

ORDINANCE NO. 2837

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GARDEN GROVE APPROVING AMENDMENT NO. A-006-2014 ESTABLISHING OVERLAY DESIGN STANDARDS FOR SIGNS GENERALLY WITHIN THE INTERNATIONAL WEST MIXED USE AREA AND PROVIDING FOR REPLACEMENT OF NONCONFORMING SIGNS

CITY ATTORNEY SUMMARY

This Ordinance implements an overlay for sign design standards for an area generally consisting of the area covered by what is referred to as the International West Mixed Use Area in the General Plan and to provide for replacement of older signs which do not conform with the new design standards. This Ordinance confirms the City has completed the required identification and inventory of signs that were illegal or abandoned prior to the adoption of this Ordinance or will be made nonconforming by this Ordinance and subject to replacement and will pay fair and just compensation when required for the replacement of signs.

THE CITY COUNCIL OF THE CITY OF GARDEN GROVE HEREBY FINDS AND DETERMINES AS FOLLOWS:

WHEREAS, the proposed Ordinance (Amendment No. A-006-2014) was initiated by the City of Garden Grove;

WHEREAS, the General Plan's International West Mixed Use Area (hereafter, "International West Area") was created to, among other things, increase opportunities for businesses, to establish design guidelines to improve older commercial, office and residential uses, to improve both the visual and functional attributes of the Area, and to establish a sense of place and continuity and consistency of development standards;

WHEREAS, the General Plan and this Ordinance, which implements sign design standards for an area generally contiguous with the International West Area, are designed to increase the opportunities for businesses in the area to take advantage of the proximity of the area to major tourist destination resorts and to provide lodging, eating, and other service type amenities for visitors to the area;

WHEREAS, many of the properties located within the area covered by this Ordinance have signs which are over thirty-five (35) years old and their appearance is not in keeping with the policies and purposes set forth in the City's General Plan;

WHEREAS, the replacement of aging signs within and near to the International West Area with signs meeting the requirements of this Ordinance will improve the overall aesthetics of the area and contribute to the opportunities for businesses therein to provide services to, and be benefitted by, tourists and other visitors that are drawn to the area;

WHEREAS, the area covered by this Ordinance lies entirely within a Redevelopment Project Area and is shown on the map attached hereto as Exhibit 1;

WHEREAS, following a Public Hearing held on March 20, 2014, the Planning Commission adopted Resolution No. 5811-14 recommending approval of Amendment No. A-006-2014;

WHEREAS, pursuant to a legal notice, a Public Hearing regarding the proposed adoption of this Ordinance was held by the City Council on April 22, 2014, and all interested persons were given an opportunity to be heard;

WHEREAS, in accordance with Business and Professions Code Section 5491.1(c)(1), the City Council held a Public Hearing and determined there is a need for this Ordinance to take effect; and

WHEREAS, the City Council hereby makes the following findings regarding Amendment No. A-006-2014:

A. The Ordinance is internally consistent with the goals, objectives and elements of the City's General Plan and the Harbor Corridor Specific Plan and promotes the public interest, health, safety and welfare. The General Plan identifies the International West Area as an area of critical importance to the City for revitalization and economic stimulus and an area which is ideally suited to capitalize and expand tourist based and entertainment related uses. The Ordinance would provide for a process in which nonconforming signs, many of which are old, not well maintained and intrude into required setbacks and public right of way, could be replaced with signs which conform to the design standards and other provisions of the City's sign code which will improve the aesthetics in the area and contribute to the opportunities for businesses therein to provide services to and be benefitted by tourists and other visitors that are drawn to that area. The Harbor Corridor Specific Plan and the International West Area were created to, among other things, increase opportunities for businesses, to establish design guidelines to improve older commercial, office and residential uses, to improve both the visual and functional attributes of the International West Area and to establish a sense of place and continuity and consistency of development standards. The Ordinance furthers these purposes.

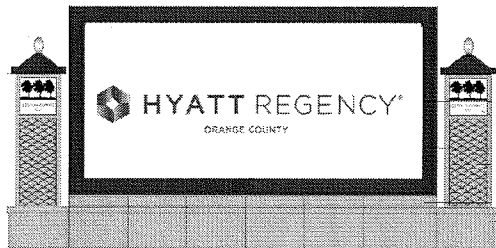
NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF GARDEN GROVE DOES HEREBY ORDAIN AS FOLLOWS:

Section 1: A new Section 9.20.045 shall be added to the Garden Grove Municipal Code to provide as follows:

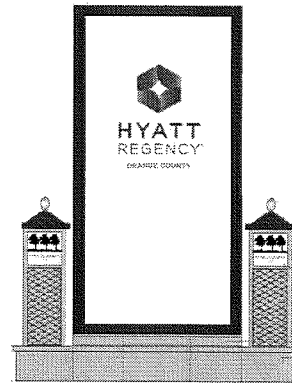
"SECTION 9.20.045: Signs: Overlay Design Standards for the International West Resort Area.

