

## ORDINANCE NO. 2857

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GARDEN GROVE APPROVING AMENDMENT NO. A-013-2015, A ZONING TEXT AMENDMENT TO PORTIONS OF CHAPTER 18 (MIXED USE REGULATIONS) AND CHAPTER 4 (DEFINITIONS) OF TITLE 9 OF THE GARDEN GROVE MUNICIPAL CODE TO ESTABLISH NEW PERMITTED USES IN THE CIVIC CENTER MIXED USE 1 (CC-1) ZONE, NEW DEVELOPMENT, OPERATIONAL, AND COMPATIBILITY STANDARDS FOR CERTAIN USES IN THE CC-1 ZONE, AND STANDARDS FOR THE CONVERSION OF SINGLE-FAMILY HOMES IN THE CC-1 ZONE

**City Attorney Summary**

***This Ordinance approves a zoning text amendment to portions of Chapters 4 (Definitions) and 18 (Mixed Use Regulations) of Title 9 of the Garden Grove Municipal Code pertaining to certain uses in the Civic Center Mixed Use 1 (CC-1) zone. This Ordinance would allow a number of additional permitted or conditionally permitted uses in the CC-1 zone, including, but not limited to, live-work structures, medical, dental and related health service support facilities, art gallery/tattoo shops, indoor and outdoor event spaces, department stores, furniture stores, food halls, garden shops / small scale nurseries, indoor multi-tenant shopping centers, non-vehicular vending kiosks, pets and pet supply stores, sporting goods stores, variety/dry goods stores, convenience stores, grocery stores, carry-out food establishments, vehicular vending kiosks, bars, brew pubs, coffee houses, eating establishments, wineries, incidental instruction services, and short-term studio space. This Ordinance would also establish standards for the conversion of single-family homes to commercial uses in the CC-1 zone, development and operational standards for outside eating areas, non-vehicular and vehicular vending, and event space uses in the CC-1 zone, and additional compatibility standards for all uses located in the CC-1 zone.***

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

WHEREAS, Amendment No. A-013-2015 was initiated by the City of Garden Grove and is a zoning text amendment to portions of Chapter 18 (Mixed Use Regulations) and Chapter 4 (Definitions) of Title 9 of the Municipal Code pertaining to certain uses in the Civic Center Mixed Use 1 (CC-1) zone.

WHEREAS, The proposed amendment would allow a number of additional permitted or conditionally permitted uses in the CC-1 zone, including, but not limited to, live-work structures, medical, dental and related health service support facilities, art gallery/tattoo shops, indoor and outdoor event spaces, department stores, furniture stores, food halls, garden shops / small scale nurseries, indoor multi-tenant shopping centers, non-vehicular vending kiosks, pets and pet supply stores, sporting goods stores, variety/dry goods stores, convenience stores, grocery

stores, carry-out food establishments, vehicular vending, bars, brew pubs, coffee houses, eating establishments, wineries, incidental instruction services, and short-term studio space; would establish standards for the conversion of single-family homes to commercial uses in the CC-1 zone; would establish development and operational standards for outside eating areas, non-vehicular and vehicular vending, and event space uses in the CC-1 zone; and would establish additional compatibility standards for all uses located in the CC 1 zone); and

WHEREAS, pursuant to Resolution No. 5843-15, the Planning Commission, at a public hearing held on May 7, 2015, recommended approval of Amendment No. A-013-2015; and,

WHEREAS, the City Council approved Resolution No. 9291-15 during its meeting on June 9, 2015 adopting a Negative Declaration for Amendment No. A-013-2015; and

WHEREAS, pursuant to a legal notice, a Public Hearing regarding the proposed adoption of this Ordinance was held by the City Council on June 9, 2015, and all interested persons were given an opportunity to be heard; and

WHEREAS, the City Council gave due and careful consideration to the matter; and

WHEREAS, the City Council hereby makes the following findings regarding Amendment No. A-013-2015:

A. The proposed Code Amendment is internally consistent with the goals, policies, and elements of the General Plan. The proposed Amendment includes amendments to Chapter 18 (Mixed Use Regulations) and Chapter 4 (Definitions) of Title 9 of the Municipal Code to: add additional uses to the Land Use chart for the CC-1 (Civic Center Mixed Use 1) zone that are not currently permitted in zone (Section 9.18.020); add definitions for new uses in Chapter 4 (Section 9.04.060); add additional standards for the conversion of single-family homes to commercial uses, along with additional standards for parking location, outside eating areas, and non-vehicular and vehicular vending, event space, and additional compatibility standards in the CC-1 zone (Sections 9.18.090.030, 9.18.090.040, 9.18.070.010, 9.18.070.020, and 9.18.110.020).

