									
Total Units by Income					8	194		202	

Jurisdiction	Garden Grove	
Reporting Year	2022	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	10/15/2021 - 10/15/2029

Building Permits Issued by Affordability Summary		
Income Level		Current Year
Very Low	Deed Restricted	0
	Non-Deed Restricted	0
Low	Deed Restricted	0
	Non-Deed Restricted	0
Moderate	Deed Restricted	0
	Non-Deed Restricted	0
Above Moderate		381
Total Units		381

Note: Units serving extremely low-income households are included in the very low-income permitted units totals

Units by Structure Type	Entitled	Permitted	Completed
SFA	0	0	0
SFD	2	7	1
2 to 4	8	0	6
5+	78	0	0
ADU	0	374	71
MH	0	0	0
Total	88	381	78

Housing Applications Summary	
Total Housing Applications Submitted:	376
Number of Proposed Units in All Applications Received:	434
Total Housing Units Approved:	434
Total Housing Units Disapproved:	0

Use of SB 35 Streamlining Provisions	
Number of Applications for Streamlining	0
Number of Streamlining Applications Approved	0
Total Developments Approved with Streamlining	0
Total Units Constructed with Streamlining	0

Units Constructed - SB 35 Streamlining Permits			
Income	Rental	Ownership	Total
Very Low	0	0	0
Low	0	0	0
Moderate	0	0	0
Above Moderate	0	0	0
Total	0	0	0

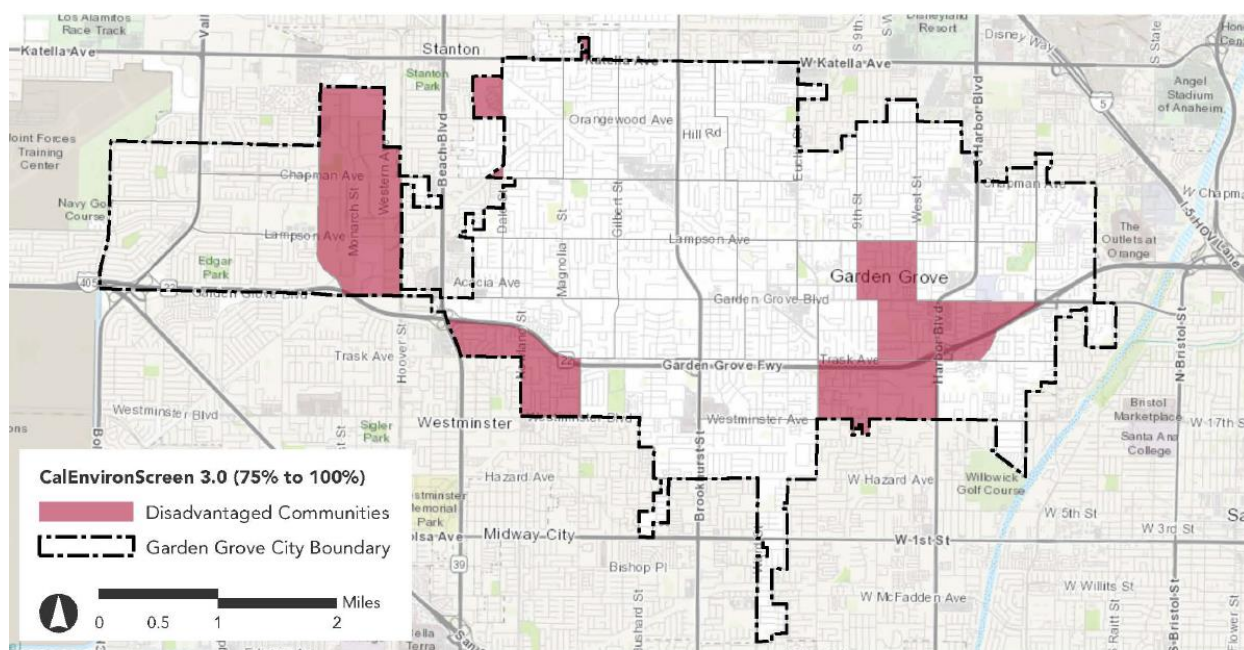
Cells in grey contain auto-calculation formulas

ENVIRONMENTAL JUSTICE ELEMENT

In 2016, Senate Bill 1000 amended California Government Code Section 63502 to require cities and counties with disadvantaged communities (DACs) to incorporate environmental justice (EJ) policies into their general plans. If a city, county, or city and county has a disadvantaged community, such as Garden Grove, then the environmental justice element, or related environmental justice goals, policies, and objectives integrated into other elements, are required. The City of Garden Grove incorporated an Environmental Justice Element to the City's General Plan in December 2021, to identify objectives and policies to reduce the unique or compounded health risks in disadvantaged communities by means that include, but are not limited to, the reduction of pollution exposure including the improvement of air quality—and the promotion of public facilities, healthy food access, safe and sanitary homes, and physical activity. The Environmental Justice Element also identifies objectives and policies to promote civil engagement in the public decision-making process that prioritize improvements and programs that address the needs of disadvantaged communities.

Environmental justice seeks to correct long-standing and existing inequalities regarding pollution and health burdens that certain neighborhoods experience. Environmental justice is grounded in principles of justice and fairness and focused on creating a society in which everyone can participate, prosper, and reach their full potential. Equitable outcomes come about when smart, intentional strategies are put in place to ensure that everyone can participate in and benefit from decisions that shape their neighborhoods and communities.

The map below identifies the disadvantaged communities in the city as identified by CalEnviroScreen 3.0.