The Harbor Boulevard Sign Overlay Program Guide, which was attached as Exhibit 1 to and deemed to be a part of the Ordinance adopting this Section and is on file with the Community Development Department, shall apply to the placement and design of freestanding signs ("Sign Standards") for properties within the area covered by this Section, as well as to the replacement, when required, of existing freestanding signs, which are currently nonconforming, and those that are made nonconforming by enactment of this Section. A map showing the properties subject to these Sign Standards was included in the Harbor Boulevard Sign Overlay Program Guide attached as Exhibit 1 and deemed to be a part of the Ordinance adopting this section and is on file with the Community Development Department. The properties subject to this Section are generally those properties located along Harbor Boulevard from Wilken Way (city border) to the north side of the Garden Grove Freeway (State Route 22); those properties located on the north side of Garden Grove Boulevard from approximately one thousand (1000) feet west of Harbor Boulevard to approximately Eight hundred fifty (850) feet east of Harbor Boulevard; and those properties located on the south side of Garden Grove Boulevard from approximately four hundred fifty (450) feet west of Harbor Boulevard to approximately twelve hundred feet (1200) feet east of Harbor Boulevard.

A. Any newly constructed freestanding sign or nonconforming freestanding sign, which pursuant to any provision in this Code is required to be replaced with a sign conforming to the Sign Standards, shall conform to the Sign Standards as generally depicted in Sign Type "A" below. If in the determination of the Community Development Director installation of a sign conforming to the Sign Standards in Sign Type "A" would intrude on required setbacks, significantly interfere with the use of or require modification to existing buildings, cause loss of parking so as to render the property nonconforming to parking standards or would substantially interfere with traffic circulation or utilities on the property, a property owner may install a sign conforming to the Sign Standards as generally depicted in Sign Type "B" below. If the installation of a sign conforming to the Sign Standards in Sign Type "B" would still result in an impact noted in this Subsection, the property owner or lessee of the property, as the case may be, may apply for a minor deviation with the City Manager or designee as provided in Section 9.32.030 of this Code; provided that in granting any such minor deviation the City Manager or his designee shall provide relief from the Sign Standards only to the extent necessary to avoid the impacts described in this Subsection and shall otherwise apply the Sign Standards to the fullest extent possible to maintain continuity and consistency with signs conforming to the Sign Standards.



Sign Type "A" (Required)



Sign Type "B" (Per Approval)

B. Properties subject to this Section which are within three hundred (300) feet of the Garden Grove Freeway right-of-way may, in addition to a freestanding sign complying with this Section, have a pole or pylon sign oriented toward the Garden Grove Freeway, which pole or pylon sign shall otherwise comply with applicable provisions of this Code, including, but not limited to, Section 9.20.040A.1. The three hundred (300) foot distance shall be measured in accordance with Section 9.20.040A.1 of this Code.

C. Within the past three (3) years the City has, pursuant to Business and Professions Code Section 5491.1, conducted an identification and inventory of signs which are illegal or abandoned prior to the date this Section was adopted and those that will be made nonconforming by adoption of this Section. Any nonconforming sign which has been in place for fifteen (15) years or more prior to the [*Insert Effective Date of Ordinance*], shall be subject to removal six months after [*Insert Effective Date of Ordinance*]; provided that no such sign shall be required to be removed until the City has provided ninety (90) days written notice that the sign is subject to removal pursuant to the provisions of this Section. Notice of removal shall be provided to the property owner at the address shown on the latest tax assessment roll and to any existing business advertised on the sign as of the date of such notice.

D. Prior to requiring removal of any sign made nonconforming by this Section, to the extent required by state law, the City shall pay fair and just compensation as provided in Chapter 2.5 of the California Business and Professions Code, Sections 5490 et seq.

Section 2. Subsection 9.20.030.J is deleted in its entirety and replaced with the following:

"J. Abandoned Signs. Nonconforming signs advertising businesses that have not operated for ninety days or more on the premises shall be considered abandoned, including their structural members. The property owner shall remove

such signs, including their structural members. If the sign is not removed, or if a permit to reface is not on file with the City within the above-referenced ninety (90) day period, the sign shall be subject to removal by the City after notice and hearing to the property owner. The planning commission may grant only one extension of up to ninety (90) days, but in no case shall the grant of such an extension result in permitting the sign to remain more than three hundred sixty (360) days from the date it was deemed abandoned under this subsection.

Section 3. A new Subsection 9.20.040A.1.c.2 is added to the Garden Grove Municipal Code to provide as follows:

"2. The three hundred (300) foot distance shall be measured, as applicable, from the northern edge (for properties north of the Garden Grove Freeway) or from the southern edge (for properties south of the Garden Grove Freeway) of the Garden Grove Freeway right of way, excluding from such measurement any Garden Grove Freeway on or off-ramps, to the property line which is nearest the Garden Grove Freeway."

Section 4. Subsection 9.36.100A.2 is deleted in its entirety.

Section 5. This Ordinance is categorically exempt from the California Environmental Quality Act pursuant to a number of categorical exemptions including Title 14, California Code of Regulations, Section 15302, which exempts the replacement of existing commercial structures of substantially the same size, purpose, and capacity; Section 15303(e), replacement of accessory structures; Section 15311(a) construction or placement of minor structures including on-premise signs; and Section 15061, which provides that if there is no reasonable possibility that the activity will have a significant effect on the environment then it is not subject to CEQA.