The General Plan contains goals and policies that address land use compatibility and the preservation of cultural and historical resources. Goal LU-4 of the General Plan Land Use Element calls for the "City to seek to develop uses that are compatible with one another", Policy LU-4.3 provides for the allowance of mixed use development at varying intensities as a means for revitalizing underutilized parcels. The City approved the mixed use zoning in the CC-1 zone in order to revitalize underutilized parcels. The subject Code Amendment continues to foster the revitalization of underutilized property by allowing additional commercial uses in the CC-1 zone and creating additional compatibility standards to assist in guiding

new development and the adaptive reuse of existing properties. Policy 4.6 promotes the compatible integration of adjacent uses to minimize conflicts where residential/commercial mixed use is permitted. The proposed Amendment furthers this policy by providing additional regulations and compatibility standards between commercial and residential uses located in the CC-1 zone.

B. The proposed Code Amendment will promote the public health, safety and welfare. The proposed Amendment includes regulations that address the adaptive reuse of existing structures that include hours of operation, the buffering of commercial uses to residential uses, special standards for non-vehicular and vehicular vending, the security of residents, noise intrusion, and light and glare. Therefore, the proposed regulations promote the public health, safety, and welfare of persons working and residing in the area.

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

SECTION 1 The City Council finds that the above recitals are true and correct.

SECTION 2. City Council Resolution No. 9291-15 adopting a Negative Declaration for the Project is incorporated herein by reference with the same force and effect as if set forth in full.

SECTION 3. Amendment No. A-013-2015 is hereby approved pursuant to the findings set forth herein and the facts and reasons stated in Planning Commission Resolution No. 5843-15, a copy of which is on file in the Office of the City Clerk, and which is incorporated herein by reference with the same force and effect as if set forth in full.

SECTION 4. Section 9.04.060 of Chapter 9.04 (Definitions) of Title 9 of the Garden Grove Municipal Code is hereby amended to add the following three new definitions to be inserted in alphabetical order in Subsections C.6, C.12, and C.23, respectively, and to read as follows:

“Food Hall” means a facility consisting primarily of three (3) or more lease areas within an enclosed building that have a shared entrance/lobby area where the primary uses are food related, but may include small retail venues, shared eating areas, and limited live entertainment. Lease areas may have access to the exterior of the building along with outside eating areas, both private and shared with other uses.

“Live-Work” means a structure that combines living space occupancy with incidental work space, and in which the individual live-work units are occupied and used by a single-household. Live-Work can either consist of structures specifically designed and built to function in this

manner, or existing residential structures that have been structurally modified to accommodate work activity and residential occupancy in compliance with the California Building Code. The living space occupies the majority of the live-work structures square footage and the working space is reserved for and regularly used by one or more occupants of the unit. Live-Work units can include renter-occupant and/or owner-occupant. "Live-Work" does not include "Home Occupations" that are allowed in the single-family residential, multi-family residential, and mixed-use zones.

"Wineries" means a commercial facility used for the production and distribution of wine with incidental accessory uses and activities in conjunction with the winery, including, but not limited to wine tasting, food service and restaurants, gift sales, and special events.

SECTION 5. Table 9.18-4 entitled "Development Standards for the Civic Center Mixed Use Zones" of Section 9.18.090.030 (Civic Center Zone Development Standards) of Chapter 9.18 of Title 9 of the Garden Grove Municipal Code is hereby amended as follows to add a note regarding the applicability of the maximum lot coverage requirement in the CC-1 zone (additions in **underline/bold/italics**):

**TABLE 9.18-4**  
**Development Standards for the Civic Center Mixed Use Zones**

DEVELOPMENT STANDARDS	CIVIC CENTER MIXED USE ZONES			
	CC-1	CC-2	CC-3	CC-OS
<b>Lot Coverage</b>				
Minimum Lot Coverage	Not Applicable	70%	Not Applicable	Per site plan review process
Maximum Lot Coverage	50%*	Not Applicable	Not Applicable	