Neighborhoods in Garden Grove defined by CalEnviroScreen as DACs

Environmental Justice Element in the City's General Plan

The City of Garden Grove adopted a new Environmental Justice Element to the Garden Grove General Plan in November 2021. Throughout 2021, the community was invited to participate in an online surveys to provide input towards creating a community housing strategy for the next eight years as well as a healthier community. The new Environmental Justice Element establishes policies to reduce pollution, and to provide residents with access to healthy food, physical activity, and safe and sanitary housing.

The following Environmental Justice Element Goals, Policies, and Implementation have been adopted by the City:

Reduce Unique or Compounded Health Risks

- **Goal EJ-1:** Reduced concentrations of pollution sources to eliminate them as unique health risks to residential neighborhoods and disadvantaged communities.
- **Policy EJ-1.2:** Minimizing Pollution Burdens. Require new residential development and encourage established residential units near industrial uses or transportation corridors to include building design features, equipment, and/or site planning measures to protect occupants from pollution.
- **Policy EJ-1.3:** Roadway Air Pollution and Noise. Mitigate impacts on residential neighborhoods immediately adjacent to SR-22 freeway from noise impacts and air pollutants from traffic and vehicle emissions, including use of landscape buffers, sound walls, and similar strategies.
- **Policy EJ-1.4:** Industrial Pollution. Reduce pollution exposure in residential neighborhoods and to sensitive receptors by limiting industrial operations or restricting polluting land uses through the Zoning Code that generate substantial quantities of hazardous materials and/or air pollutants.
- **Policy EJ-1.5:** Agency Consultation. Consult with State, federal, and Orange County agencies to assist in improving, identifying, prohibiting, enforcing, and mitigating against concentration of harmful pollution sources.
- **Policy EJ-1.6:** Public Education. Develop community programs to improve public awareness of State, regional, and local agencies resources and plans to assist with air quality and other environmental quality concerns.
- **ENV-IMP 1A:** Consult with the California Air Resources Board and the South Coast Air Quality Management District to ensure appropriate monitoring of stationary source emissions, and to receive aid and/or assistance to reduce exposures to harmful air pollutants in disadvantaged communities.
- **ENV-IMP 1B:** Consult with the California Department of Environmental Protection Agency and the U.S. Environmental Protection Agency to

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implement State and federal laws on clean air, clean water, hazardous waste and materials, solid waste, and toxic and hazardous substances.

- **ENV-IMP 1C:** Participate in the South Coast Air Quality Management District's Community Air Monitoring Program and AB 2588 Toxic Hotspots Program.
- **ENV-IMP 1D:** Designate acceptable and unacceptable areas for freight trucking and diesel truck idling to limit impacts on disadvantaged communities or residential areas overburdened by air pollution.
- **ENV-IMP 1E:** All new developments must meet the requirements of the Noise Ordinance (Chapter 8.47 Noise Control) of the Garden Grove Municipal Code.

Improving Public Services and Facilities

- **Goal EJ-2:** Improved access to public facilities and services in underserved areas, disadvantaged communities and areas with lower economic and educational attainment.
- **Policy EJ-2.1:** Equitable Public Improvements. Provide equitable public improvements and community facilities to all areas of Garden Grove.
- **Policy EJ-2.2:** New Park Access. Prioritize new park and recreational facilities, including expanding opportunities for physical activity, within disadvantage communities and residential neighborhoods lacking easy, walkable access to park and recreation facilities.
- **Policy EJ-2.3:** New Development. Encourage new residential and mixed-use projects to provide publicly accessible parks, urban trail facilities, or other amenities that expand opportunities for physical activity.
- **Policy EJ-2.4:** Pedestrian Street Improvements. Enhance sidewalks and crosswalks to create safe walking conditions and easy access to public amenities and transit stops within disadvantaged communities and pedestrian priority areas.
- **Policy EJ-2.5:** Neighborhood Cleanup. Support programs and organizations that assist in cleaning up residential neighborhoods, including litter, trash, and graffiti removal.
- **Policy EJ-2.6:** Tree Planting and Canopy. Expand tree canopy coverage along public streets, within pedestrian priority areas, and around schools and parks.
- **Policy EJ-2.7:** Park Improvements. Pursue park improvements at established park and recreational facilities with new and improved amenities that meet the needs of the community.

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- **ENV-IMP 2A:** Implement the Active Street Master Plan and priorities improvements within

Disadvantaged Communities

- **ENV-IMP 2B:** Prioritize the City's capital improvement program to address the needs of Disadvantaged Communities.
- **ENV-IMP 2C:** Implement the Urban Forest Management Plan, including preparation of a comprehensive tree planting plan.
- **ENV-IMP 2D:** Support conducting neighborhood cleanup programs, including volunteer programs.
- **ENV-IMP 2E:** Consider establishing neighborhood beautification programs.
- **ENV-IMP 2F:** Continue graffiti abatement and removal programs and graffiti reward programs.

Access to Healthy Foods

- **Goal EJ-3:** Improved access to healthy food outlets for people living in underserved areas, Disadvantaged Communities, and areas with lower economic and educational attainment
- **Policy EJ-3.1:** Community Gardens. Foster the establishment of new community gardens throughout the City, including identifying unique properties that are suitable for gardens.
- **Policy EJ-3.2:** Urban Agriculture. Explore opportunities for small-scale, community-supported agriculture, including partnering with community-based groups and non-profit organizations.
- **Policy EJ-3.3:** Healthy Food Programming. Support food education programs and public service programming with messaging about healthy eating habits, food choices, culinary classes, nutrition, and related City programs.
- **Policy EJ-3.4:** Farmers' Markets. Encourage farmers' markets to operate in Garden Grove, particularly markets that offer unique products of interest to many diverse cultures.
- **Policy EJ-3.5:** Small Markets. Encourage small, ethnic grocery stores and food markets that offer healthy food options.
- **ENV-IMP 3A:** Continue partnerships with nonprofit organizations, food pantries, food banks, and volunteer groups to prepare and distribute meals.