Section 6. Severability. If any section, subsection, subdivision, sentence, clause, phrase, word or portion of this Ordinance is, for any reason, held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Ordinance. The City Council hereby declares that it would have adopted this Ordinance and each other section, subsection, subdivision, sentence, clause, phrase, word or portion thereof, irrespective of the fact that any one or more sections, subsections, subdivisions, sentences, clauses, phrases, words or portions thereof be declared invalid or unconstitutional.

Section 7. Effective Date. The Mayor shall sign and the City Clerk shall certify to the passage and adoption of this Ordinance and shall cause the same, or the summary thereof, to be published and posted pursuant to the provisions of law and this Ordinance shall take effect thirty (30) days after adoption.

The foregoing Ordinance was passed by the City Council of the City of Garden Grove on the ____ day of _____.

ATTEST:

MAYOR

CITY CLERK

STATE OF CALIFORNIA)
COUNTY OF ORANGE) SS:
CITY OF GARDEN GROVE)

I, KATHLEEN BAILOR, City Clerk of the City of Garden Grove, do hereby certify that the foregoing Ordinance was introduced for first reading and passed to second reading on April 22, 2014, with a vote as follows:

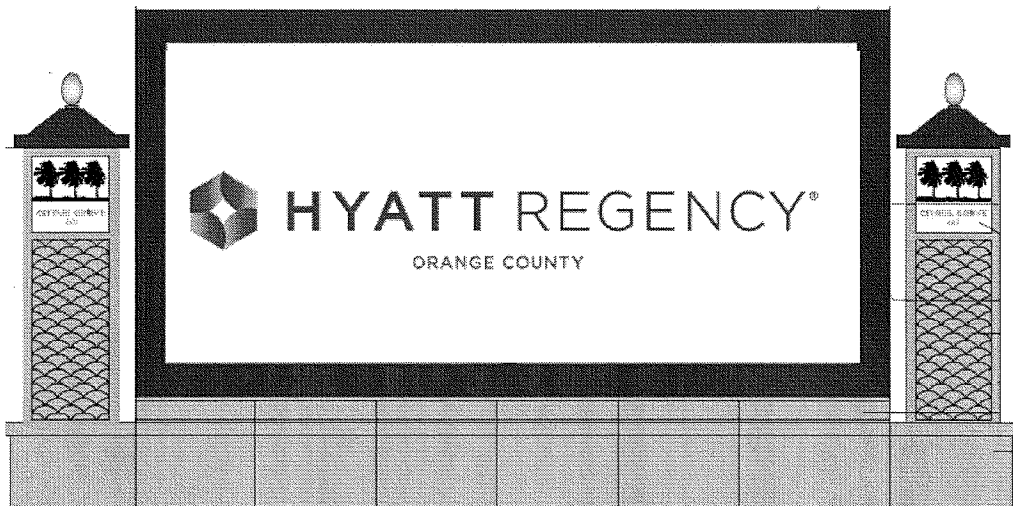
AYES: COUNCIL MEMBERS: (5) BEARD, JONES, NGUYEN, PHAN, BROADWATER
NOES: COUNCIL MEMBERS: (0) NONE
ABSENT: COUNCIL MEMBERS: (0) NONE

DRAFT

CITY OF GARDEN GROVE

**HARBOR BOULEVARD SIGN OVERLAY
PROGRAM GUIDE**

**ORDINANCE NO. 2837
APPROVED 2014**



HARBOR BOULEVARD SIGN OVERLAY PROGRAM GUIDE

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HARBOR BOULEVARD SIGN OVERLAY PROGRAM

INTRODUCTION

The City of Garden Grove's International West Mixed Use Area and the Harbor Corridor Specific Plan area (hereafter, "Grove District"), is Southern California's ultimate resort destination. The Grove District location provides easy access to the most popular Southern California attractions by way of the OC Trolley, shuttle services, and public transportation systems to Disneyland, Universal Studios, Knott's Berry Farm, Sea World, and miles of sun-filled Orange County Beaches.

The Grove District is home to national brand restaurants and hotels that offer a variety of rooms sizes and rates to meet every tourist and business traveler's need, the Grove District is the place to start, and the place to stay for one's next visit to Southern California and Orange County.

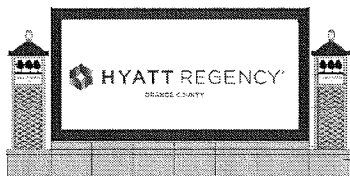
PURPOSE

The purpose of the Harbor Boulevard Sign Design Standard Overlay Program (Sign Overlay) is to create a consistent visual theme in the Grove District to promote its brand as a premier, urban, resort destination. This is achieved through the establishment of a consistent visual identity program for public and private areas throughout the Grove District. The main components of unifying the visual component will be: landscape, hardscape, street furniture, banners, and signage. The Sign Overlay Program will be implemented in the Grove District, located north of the Garden Grove State Route 22 Freeway along Harbor Boulevard ending at the northern City boundary (see attached list of properties/apn's and map).

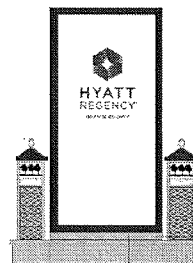
SIGN TYPE

Private properties will be eligible to install the required all new pre-designed freestanding horizontal monument sign, Sign Type "A" (see below). If in the determination of the Community Development Director construction of Sign Type "A" would result in hitting an existing building, violate setback requirements, substantially impact on-site parking, on-site traffic circulation or utilities, the design standards in Sign Type "B" (see below), which is vertical design shall apply. If these impacts were still present, then the property owner could seek a minor deviation from the design standards with the City Manager or his designee to produce a design that would not cause these impacts, but would still be in keeping with the design standards to the extent possible (see "Hybrid" Sign).