**\*Maximum lot coverage requirement applies to stand-alone residential development only; does not apply to commercial or mixed use developments.**

SECTION 6. Section 9.18.090.040 (Additional Regulations Specific to the CC-1 Zone) of Chapter 9.18 of Title 9 of the Garden Grove Municipal Code is hereby amended to add new Subsections F, G, H, I, and J to read as follows:

**F. Conversion of Single-Family Homes to Commercial Structures and Uses.** Any legally established single-family home located within the CC-1 zone may be converted to a commercial structure and use, provided that the conversion complies with the following standards and all other applicable requirements of Chapter 18 (Mixed Use Regulations and Development Standards) of this Title provided that a Site Plan is approved in accordance with Chapter 9.32.

1. Compliance With Other Mixed Use Regulations and Development Standards. Except as otherwise provided in this Section, all uses shall comply with all other applicable provisions in Chapter 18 of this Title.
2. Maintenance of Residential Appearance. Converted homes shall maintain the residential appearance of the structure in order to maintain compatibility with the character and scale of the existing neighborhood.
3. Buffering From Residential Uses. Residential properties converted to commercial uses shall be buffered from existing residential properties in accordance with standards established by the Community Development Director. Buffering measures shall include, but not be limited to, fencing, landscaping, and low level lighting in order to reduce noise and light intrusion.
4. Hours of Operation. Hours of operation for all commercial uses in converted homes within the CC-1 zone shall be limited to 7:00 a.m. to 10:00 p.m. daily, unless located within an integrated development that provides adequate buffering to adjacent residentially developed properties. Extended hours of operation may be approved in conjunction with an approved Site Plan and/or other land use entitlement.
5. Pedestrian Linkages. When converting existing homes to a commercial use, pedestrian linkages providing a connection between the commercial uses and other streets and remote parking lots shall either already exist or be created in conjunction with the conversion.
6. Parking. Parking for commercial uses shall comply with Section 9.18.140, with the exception that off-site parking is permitted to be located further than 1,500 feet from the site it is serving, provided that it is located in the CC-1 zone or within the CC-3 and CC-OS zones that are located east of Euclid Street, west of 9<sup>th</sup> Street, north of Garden Grove Boulevard, and south of Stanford Avenue. Off-site parking areas that support commercial uses in converted single-family homes shall be approved in conjunction with the approval of a Site Plan pursuant to the Site Plan review procedure set forth in Chapter 9.32.
7. Additions/Modifications of Structures in Conjunction with Conversions. Additions/modifications shall maintain continuity with the architectural style of the remainder of the existing structure.

8. Additional Compatibility Standards. The additional compatibility standards set forth in subsection J of this Section 9.18.090.040 shall also apply to single-family homes converted to commercial uses and structures.
  
9. Conditional Use Permit Required for Uses Involving Entertainment and/or Alcohol Sales. Any home that converts from a residential use to a commercial use that will include entertainment and/or alcohol sales shall be appropriately buffered from adjacent residential uses, be subject to operational conditions, and require review and approval of a Conditional Use Permit. If entertainment and/or consumption of alcohol is conducted outdoors, buffering measures shall include, without limitation, sound attenuation walls and landscaping in order to protect adjacent residential uses. If the entertainment and/or alcohol sales is conducted, and the use does not meet the distance requirements for the subject uses as prescribed in Section 9.18.030 (Special Operating conditions and Development Standards), a Waiver of Distance and Location Provisions may also be requested through the Conditional Use Permit process. In conjunction with the approval of a Conditional Use Permit, the hearing body may grant a waiver to any distance or location provision if it makes all of the following findings:
  - a. That the proposed use will not be contrary to the public interest or injurious to nearby properties, and that the spirit and intent of this Section will be observed;
  - b. That the proposed use will not unreasonably interfere with the use and enjoyment of neighboring property or cause or exacerbate the development of urban blight;
  - c. That the use will not interfere with operation of other businesses or uses within the area;
  - d. That the establishment of an additional regulated use in the area will not be contrary to any program of neighborhood conservation or revitalization;
  - e. That the establishment complies with all other distance and pedestrian and vehicular requirements of this Code; and
  - f. That all applicable regulations of this Code will be observed.