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- **ENV-IMP 3B:** Use the City’s economic development resources to reach out to organizations and businesses interested in hosting farmers’ markets and establishing unique grocery stores. Market unique farmers’ market events throughout Orange County.

Civic Engagement and Community Outreach

- **GOAL EJ-4:** Increased civic engagement and community outreach, with inclusive and transparent strategies that reflect the Garden Grove community.
- **Policy EJ-4.1:** Civic Engagement. Support an equitable, transparent, and comprehensive approach to civic engagement and public outreach on all aspects of City governance and delivery of services.
- **Policy EJ-4.2:** Diverse Communication. Utilize traditional and digital forms of communication in multiple languages to solicit feedback on policy decisions and major development projects.
- **Policy EJ-4.3:** Cultural Assets and Knowledge. Identify and use culturally appropriate stakeholder and data analysis tools that recognize and utilize communities’ cultural assets and knowledge.
- **Policy EJ-4.4:** Special Meetings. Conduct special informational meetings for projects that could pose impacts on disadvantaged communities; include direct notice to tenants and property owners with project materials provided in multiple languages.
- **Policy EJ-4.5:** Capacity Building. Promote capacity-building efforts (the process of improving and strengthening the skills, abilities, access, and resources) to educate and involve traditionally underrepresented populations in public decision-making processes.
- **ENV-IMP 4A:** Establish a comprehensive Community Outreach and Public Engagement Strategy Guide that serves as a framework for all departments to participate in meaningful communication and engagement with the public, prioritizing residents in disadvantaged communities, residential neighborhoods, and those with language barriers. Identify and use instruments that help select racially and culturally appropriate public processes.

The following projects, which have been included in this report as part of previous elements, also satisfy the goals, polies and implementation programs of the Environmental Justice Element:

Improving Public Services and Facilities

- **Policy EJ-2.3:** New Development. Encourage new residential and mixed-use projects to provide publicly accessible parks, urban trail facilities, or other amenities that expand opportunities for physical activity.
 - Brookhurst Place – [Page 18](#)
- **Policy EJ-2.7:** Park Improvements. Pursue park improvements at established park and recreational facilities with new and improved amenities that meet the needs of the community.
 - Woodbury Park Revitalization and Expansion – [Page 32](#)
 - West Haven Park Renovations – [Page 34](#)
 - Garden Grove Park Improvement Project – [Page 34](#)
 - Magnolia Park Improvement Project – [Page 35](#)
 - Civic Center Bridge and Landscape Renovation – [Page 35](#)
 - Park Improvements in Congressman Lou Correa’s District – [Page 35](#)

Disadvantaged Communities

- **ENV-IMP 2C:** Implement the Urban Forest Management Plan, including preparation of a comprehensive tree planting plan.
 - Urban and Community Forestry Grant Program – [Page 20](#)

Civic Engagement and Community Outreach

- **Policy EJ-4.1:** Civic Engagement. Support an equitable, transparent, and comprehensive approach to civic engagement and public outreach on all aspects of City governance and delivery of services.
 - Re:Imagine Downtown Initiative – [Page 7](#)
 - Land Use Element Update – [Page 19](#)
 - Urban and Community Forestry Grant Program – [Page 20](#)
 - BikeSafe Garden Grove (BSGG) – [Page 30](#)
 - Safety Element Update – [Page 37](#)
 - Civic Center Improvements – [Page 39](#)
 - Housing Element Update – [Page 61](#)
 - Accessory Dwelling Units Survey – [Page 63](#)
 - Homelessness 101 and Navigation Center – [Page 63](#)
 - Focused Zoning Amendments to Residential Development Standards – [Page 64](#)

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General Plan Amendments

The City did not approve any General Plan Amendments in 2022.

COMMUNITY AND ECONOMIC DEVELOPMENT



The mission of the Community and Economic Development Department is to provide quality services through creativity and collaboration.

The Community and Economic Development Department (CEDD) offers a broad spectrum of services to the community. The Department consists of three Divisions and the department administration. The Office of Economic Development, which is responsible for business attraction, retention, expansion, and administration of federal grants. The Building & Safety Division consisting of plan check review, permit center, building inspections, and code enforcement. The Planning Services Division is comprised of advance planning and implementation of the City's General Plan, and current planning including zoning, and entitlements related to commercial/residential development. The department administration directly oversees contract and grant administration, department budget, real property, and various special projects.

Significant achievements of FY 2021-2022 for the CEDD included the following:

OFFICE OF ECONOMIC DEVELOPMENT (OED)

The OED is responsible for implementation Economic Development Strategic Plan (EDSP). The Economic Development Strategic Plan (EDSP) was updated in 2021 and prioritizes six (6) Economic Development goals to be undertaken over the next three years. With the post-pandemic environment, the intent is to be strategic and intentional to support economic recovery for the local business community. The goals of the 2021 EDSP are detailed below:

- GOAL 1 – Community-Based Development
- GOAL 2 – Leverage Creative Funding & Financing Tools
- GOAL 3 – Expand and Preserve Locally-Generated Tax Revenue
- GOAL 4 – Tourism Initiatives and Development of the Resort
- GOAL 5 – Promote and Expand Homeless Resources and Services
- GOAL 6 – Increase Housing Opportunities and Investment

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Significant achievements of the OED during FY 2020-21 are summarized in the following:

Office of Economic Development Accreditation

In October 2021, a formal application submittal to the International Economic Development Council (IEDC) for consideration of an Accredited Economic Development Organization was completed. With the City's dynamic Economic Development Programs, advancing the City's Economic Development Strategic Plan to seek IEDC Accreditation is envisioned to expand dynamic resources portfolio in areas of business development, marketing and innovation. Implementing IEDC's playbook to recognize quality Economic Development Best Practices are goals the Garden Grove organization strives to achieve. Garden Grove completed the final step of IEDC Accreditation process with the IEDC accreditation team in May 2022. IEDC notification is anticipated in Q3 2022.