Both sign designs have a cabinet dimension of 5'-0" X 10'-0" with a 5" retainer perimeter. The actual usable copy face is 4'-2" X 9'-2". The maximum image area is approximately 38.64 square feet (available sign area). The cabinet will be installed onto the pre-designed base and column structure and be internally illuminated. The material and method of fabrication will be the same for all monument signs to ensure a consistent quality and appearance. The pre-cast fiber reinforced color concrete column mold will display the embossed fan pattern with a recess 12" X 12" area for the pre-designed imagery tile.



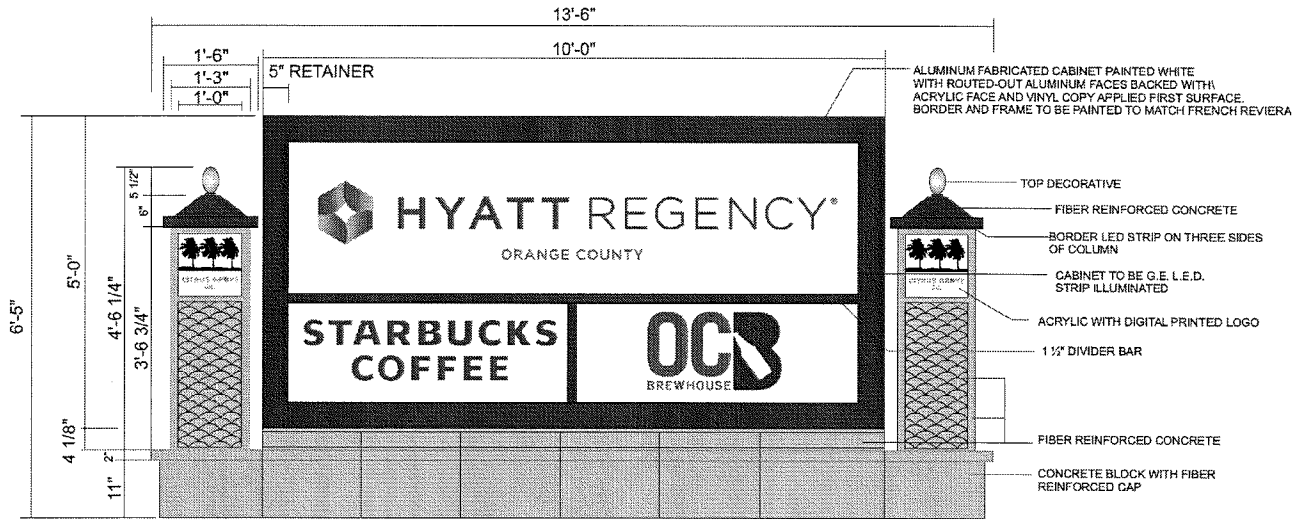
Sign Type "A" (Required)



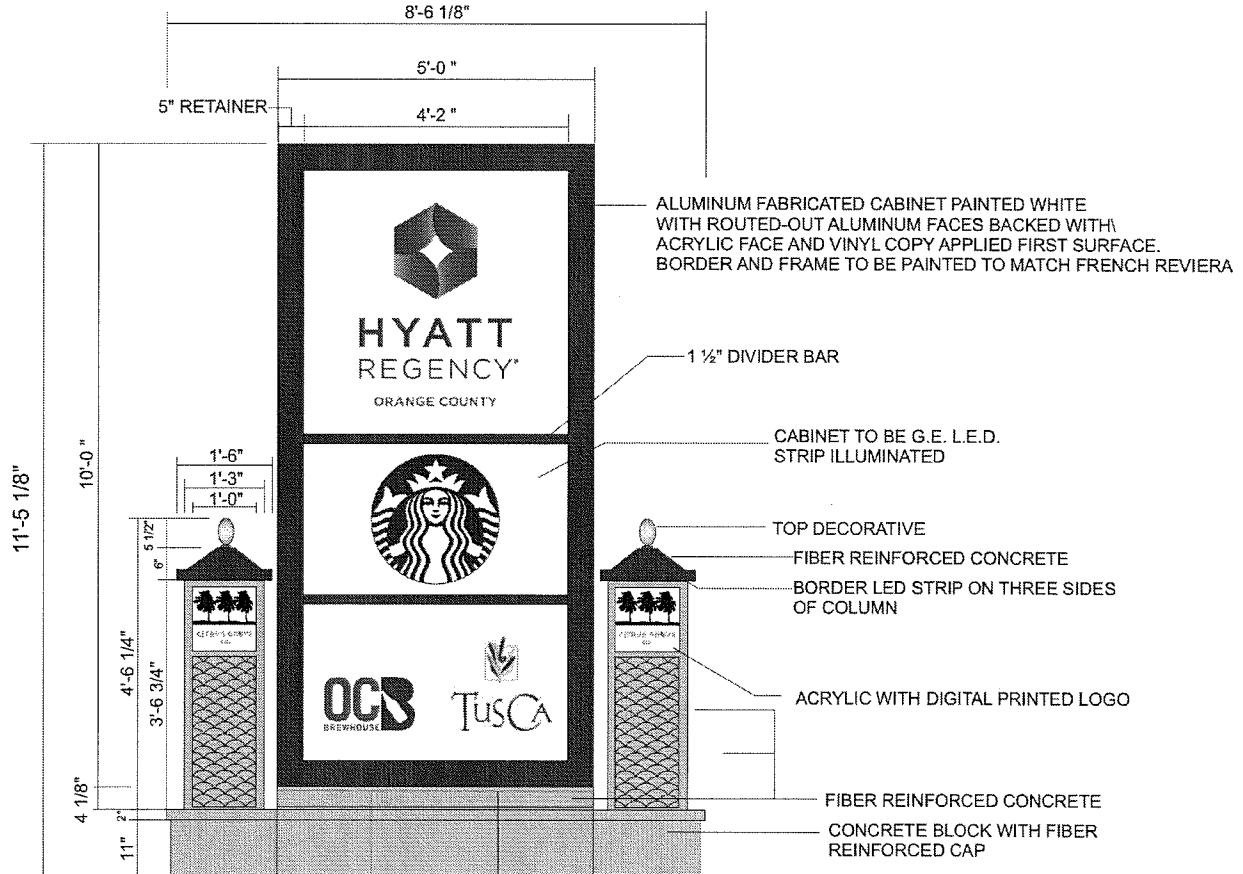
Sign Type "B" (Requires Approval)