**G. Shared Outside Eating Areas.** Shared outside eating areas may be created between properties and uses. No shared outside eating area where alcohol is allowed, shall have a separate entrance or exit. All outside eating areas that allow the consumption of alcohol shall only be permitted to have direct access to and from the establishments that serve the alcohol. Outside eating areas shall be sufficiently buffered from adjacent residential uses in a manner that will protect the peaceful enjoyment of adjacent residentially developed properties.

**H. Non-Vehicular and Vehicular Vending.** Both non-vehicular kiosks and vehicular vending may include, without limitation, converted camper trailers, nostalgic vans, and food trucks, and may be temporarily or permanently installed/parked both on-site and off-site. In addition to meeting the requirements of Sections 9.18.070.010 and 9.18.070.020, both non-vehicular and vehicular vending shall comply with the following standards:

1. The design, materials, and colors are to be well crafted and considerate of the immediate surroundings of the proposed installation.
2. The size of a non-vehicular vending kiosk located within the CC-1 zone may exceed 36 square feet provided that the size of the kiosk is appropriate in scale and massing for the location it is intended for. In no case shall the kiosk be larger than 100 square feet.
3. Graphics and signs shall be appropriate to the size and design of the cart/trailer/kiosk and shall not cause light or glare on adjacent streets and residentially developed properties. Typical sign area approved is up to six (6) square feet, not including menu boards, which are typically temporary and/or not permanently affixed to the kiosk.
4. Kiosks may not be placed in any required parking space, driving aisle, or walkway. If installed/parked within the public right-of-way, the kiosk/vehicle shall be appropriately separated and buffered from adjacent vehicular traffic through the use of low fencing, planters, or similar barrier. Any street parking that is lost due to the installation of a vending structure shall be replaced elsewhere within the CC-1 zone either within the public right-of-way or within a joint-use parking lot.
5. Wheels located under the cart/trailers/kiosks are preferred (such as casters) and shall be permanently inflated. Projecting wheels must have fenders.

6. Hitches attached to the cart/trailer/kiosk must be removable and detached during operation hours.
7. The use of propane tanks may be permitted subject to the City's Fire Department and Building Division review and approval. Propane tanks must be attached to (or within) the kiosk and the kiosk must allow for adequate ventilation and screening.
8. The location, design, and layout of both non-vehicular and vehicular vending structures shall be subject to the review and approval of the Community Development Director or his/her designee. All vending structures located within the public right-of-way shall meet all requirements of the Public Work's Department for encroachments into the public right-of-way and shall be subject to the review and approval of the Public Work's Director.
9. No external power, piping or plumbing is allowed. All vending structures shall be self-contained.

**I. Event Space.** Outdoor and Indoor event spaces, including banquet facilities, shall comply with the following standards and all other application requirements of Chapter 18 (Mixed Use Regulations and Development Standards) of this Title:

1. With the exception as otherwise provided in this Section, all uses shall comply with all other applicable provisions in Chapter 18 of this Title.
2. Parking for uses within outdoor and indoor event spaces shall comply with Section 9.18.140.
3. Hours of operation shall be determined through the Conditional Use Permit process.

**J. Additional Compatibility Standards.** The following standards are intended to ensure the compatibility of uses within the CC-1 zone:

1. Within mixed use developments, residential units shall be designed to ensure the security of residents through the provision of secured entrances and exits that are separate from the non-residential uses, and are directly accessible to parking areas. Non-residential and residential uses shall not have common entrance hallways or common balconies. These separations shall be shown on the development plan, and the



separations shall be permanently maintained. All commercial development/use shall submit a security plan to the Police Department for review and approval by the Police Chief or his designee prior to establishment of the use.