West Grove Center

Revitalization of the former AMF Bowling Center and Starlight Theater is in progress. Starlight West Grove Cinemas, the new Jack-in-the-Box and Fast5Xpress Car Wash are completed. A new Starbucks drive-thru is under construction with additional in-line retail and quick service spaces to be incorporated into the bowling alley space is anticipated to open in Q2 2023.

Raising Cane's Chicken Fingers

Located at 12202 Harbor Boulevard, construction of the drive-thru restaurant that will be home to a new Raising Cane's development. Construction began in Fall 2021 and the new Raising Cane's opened in June 2022.

Pavilion Plaza West (Sprouts Farmers Market)

Redevelopment of the new Pavilion Plaza West began February 2021. A 24,500 square foot Sprout's Farmers Market opened in January 2022. The grocery anchor will soon be joined by national tenants Habit Burger, Mattress Firm, Crimson Coward, Jersery Mikes, Moggee Tee, ULTA Beauty, Yoshiharu Remaen and Hummus Republic with several store opening slated in Q4 2022 and Q1 2023.

Cottage Industries

In May 2016, the City approved the sale of City-owned properties to LAB Holdings for future development of Cottage Industries, an adaptive reuse of residential properties for artisan retail and commercial uses. Phase I (also named as the Farm Block) began construction in winter 2021 and includes notable retail tenants and artisans such as Smoke Queen BBQ, Boba Guys, Spotless Burger and Spotless Ice Cream (vegan concepts), White Elephant (Thai), GameCraft Brewery, and EcoNow, a zero waste shop and bulk refill station. Cottage Industires is preparing some revisions to Phase II named at the Art Block. Developer anticipates plan revision submittal for Planning Commission consideration in Q1 2023.

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Home2 Suites by Hilton

In June 2019, the BN Group (Developer) broke ground on a five-story Home2 Suites by Hilton. The Home2 Suites is the first new hotel development to be located south of the 22 Freeway, with 124 hotel rooms, 100 parking spaces, a fitness room, and a pool upon completion. The hotel is projected to generate \$500,000 in hotel tax and will create 50 jobs. Due to the pandemic impacts, the BN Group now expects the construction to be completed at the end of Q4 2022.

Kam Sang Company - Nickelodeon Resort

Pursuant to an Exclusive Negotiation Agreement (ENA) between the City and New Age Garden Grove, LLC. (Developer), a proposal to bring forth a Nickelodeon Resort comprised of a 500-room resort hotel and amenities is progressing. The entitlement process is estimated to be completed in the 4th Quarter of 2022.

Garden Grove Tourism Improvement District (GGTID)

The Annual Report for the Garden Grove Tourism Improvement District (GGTID) was approved in June 2022. Established in 2010, the GGTID provides collective support for tourism marketing efforts under the umbrella of Visit Anaheim in areas of tourism promotion, specifically for conventions benefiting the hotels within the Grove District.

Site C Project

In November 2017, the Planning Commission approved a Site Plan and Tentative Tract Map to implement a resort hotel project known as Site C. The approvals provided for a hotel development of up to 769 rooms and ancillary hotel uses such as pools, spas, and fitness centers within resort hotel property. The program anticipated two (2) full-service hotels, with up to 104,000 aggregate square feet of conference/meeting banquet space, hotel restaurant space, restaurant pad, and a multi-level parking garage with 1,297 parking spaces on approximately 4.3 acres. Upon completion, the project is anticipated to generate approximately \$3.8 to \$4.9 million in additional annual tax revenue to the City. The pandemic impacts resulted in the project forecasted to start construction in the Q3 of 2023.

NEW RESIDENTIAL AND DEVELOPMENT PROJECTS

Brookhurst Place

Following the completion of Phase I of Brookhurst Place in July 2018, Kam Sang Company is implementing Phase II to develop up to 462 apartment homes and 58 for-sale condominiums; up to 200,000 square feet of commercial and retail space; and a 100-key hotel. Upon completion, the 14-acre community project will include 700 new residential units and a one-acre park. Conveyance of the Phase II properties will be completed in the Q2 2022.



Garden Brook Senior Village

Construction of Garden Brook Senior Village by AMG & Associates continued in FY 2020-21. This prominent 8-story development is comprised of 394 senior-living units (129 studio units, 219 1-bedroom units, and 46 2-bedroom units); community

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spaces including an indoor fitness area, library room with multifunctional space, and two general use community rooms; and on-site laundry facilities with 12,938 square-feet of ground-level commercial space. The project is a collaboration between the City of Garden Grove, AMG & Associates, the Hoag Foundation, and the Boys and Girls Club of Garden Grove to further an Intergenerational Program to bring youth and seniors together. Initial residential tenant occupancy is anticipated in Q2 2022.

Willowick Golf Course

The Willowick Golf Course is an approximately 102-acre property located in the City of Santa Ana that is currently utilized as a public commercial golf course. The OED continues to evaluate development proposals for the property as part of the implementation of the Surplus Land Act. Additional information is available via the City's website at <https://ggcity.org/surplus-land-act-willowick-golf-course>.