SIGN SPECIFICATIONS

Sign Type "A" (Required)







Type "B" (Requires Approval)



SIGN COLORS

The following table provides the selected colors for the free standing monument sign.

COLOR LEGEND	
	TOP DECORATIVE: GOLD PMS TBD
	CABINET BORDER & COLUMN CAP: PAINT TO MATCH FRENCH REVIERA
	MONUMENT BASES AND COLUMN: PAINT TO MATCH LIGHT TAN PMS TBD
	WHITE ACRYLIC

SIGN TYPE DETERMINATION

The non-conforming private properties will be allowed to replace its current number of sign(s) with Sign Type "A" freestanding monument sign.

For the allowable number of signs for new private properties, respective sites will follow the Development Standards, Article VII, Signs, Section 9.16.340, Specific Design Standards.

Private Property - Corner Lot/Parcel

A corner lot/parcel may have a monument street sign for each street frontage.

Private Property - Street Frontage Lot/Parcel

A street frontage lot/parcel may have a monument street sign for each street frontage.

SIGN PLACEMENT

The following Sign Placement Chart lists the placement of the freestanding monument sign(s) on the private properties - respective sites:

Front Set-Back (Harbor Blvd)	Side Set-Back	Intersection Sight Clearance	Corner Lot - Sign Orientation to Street	Street Frontage Lot - Sign Orientation to Street
1'-6" from Property Line	15'-0"	See Intersection Sight Distance Section	Angle or Perpendicular	Perpendicular

INTERSECTION SIGHT DISTANCE

The following Intersection Sight Distance illustrations assist on the placement of the freestanding monument sign(s) on the private properties - respective sites:

Left and Right Turn Out And Cross Traffic Sight Distance

Left Turn In Sight Distance

	S	S _(s)	Y'	X*	X'*
MAJOR	660	580	37	37	13
65 PRIMARY	610	500	25	25	13
50 SECONDARY	550	430	18	18	6
45 COMMUTER	500	360	0	0	0
35 COLLECTOR	390	250	0	0	0
25 LOCAL	280	150	0	0	0

* X and X' are based upon a standard 14' median for major and primary highways
 - Use S values for unsignalized intersections and S_(s) values for signalized intersections

ORANGE COUNTY RESOURCES & DEVELOPMENT MANAGEMENT DEPARTMENT
 Approved: *[Signature]*
 H. I. Nakasone, Chief Engineer

Adopted: Res. 77-92 Revised: Res. 82-718; 86-1141; 88-1341; 91-1481; 06-010

STD. PLAN
 1117
 SHT. 1 OF 3

NOTES:

1. The distance S represents the intersection sight distance measured along the centerline of the road. The intersection sight distance is the distance required to allow $7\frac{1}{2}$ seconds for the driver on the cross road (or left turn pocket) to safely cross the main roadway or turn left while the approach vehicle travels at the assumed design speed of the main roadway.
2. The distance S should be increased by 20% from the amount shown on the table on sustained downgrades steeper than 3% and longer than one mile.
3. Points A and A' are the locations of a driver's line of sight (3.5 foot eye height) to oncoming vehicles (4.25 foot object height) located at Points C and C' while in a vehicle at an intersection 10 feet back from the projection of the curb line. In no case shall Points A or A' be less than fifteen feet from the edge of the traveled way.
4. The distance Y' is the distance measured from the centerline of the main road to the far right through travel lane. The distance Y' is equal to zero for T-intersections. The distance X is the distance measure from the centerline of the main road to the center of the far right through travel lane. The distance X' is the distance measured from the centerline of the main road to the center of the travel lane nearest the centerline of the road.
5. The Limited Use Area is determined by the graphical method using the appropriate distances given in the above table. It shall be used for the purpose of prohibiting or clearing obstructions in order to maintain adequate sight distance at intersections.
6. The Line of Sight line shall be shown at intersections on all landscaping plans, grading plans and tentative tract plans where safe sight distance is questionable. In cases where an intersection is located on a vertical curve, a profile at the line of sight may be required.
7. Obstructions such as bus shelters, walls or landscaping within the Limited Use Area which could restrict the line of sight shall not be permitted.
 - a. Plants and shrubs within the Limited Use Area shall be of the type that will grow no higher than 12 inches above the ground and shall be maintained at a maximum height of 12 inches above the ground. Maintenance at a lower height may be required on crest vertical curves per Note 6 above.