2. Commercial uses shall be designed and operated, and hours of operation limited where appropriate, so that neighboring residents are not exposed to offensive noise, especially from traffic, trash collection, routine deliveries or late night activity. No use shall produce continual loading or unloading of heavy trucks at the site between the hours of 8:00 p.m. and 6:00 a.m. Hours of operation for all commercial uses within the CC-1 zone shall be limited to 7:00 a.m. to 10:00 p.m. daily, unless located within an integrated development that provides adequate buffering to adjacent residentially developed properties, or otherwise authorized pursuant to a Conditional Use Permit or Minor Deviation Land Use Permit approved pursuant to Chapter 9.32. For uses requiring approval of a Conditional Use Permit, extended hours of operation may be authorized pursuant to the Conditional Use Permit. For uses not requiring a Conditional Use Permit or other discretionary land use approval, requests for extended hours of operation shall require approval of a minor deviation land use permit pursuant to Section 9.32.D.11 of Chapter 9.32 of this Title.
3. Residential portions of a mixed use project shall be designed to limit the interior noise caused by the commercial and parking portions of the project, to a maximum of forty-five (45) decibels (db) community Noise Equivalent Level (CNEL) on annual basis in any habitable room with windows closed. Proper design may include, but shall not be limited to, building orientation, double or extra strength windows, wall and ceiling insulation, and orientation and insulation of vents. Where it is necessary that windows be closed in order to achieve the required level, means shall be provided for ventilation/cooling to provide a habitable environment.
4. No use, activity or process shall produce continual vibrations or noxious odors that are perceptible, without instruments, by the average person at the property lines of the site or within the interior of on-site residential units.
5. Outdoor lighting associated with commercial uses shall not adversely impact surrounding residential uses, but shall provide sufficient illumination for access and security purposes. Such lighting shall not blink, flash, oscillate, or be of unusually high intensity or brightness.

SECTION 6. Table 9.18-1 entitled "Use Regulations for Mixed Use Zones" of Section 9.18.020 (Permitted Uses) of Chapter 9.18 of Title 9 of the Garden Grove Municipal Code is hereby amended as follows to add the following uses as permitted and conditionally permitted in the CC-1 zone (additions in **underline/bold/italics**):

**Table 9.18.1  
 Use Regulations for the Mixed Use Zones**

<b>Table 9.18.1 Mixed Use zoned and Land Use Regulations</b>	<b>CC-1</b>	<b>Additional Regulations and Comments</b>
<b>Miscellaneous Residential and Incidental to Residential</b>		
<b><u>Cottage Food Operations</u></b>	<b><u>P</u></b>	<b><u>No minimum spacing limit is required for Cottage Food Operations provided that the use complies with all other requirements of Section 9.08.020.02.50B. (this sections needs to be inserted into Section 9.18.020)</u></b>
<b><u>Live-Work</u></b>	<b><u>P</u></b>	
<b>Commercial/Office</b>		
Medical, Dental and Related Health Service Support Facilities	<b><u>P</u></b>	
<b>Retail Trade</b>		
<b><u>Art Gallery/Retail Business with Tattoo Art Studio</u></b>	<b><u>C</u></b>	<b><u>See Section 9.18.030.041</u></b>
<b><u>Event Space/Banquet Facility (Indoor)</u></b>	<b><u>C</u></b>	<b><u>See Section 9.18.090.040.I</u></b>
<b><u>Event Space (Outdoor)</u></b>	<b><u>C</u></b>	<b><u>See Section 9.18.090.040.I</u></b>
Department Stores	<b><u>P</u></b>	
Furniture, Carpets, Household Appliances	<b><u>P</u></b>	
<b><u>Food Hall</u></b>	<b><u>C</u></b>	<b><u>Parking to be provided pursuant to Section 9.18.140.030.</u></b>
<b><u>Garden Shop/Small Scale Nursery (10,000 square feet and smaller.)</u></b>	<b><u>P</u></b>	<b><u>Retail only, no production permitted.</u></b>
Indoor Multi-Tenant Retail Shopping Center	<b><u>C</u></b>	See Section 9.18.030.230 (Indoor Multi-Tenant Retail Shopping Center).