BUSINESS DEVELOPMENT PROGRAMS

Garden Grove ABRB Contract

On July 1, 2021, the City entered into an agreement with the Garden Grove Chamber of Commerce to provide business development services for FY 2021-22 as part of the Ambassador/Business Retention Bureau (ABRB) program. During COVID-19, the Garden Grove Chamber implemented modified business outreach and assistance to support businesses during reopening and assisted businesses via virtual webinars and resources.

Vehicle Rebate Program (VRP)

The Vehicle Rebate Program (VRP) was established in 2019 and offers Garden Grove residents and businesses a \$500 rebate when purchasing a new vehicle from one of the six franchised local auto dealers: Volkswagen Garden Grove, Simpson Chevrolet of Garden Grove, Russell Westbrook Hyundai of Garden Grove, Toyota Place, Garden Grove Nissan, and Garden Grove Kia. To date the program has been a success with over 1,451 applicants.



Economic Development Website

The OED continues to update the website to include new resources and integrate Neighborhood Improvement activities and programs. These resources include: a new Business Resource Kit linking to the City's partners for business reopening, the City's Jobs First Program, the City's Micro Business Relief Grant, the Accessible Businesses Program, and the new Vehicle Rebate Program infographic webpage. A refresh of the OED website is slated to complete in Q3 2022.

JOBS 1st Program

The JOBS 1st Program was modified in response to COVID-19 and the subsequent allocation of Community Development Block Grant - Coronavirus (CDBG-CV) funding. This program offers job creation loans of up to \$50,000 and job retention grants of up to \$25,000 to assist Garden Grove business owners affected by the pandemic. The JOBS 1st Program utilized \$635,012 in CDBG-CV funds to create and/or retain over 64 jobs for low-income Garden Grove residents in FY 21-22.

Industrial Development Authority (IDA)

In December 2021, the Garden Grove City Council approved the Garden Grove Industrial Development Authority (IDA) annual report. Under the State of California guidelines, the IDA acts as the official local coordinating body for low-cost development bonds for industrial companies seeking expansion. The IDA's role is to assist industrial-related businesses by facilitating their requests for tax-exempt Industrial Development Bonds.

Federal Grant Administration

The Community Development Block Grant (CDBG), Emergency Solutions Grant (ESG), and HOME Investment Partnership (HOME) programs are funded by the U.S. Department of Housing and Urban Development (HUD). The CDBG program offers a variety of tools for public service and community improvement grants and projects. The ESG program provides funds to support homeless prevention and intervention services. The HOME program makes available a wide range of affordable housing activities.

CDBG Funded Public Programs, Services, and Infrastructure

This fiscal year, CDBG funds of \$2,387,713 were programmed to assist approximately 22,024 low- and moderate-income residents through housing rehabilitation, senior services, fair housing activities, infrastructure improvements, and homelessness activities. Additionally, \$629,180 in CDBG-CV funding was allocated to provide workforce development services to 189 low-income Garden Grove residents. Lastly, \$461,065 in CDBG-CV funding was utilized to serve 1,803 individuals with mobile mental health services through the Be-Well Mobile Response Unit.

ESG Funded Homeless Services

In FY 2021-22, \$178,428 of ESG funds was programmed to provide homeless services to 146 individuals at risk of becoming homeless, as well as those who were homeless. Homeless services include: street outreach, emergency shelter, rapid rehousing, homeless prevention, and homeless information management system. Additionally, \$408,704 in HOME funding was used to provide rapid rehousing and homeless prevention services to 55 at-risk and homeless Garden Grove residents. An additional \$1,386,476 in Emergency Solutions Grant Coronavirus (ESG-CV) funds was programmed to expand homeless services to individuals impacted by the COVID-19 pandemic. Garden Grove's homeless service providers were able to assist an additional 426 individuals in FY 2021-22 with these resources.

Stuart Drive Apartments

The City's first Permanent Supportive Housing (PSH) project is slated to be completed in October 2022. Upon completion, the project will provide permanent rental housing and wrap around supportive services to the homeless population in Garden Grove. The Stuart Drive Apartments PSH project will provide eight (8) homeless households with permanent housing and will have active affordability covenants for at least 55 years.

Future Central Cities Navigation Center

Implementation of the City's Comprehensive Strategic Plan to Address Homelessness (CSPAH) anticipated several homeless resources including

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development of a navigation center. A navigation center is a referral-based, temporary shelter that helps individuals experiencing homelessness regain stability, connect to essential support services, and access stable and permanent housing options. In June 2022, approval of a Tri-Cities memorandum of understanding (MOU) with the cities of Fountain Valley and Westminster as a first step towards exploring the development of a navigation center. Concurrently, exploration of a potential navigation center site was identified at 13871 West Street. Negotiations of a Purchase Sale Agreement for property acquisition is in process with completion in Q3 22.

Be-Well OC Mobile Response Team

In July 2021, the Be-Well OC in Garden Grove Mobile Response Team (Be-Well) was implemented to assist individuals who are experiencing a mental health and/or health crisis. The Be-Well pilot program provides for a mobile response team working in collaboration with the City’s Special Resource Team and homeless service providers to help serve the City’s homeless population. During FY 21-22, Be-Well team assisted 1,803 individuals.

JOBS 1st Program

The JOBS 1st Program was modified in response to COVID-19 and the subsequent allocation of Community Development Block Grant - Coronavirus (CDBG-CV) funding. This program offers job creation loans of up to \$50,000 and job retention grants of up to \$25,000 to assist Garden Grove business owners affected by the pandemic. The JOBS 1st Program utilized \$635,012 in CDBG-CV funds to create and/or retain over 64 jobs for low-income Garden Grove residents in FY 21-22.