ORANGE COUNTY RESOURCES & DEVELOPMENT MANAGEMENT DEPARTMENT

Approved

H. L. Nakazono
H. L. Nakazono, Chief Engineer

Adopted: Res. 77-92 Revised: Res. 82-718; 86-1141; 88-1341; 91-1481; 96-010

STD. PLAN

1117

INTERSECTION SIGHT DISTANCE

SHT. 2 OF 3

- b. A profile of the line of sight may be required to verify 12" minimum vertical clearance above variable height obstructions such as slope landscaping, plants and shrubs.
- c. The toe of slope may encroach into the Limited Use Area provided that the requirements of (b) above are satisfied.
- d. In lieu of providing a profile of the line of sight, the toe of slope shall not encroach into the Limited Use Area, and the Limited Use Area shall slope at 2% maximum to the roadway.
8. Trees shall not be permitted within any portion of the Limited Use Area.
9. Median areas less than six (6) feet in width shall be paved with concrete per Standard Plan 1114.
10. Residential driveways serving four or more units and commercial driveways shall be treated as a local street intersection.

ORANGE COUNTY RESOURCES & DEVELOPMENT MANAGEMENT DEPARTMENT

Approved

H. L. Nakazono
H. L. Nakazono, Chief Engineer

Adopted: Res. 77-92 Revised: Res. 82-718; 86-1141; 88-1341; 91-1481; 96-010

STD. PLAN

1117

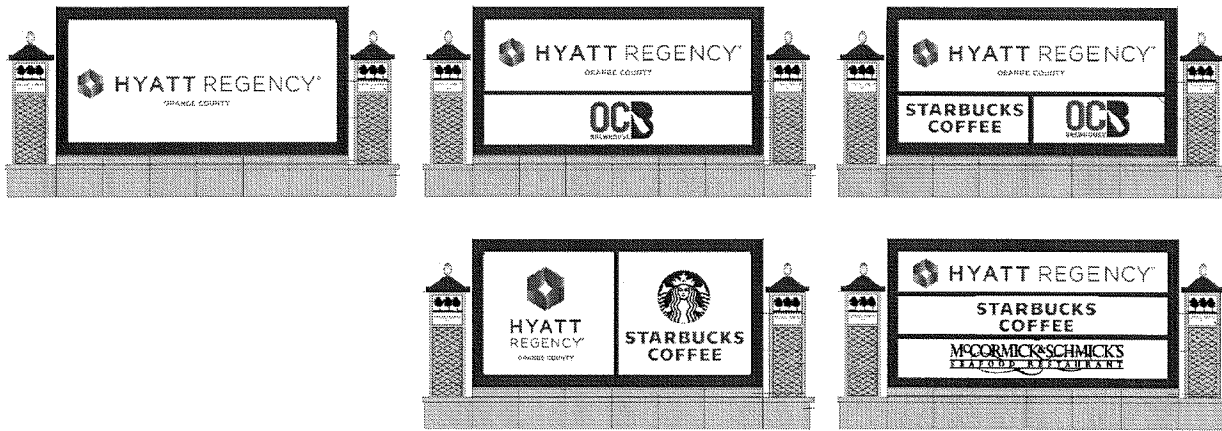
INTERSECTION SIGHT DISTANCE

SHT. 3 OF 3

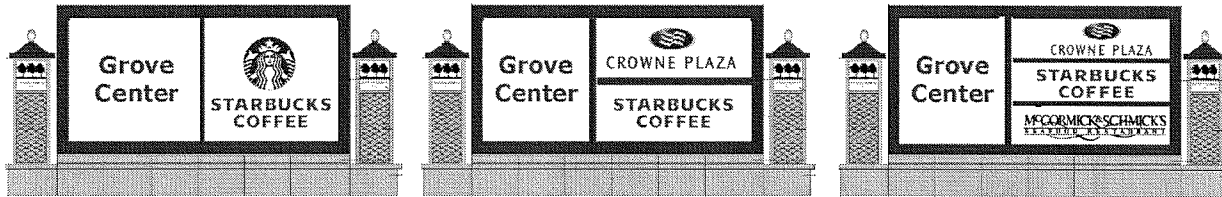
CABINET COPY FACE

Sign Type "A" - Required Sign

Examples of copy face layouts, one (1) to three (3) establishments, maximum five (5).



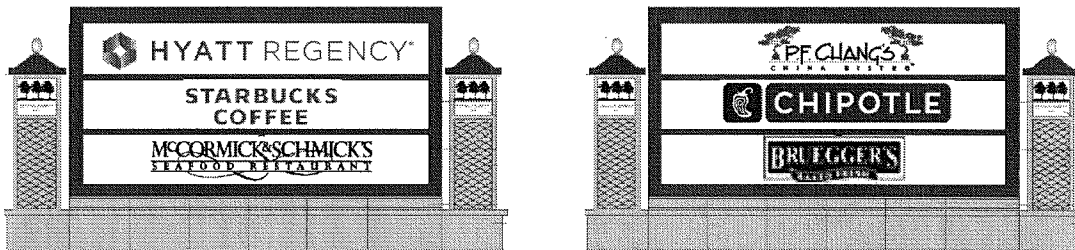
Examples of copy face layouts with Center/Plaza name.



Example of copy face layout with six (6) listed establishments, three (3) on each side.

First Side

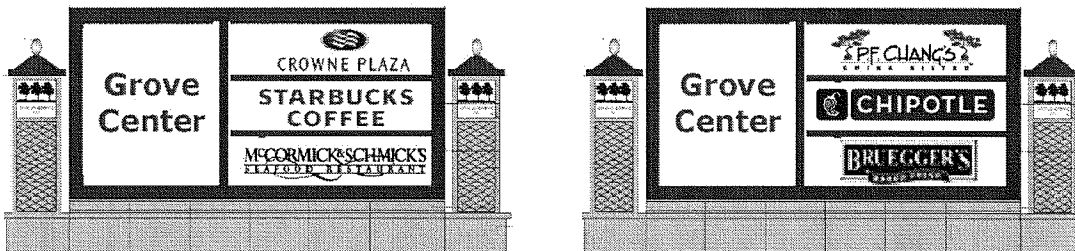
Second Side



Example of copy face layout with Center/Plaza name six (6) listed establishments.

First Side

Second Side



Sign Type "B" – (Requires Approval)

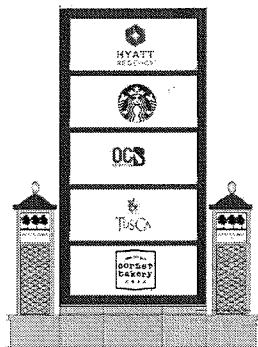
Examples of copy face layouts, one (1) to a maximum of five (5) establishments.



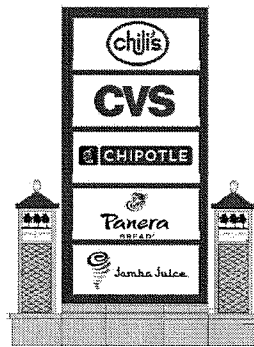
Examples of copy face layouts with Center/Plaza name.



Example of maximum copy face layout with ten (10) establishments, five (5) on each side.

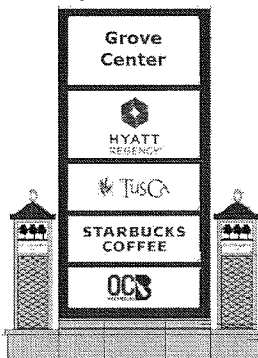


First Side

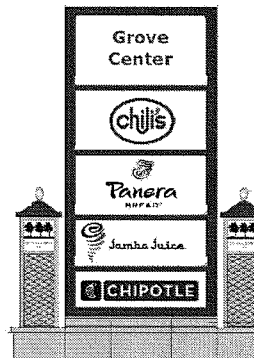


Second Side

Example of maximum copy face layout with Center/Plaza name, eight (8) establishments.



First Side

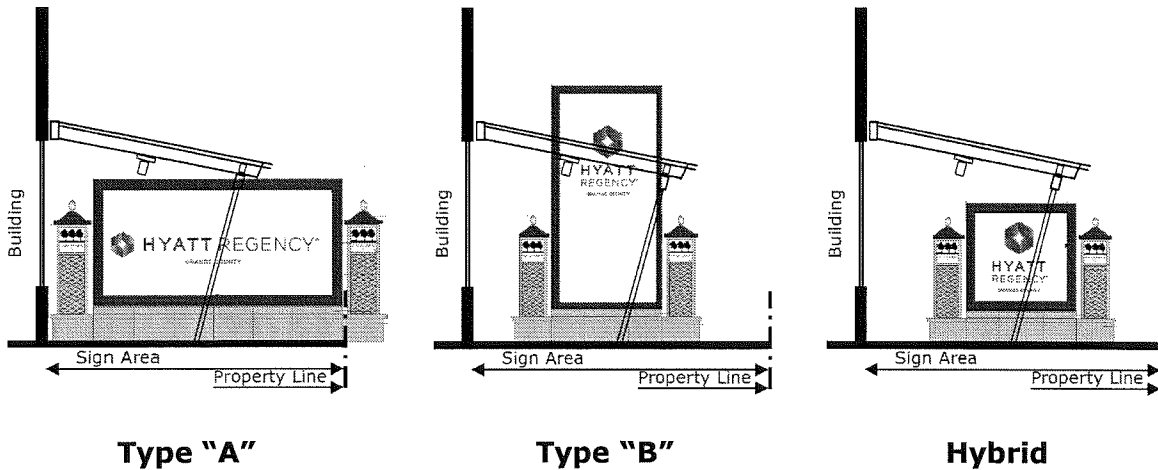


Second Side

HYBRID SIGN (Minor Deviation Approval)

For private properties - lots/parcels eligible to install the required all new pre-designed freestanding horizontal monument sign, Sign Type "A" (see below). However, if in the determination of the Community Development Director construction of Sign Type "A" would result in hitting an existing building, violate setback requirements, substantially impact on-site parking, on-site traffic circulation or utilities, the design standards in Sign Type "B" (see below), which is vertical design, shall apply.