BUILDING & SAFETY DIVISION

Building Permits and Inspections

The Building & Safety Division issued a total of 5,241 building permits during FY 21-22. In addition, the Building & Safety Division digitized its plan check process and completed 421 approvals through the new VivaCivic plan check process. Notable building activity trends and development milestones are detailed below.

Building Activity	FY 20-21	FY 21-22	Activity Trend from prior fiscal year
Permits Issued	4,922	5,241	6% increase
Permit Fees	\$900,562	<u>\$1,007,741</u>	11% increase
Plan check	1,082	1,261	16.5% increase
Plan check Fees	\$733,283	\$765,591	4.4% increase
Valuations	<u>\$90,822,321</u>	<u>\$111,942,070</u>	23% increase
Inspections	17,450	19,642	12.5% increase

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Certificates of Occupancy (C of O) Issuance		
Address	Scope of Work	Date Issued
12900 Main St	AUM Beer Club	07/15/2021
12002 Harbor Blvd	7 Leaves Café	07/27/2021
7919 Garden Grove Blvd	AMG Barbershop	07/27/2021
9772 GARDEN GROVE BLVD	QT Golden Marketplace	08/19/2021
12936 Main ST.	PHUC LONG COFFEE	08/19/2021
9691 Chapman Ave	Little World Kid Playground	09/20/2021
11999 Harbor Blvd	Starbucks – Hyatt Regency	09/30/2021
9472 Katella Ave	AM/PM Mini Mart	10/25/2021
11222 Garden Grove Blvd.	Bloom Orthodontics	12/23/2021
13872 Harbor Blvd	Music Studio	02/02/2022
9636 Garden Grove Blvd	Presotea Restaurant	02/10/2022
13018 Harbor Blvd	Blazing Shabu Shabu	04/12/2022
12828 Harbor Blvd	Garden Grove Medical & Dental	05/09/2022
9888 Katella Ave	Samakaya - Mediterranean	05/09/2022
10212 Westminster Ave	Mamas Cha CA – Food to Go	05/26/2022
9774 Katella ave	Unitea Coffee	06/02/2022
9918 Garden Grove Blvd.	Yo Bahn Knot – Food To Go	06/07/2022
12202 Harbor Blvd	Raising Cane’s Chicken Fingers	06/13/2022

2022 Building Code Update

The State’s Health and Safety Code establishes that the Uniform California Building, Fire and related construction Codes as published by the California Building Standards Commission every 3 years, is the applicable codes for occupancies throughout the State. The Building Standards Commission published the 2022 California Building, Fire and related construction Codes earlier this year, and it becomes effective January 1, 2023. The Building & Safety Division is preparing the advance the 2022 Building Code for approval in Q4 2022.

Code Enforcement

Code Enforcement unit expanded services with two (2) additional full-time Code Enforcement Officers to address increased calls for services. During FY 21-22, the summary below annual activity:

2,699 Active Cases	2,138 Closed Cases
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Through Code Enforcement actions, 258 properties obtained building permits resulting in resolution achieved with active cases involving non-permitted issues.

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PLANNING SERVICES

Key Conditional Use Permits / Land Use Entitlements

Address	Project Description
10130 Garden Grove	Approval to expand the existing Oc & Lau restaurant with a Type "41" (On-sale, beer and wine) ABC License from 2,500 square feet to 3,500 square feet.
12141 Valley View	Approval to operate a new bowling alley with a Type "47" (On-sale general) ABC license.
12518 Valley View	Approval to establish a new preschool, Marley's Preschool.
12141 Valley View	Approval to allow a previously approved bowling alley with a Type "47" (On-sale general) ABC license to include live entertainment in the form of three karaoke rooms.
9920 Garden Grove	Approval to operate a new restaurant, Furai Fried Chicken with a new Type "41" (On-sale beer & wine) ABC license.
12342 Brookhurst	Approval to operate a new restaurant, Oc 7\$ with a new Type "41" (beer & wine) ABC license.
12936 Main	Approval to allow an existing tea and coffee shop, Phuc Long Coffee and Tea, to operate with limited live entertainment.
12572 Valley View	Approval to establish a 7,100 square foot, athletic health club.
12900 Euclid #110	Approval to operate a new wine bar, Off Duty, with a new Type "47" (On-sale, General) ABC license.
12900 Euclid #120	Approval to operate La Taqueria, with a new a new Type "47" (On-sale, General) ABC license.
7511 Chapman	Approval to establish a vehicle storage tow yard business.
10130 Garden Grove #133	Approval to operate King Street Food to operate with a Type "41" (On-sale, beer and wine) ABC license.

Key Developments (Commercial & Residential)

Address	Project Description
10023 Russell	Approval to expand an existing duplex unit.
13862 Anita	Approval of a variance for reduce the street side yard setback to improve a 4,050 square foot lot with a new 2,084 square foot home.
9898 Trask	Approval of a one-year time extension for the remodel and expansion of Hyundai of Garden Grove.
11421 Garden Grove/12931 9th	Approval of a variance to allow the encroachment of a trash enclosure and block wall within the front yard and street side yard setbacks for the Farm Block of Cottage Industries.
10061 Dakota	Approval to construct a duplex.
12691 Pala/12641 Industry	Approval to demolish two existing 65,880 square foot and 83,100 square foot industrial buildings and construct one 146,335 square foot industrial building.
9801 and 9811 Beverly	Approval to reconfigure two adjacent single-family lots in order to construct two new single-family homes.

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10201 and 10231 Garden Grove	Approval to construct a mixed use development consisting of 9,786 square feet of retail space, 9,270 square feet of medical office space, and 52 residential units with a 22/5% affordable housing density bonus.
11862 and 11892 Lampson	Approval for minor modification to the approved plans for an existing two-story single home to allow conversion of an existing third floor attic space into habitable living area.
12551 Tunstall	Approval to construct a 6 foot block and wrought iron wall within the front yard setback of an existing single-family home.
10691 Westminster	Approval to construct a 3,670 square foot, two-story commercial/medical office building.
11712 Lampson	Approval of a one-year time extension for the subdivision of an existing 47,284 square foot lot into four residential lots with a private street.
12262 Topaz	Approval to allow the encroachment of a second-story balcony into rear yard setback area of an existing single-family home.

ADMINISTRATION

Grant Applications and Awards

The Administration Division oversees the department budget, real property and asset management, and contract and grant administration including oversight of award and budget of Local, State, and Federal grant projects. In FY 21-22, CEDD applied for \$5 million of potential grant funding and awarded approximately \$500,000 in grants.

SCAG Local Community Engagement & Safety Mini-Grant (June 2021)

The City submitted a grant application requesting \$10,000 from the Southern California Association of Governments (SCAG) to build a “round-about” leading to Garden Grove Main Street aiming to level community resiliency and increase the safety for biking and walking under the umbrella of traffic safety and mobility justice.

SBA Community Navigator Pilot Program Grant (August 2021)

The City submitted a grant application requesting \$2.5 million from the Small Business Administration (SBA) in partnership with Small Business Development Center (SBDC), of which \$250,000 would be allocated to the City to facilitate business development outreach with emphasis on cultural diversity resources in partnership with Westminster and Fountain Valley.

SCAG Sustainable Communities Program: ADU Implementation (Dec 2021)

The City received approximately \$250,000 in Sustainable Communities Program (SCP) funding for the Advanced Accessory Dwelling Unit (ADU) Implementation selected by SCAG’s Regional Early Action Program (REAP) grant program, funded under the California Department of Housing and Community Development (HCD). This program aims to provide planning assistance and technical assistance related to effective ADU policies, design standards, development process, and prototype designs. The consultant selected is Woodsong Associates and the project is anticipated to be completed by June 2023. www.ggcity.org/planning/adu

DOT Clean CA Local Grant Program: Cycle 1 (January 2022)

The City submitted a grant application requesting \$2 million from the Caltrans Clean California Local Grant Program under the Department of Transportation (DOT) to add amenities and programming to the Medal of Honor Bike and Pedestrian Trail. This included: outdoor fitness equipment, playground replacement, art elements, shade canopies, trash cans, wayfinding signs, trail furniture, bike racks, dog waste stations, landscaping/mulch. Infrastructure programming in partnership with Coastline Community College, and Urban Farming programming partnership with OC GROW.

SCAG Sustainable Communities Program: Curb Data Study (February 2022)

The City received approximately \$250,000 in Sustainable Communities Program (SCP) funding for the Garden Grove Curb Data Study under the Smart Cities & Mobility Innovations (SCMI) grant program. This program aims to perform a comprehensive Parking Management study of on-street parking at six (6) locations in the City. The study will document existing parking conditions, operational strategies, management, and project future parking demand in collaboration with City staff, stakeholders, and public. The consultant selected is Walker Consultants and the project is anticipated to be completed by June 2023.

Community Project Funding-House Appropriation Committee (April 2022)

The City submitted an Economic Development Administration (EDA) grant project application requesting \$3 million from the Congressionally Directed Spending Requests (Earmarks) to fund "shovel ready" infrastructure projects. The request was submitted through the Office of Congressman Lowenthal and the Office of Congressman Correa. This authority allows for direct federal funding to support local projects that enhance community priorities. The proposed project includes street improvements along Harbor Boulevard located in the Grove District. The design includes street rehabilitation, median treatments, street furniture, accessibility, traffic signal modifications, and striping/ signage.

www.ggcity.org/community-and-economic-development/harbor-boulevard-grove-resort-district-improvement-project

Grant Implementation and Completion

Administration works in coordination with external local agencies and internal divisions to facilitate on-going grant projects including the support of: Office of Community Relations, Reprographics, Engineering, Accounting, Community Services, Human Resources, and Community Liaison divisions. During FY 21-22, CEDD managed \$3.5 million in current grant projects, and completion of \$674,000 in projects.

SB 2 Planning Grants Program (Awarded 2020)

The City was awarded \$310,000 from the California Department of Housing and Community Development (HCD) funding for Planning Grants Program (PGP) for technical assistance to prepare, adopt, and implement plans and process improvements that streamline housing approvals and accelerate housing production. The grant funds covered the development of the City's Housing Element, Density Ordinance, and a UCI Housing Study, in addition to public

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outreach requirements related to the General Plan Element updates. Project completion due date June 2023.

Local Early Action Planning Grant Program (Awarded 2020)

The City was awarded \$500,000 from the California Department of Housing and Community Development (HCD) funding for Local Action Planning Grants (LEAP) for technical assistance for preparation and adoption of planning documents, and process improvements that 1. Accelerate housing production 2. Facilitate compliance to implement the 6th cycle Regional Housing Needs Assessment (RHNA). The grant funds covered the development of Focused Zoning Amendment (FZA), Focused General Plan Update and Zoning Amendments (FGPUZA), Safety Element update, Environmental Justice Element update, as well as implementation and integration of new electronic Permitting Software (VivaCivic) and online Plan Routing platform (E-PlanSoft) to assist with streamlining and expediting processes for Accessory Dwelling Unit (ADU) review. Project completion due June 2023.