If these impacts were still present, then the property owner could seek a minor deviation from the design standards with the City Manager or his designee to produce a design that would not cause these impacts, but would still be in keeping with the design standards to the extent possible (see below).



RESORT HOTELS

For private properties - lots/parcels proposing resort hotels on five (5) acres or larger, property owners may request a sign modification allowance review with the City Manager of his designee, who shall have the discretion to approve or deny the sign modification request.

MODIFICATION REQUEST

Any property owner can request for a sign modification with the City Manager of his designee, who shall have modification request.


LIST OF PROPERTIES WITH SIGNS SUBJECT TO THE ORDINANCE

No.	Street Number	Street Name	City	APN
1	11777 - 11851	Harbor	Garden Grove	233-182-05,06,07
2	11931	Harbor	Garden Grove	233-171-30
3,4,	100 11891	Plaza Alicante Harbor	Garden Grove Garden Grove	233-171-17 233-171-29
5	12002	Harbor	Garden Grove	231-491-03
6	12032	Harbor	Garden Grove	231-491-04
7	12100 - 12112	Harbor	Garden Grove	231-491-01,06,07
8	12100 - 12112	Harbor	Garden Grove	231-491-01,06,07
9	12241 - 12171	Harbor	Garden Grove	231-471- 01,02,03,04,05
10	12522 12342	Twintree Lane Harbor	Garden Grove	231-525-01
11	12341	Harbor	Garden Grove	231-472-01
12	12401	Harbor	Garden Grove	231-451-38
13	12461	Harbor	Garden Grove	231-451-33
14	12471	Harbor	Garden Grove	231-451-32
15	12494	Harbor	Garden Grove	231-531-16
16	12521	Harbor	Garden Grove	231-441-36
17	12502	Harbor	Garden Grove	231-541-01
18	12531	Harbor	Garden Grove	231-441-37
19	12542	Harbor	Garden Grove	231-541-27
20	12569	Harbor	Garden Grove	231-441-38
21	12571	Harbor	Garden Grove	231-441-38
22	12751 - 12766	Harbor	Garden Grove	231-421-01
23	12851	Harbor	Garden Grove	231-421-07
24	12831	Palm	Garden Grove	231-422-01
25	12861	Harbor	Garden Grove	231-421-08
26	12831	Palm	Garden Grove	231-422-01
27	12871	Harbor	Garden Grove	231-421-11
28	12879	Harbor	Garden Grove	231-411-13
29	12901	Harbor	Garden Grove	231-411-13
30	12905	Harbor	Garden Grove	231-411-12
31	12936	Harbor	Garden Grove	231-412-01
32	12909	Harbor	Garden Grove	231-561-11
33	12936	Harbor	Garden Grove	231-412-01
34	12952	Harbor	Garden Grove	231-561-11
35	12251	Garden Grove	Garden Grove	231-412-02
36	12161	Garden Grove	Garden Grove	231-404-12
37	13011	Harbor	Garden Grove	100-501-27
38	13000	Harbor	Garden Grove	101-621-16
39	13100	Harbor	Garden Grove	101-621-13
40	13141	Harbor	Garden Grove	100-335-25
41	13171	Harbor	Garden Grove	100-335-30
42	13171	Harbor	Garden Grove	100-335-30
43	13211 - 13233	Harbor	Garden Grove	100-335-34
43	13220	Harbor	Garden Grove	101-621-20
44	13225	Harbor	Garden Grove	100-345-23
45	13231	Harbor	Garden Grove	100-345-23
46	13242	Harbor	Garden Grove	101-631-12
47	13281, 13271,	Harbor	Garden Grove	100-345-21

	13287			
48	13282	Harbor	Garden Grove	101-633-25
49	13291	Harbor	Garden Grove	100-345-18
50	13302	Harbor	Garden Grove	101-633-27
51	13321	Harbor	Garden Grove	100-345-19
52	13361	Harbor	Garden Grove	100-347-15
53	12302	Garden Grove	Garden Grove	101-612-01
54	12332	Garden Grove	Garden Grove	101-611-78
55	12372	Garden Grove	Garden Grove	101-611-02
56	12382	Garden Grove	Garden Grove	101-611-01
57	12141	Garden Grove	Garden Grove	261-404-13
58	12051	Garden Grove	Garden Grove	231-392-26
59	12051	Garden Grove	Garden Grove	231-392-26
60	12041	Garden Grove	Garden Grove	231-392-24
61	12041	Garden Grove	Garden Grove	231-392-24
62	12011	Garden Grove	Garden Grove	231-392-28
63	12011	Garden Grove	Garden Grove	231-392-28
64	12011	Garden Grove	Garden Grove	231-392-28

REFERENCE MAP OF PROPERTIES WITH SIGNS SUBJECT TO THE ORDINANCE

City of Garden Grove Grove District Sign Overlay

 GROVE DISTRICT SIGN
OVERLAY