OCTA Bicycle Corridor Improvement Program Phase 4 (Awarded 2018)

The City was awarded \$1.4 million in Bicycle Corridor Improvement Program (BCIP) funding for bicycle and pedestrian projects that reduce traffic congestion and improve air quality under the Department of Transportation (DOT). This grant provides resources to improve the on-street bicycle infrastructure by 75%. The project scope incorporates 15 miles of new and improved bike lanes located along five (5) corridors: Brookhurst Street, West Street, Gilbert Street, Chapman Avenue, and Lampson Avenue. Phase 1: Environmental completed in 2019. Phase 2 Design and Engineering completed in 2020. Phase 3 Right-of-Way (ROW) certification completed 2021. Phase 4 Construction is anticipated to be complete August 2023.

1st District Small Business Relief Grant Program (Awarded 2021)

The City was awarded \$500,000 through Orange County Supervisor Andrew Do to provide assistance to small businesses impacted during the COVID pandemic. In partnership with the Garden Grove Community Foundation (GGCF), several key Business Development Initiatives was implemented to support local businesses and further described below.



Garden Grove Grows promoted downtown revitalization through installation of parklets integrated with outdoor dining and enhanced pedestrian lighting. Work is expected to be completed in Q3 22.

Invest Garden Grove implemented an enhanced wayfinding signage program throughout the downtown area connecting key pedestrian areas. City staff designed and hired sign contractors to install sign designs to identify the specific areas of the City.

Innovate Garden Grove implemented local Garden Grove programs to stimulate local tourism and advance technology.

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Sustain Garden Grove further expanded a local foodie program to highlight the best of Garden Grove’s small business entrepreneurs. In June 2021, the City’s Foods of Garden Grove (FoGG) program launched to support local food and beverage businesses impacted by Covid and supporting each recovering. Phase 2 of FoGG added an additional 75 restaurants to the City’s website, bringing the total support of local small businesses to 150. Phase 2 of this program incorporates expanded social media presence of Garden Grove’s local culinary scene. Project will be completed by December 2022. www.ggcity.org/foodsofgardengrove

Tobacco Law Enforcement Grant Program - Cycle 2 (Awarded 2021)

The City was awarded \$467,699 in state funding from the California Department of Justice (DOJ) to promote a healthier California by reducing illegal sales and marketing of tobacco products to minors. The total amount awarded to the City is distributed incrementally over a three (3) year period as follows:

Category	Awarded FY 2021-22	Awarded FY 2022-23	Awarded FY 2023-24	Total Awarded
Personnel	\$ 147,199	\$ 147,199	\$ 147,199	\$ 441,597
Operating	\$ 9,374	\$ -	\$ -	\$ 9,374
Administrative	\$ 5,576	\$ 5,576	\$ 5,576	\$ 16,728
TOTAL	\$ 162,149	\$ 152,775	\$ 152,775	\$ 467,699

The awarded funds focused on implementation of a Local Tobacco Enforcement Program under the Code Enforcement Unit. A contract code enforcement officer was assigned to the City’s commercial areas to seek compliance through standard compliance methods. The expected yearly cost included a full-time contractual code enforcement officer, operating expenses, enforcement supplies, and administrative costs. Programming completion due date is June 2024.

AB 2766 Subvention Fund Program (2016)

The City receives approximately \$240,000 in state funding from South Coast Air Quality Management District (SC AQMD) through AB 2766 Subvention Fund Program in which revenue is allocated to local government recipients of the Department of Motor Vehicle (DMV) registration fees, and the City has historically used for the Rideshare Program. In collaboration with the Human Resources Department, CEDD has identified other qualified project categories including: Traffic management to reduce speeds (i.e. roundabout, striping) and bicycle lanes and paths to decrease commuter vehicle trips/ reduce greenhouse gas. These funds have also contributed to the construction of the Medal of Honor Bike and Pedestrian Trail and the Bicycle Corridor Improvement Program (BCIP) and will continued to be used to support future Active Transportation projects.

BikeSafe Garden Grove (BSGG) (Awarded 2017)

The City was awarded approximately \$74,000 in Caltrans Active Transportation Program (ATP) funds for the non-infrastructure Phase 5 of the Medal of Honor Bike and Pedestrian Trail. This programming aimed to include the education component

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and promote healthy lifestyle encouragement at schools, community events, parks, and provide traffic safety resources to low -income neighborhoods. Events included bike rodeos, helmet giveaways, National Bike to School Day National Walk to School Day, Open Streets, and Safe Moves City training. Staff have worked collaboratively with the Police Department's Crime Prevention Unit/Accident Reduction Team (ART), to promote and implement the program. The program was completed March 2022.

Urban and Community Forestry Grant Program (Awarded 2018)

The City was awarded approximately \$573,931 in state funding from the California Department of Forestry and Fire Protection (CAL FIRE) under the Air Resources Greenhouse Gas Reduction fund to complete an Urban Forest Management Plan (UFMP), Tree Ordinance update, canopy cover assessment, 363 tree planting along the Medal of Honor Bike and Pedestrian Trail.

In 2020 the City held an award celebration honoring the children who were selected as winners for their art submission to the Tree Art Contest for the Urban Forest Management Plan (UFMP) document. In 2021, the trees and irrigation system were installed. The City Council adopted a resolution approving and adopting the 2020 Urban Forest Management Plan on May 13, 2021. The City also presented the UFMP to the Downtown Commission. The CAL Fire grant was completed as of March 2022. www.ggcity.org/urban-forest

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Conclusion

The General Plan continues to direct all land use decisions for the City and is a good guide for direction in Garden Grove's future development. The City continues to follow opportunities that meet Garden Grove's Community vision, which is to be a safe, attractive, and economically vibrant city with an informed and involved public. Garden Grove is a diverse community that promotes unique attributes and strives to preserve our residential character.

Planning Commission Date: March 2, 2023

City Council Date: March 14, 2023