Non-Vehicular Vending Kiosk	<b><u>P</u></b>	See Section 9.18.070.010 (Non-Vehicular Vending Kiosk).  <b><u>For Non-Vehicular Vending in the CC-1 zone, see Section 9.18.090.040.H for additional requirements.</u></b>
Pets and Pet Supplies	<b><u>P</u></b>	
Sporting Goods	<b><u>P</u></b>	
Variety, Dry Goods Stores	<b><u>P</u></b>	In the CC and NMU zones, buildings with up to 40,000 sf of gross floor area are permitted by right; buildings larger than 40,000 sf may be allowed with a conditional use permit.
<b>Food/Drink Sales and Service</b>		
Convenience Grocery	<b><u>P</u></b>	See Section 9.18.060 (Alcohol Beverage Sales) for any associated sale of alcoholic beverages.
Food, Carry-out	<b><u>P</u></b>	See Section 9.18.060 (Alcohol Beverage Sales) for any associated sale of alcoholic beverages.
Meat Market	<b><u>P</u></b>	See Section 9.18.060 (Alcohol Beverage Sales) for any associated sale of alcoholic beverages.  No sale or slaughter of live animals shall take place, be allowed or provided for.
Vehicular Vending (Food Truck)	<b><u>P</u></b>	See Section 9.18.070.020 (Vehicular Vending Food Truck).  <b><u>For Vehicular Vending in the CC-1 zone see Section 9.18.090.040.H for additional requirements.</u></b>
<b><u>Bar with or without Entertainment</u></b>	<b><u>C</u></b>	<b><u>See Section 9.18.060 (Alcohol Beverage Sales) and Section 9.18.030.080 (Bar/Nightclub).</u></b>
Brew Pub	<b><u>C</u></b>	See Section 9.18.060 (Alcohol Beverage Sales).
Coffeehouse	<b><u>P</u></b>	Refer to Title 5, Chapter 70 (Regulation of Coffeehouses) for additional

		<p>applicable provisions.</p> <p><b><u>The roasting of coffee beans incidental to the operation of a coffeehouse is permitted in the CC-1 zone.</u></b></p> <p><b><u>In the CC-1 zone a, a coffeehouse with live entertainment shall require a CUP and shall meet the requirements of Section 9.18.030.150 (Eating Establishments with Limited Entertainment).</u></b></p>
Eating Establishment/Restaurant with Entertainment	<b><u>C</u></b>	<p>See Section 9.18.030.140 (Eating Establishment with Entertainment; Bars/Nightclubs).</p> <p>See Section 9.18.060 (Alcohol Beverage Sales) for any associated sale of alcoholic beverages.</p>
Eating Establishment/Restaurant with Limited entertainment	<b><u>C</u></b>	<p>See Section 9.18.030.150 (Eating Establishment with Limited Entertainment).</p> <p>See Section 9.18.060 (Alcohol Beverage Sales) for any associated sale of alcoholic beverages.</p>
<b><u>Wineries</u></b>	<b><u>C</u></b>	<b><u>See Section 9.18.060 (Alcohol Beverage Sales).</u></b>
<b><u>Other Services</u></b>		
<b><u>Incidental Instruction (15 students or Less)</u></b>	<b><u>I</u></b>	
<b><u>Multi-tenant Retail, Office, Studio Space for short term use.</u></b>	<b><u>C</u></b>	<b><u>Uses to be parked pursuant to Section 9.18.140.030.</u></b>
<b><u>Community Garden</u></b>	<b><u>P</u></b>	

SECTION 7. Section 9.18.070.010 (Nonvehicular Vending Kiosks) of Chapter 9.18 of Title 9 of the Garden Grove Municipal Code is hereby amended to add a sentence at the end of the first paragraph of said Section as follows (added language in **bold/italicize/underline**):

**SECTION 9.18.070.010: Non-vehicular Vending Kiosks.** In the GGMU-1, GGMU-2, and GGMU-3 zones, non-vehicular vending kiosks may be established as a permanent use on a site, except within a

required side or rear yard setback area, subject to the following regulations. In the CC-3, NMU, and AR zones, non-vehicular vending kiosks may be established as an incidental use subject to the following regulations. **In the CC-1 zone, non-vehicular vending kiosks may be established as a permanent use pursuant to Section 9.18.090.040.H and subject to the following regulations.**

SECTION 8. Section 9.18.070.020 (Vehicular Vending (Food Truck)) of Chapter 9.18 of Title 9 of the Garden Grove Municipal Code is hereby amended to add additional language to the first paragraph of said Section as follows (added language in **bold/italicize/underline**):

**SECTION 9.18.070.020: Vehicular Vending (Food Truck).** The preparation, sale, display, and consumption of food and/or beverages may occur from any vehicle that is parked, stopped, or standing upon any property where such is permitted as an incidental **or permanent** use, as set forth in Table 9.18-1 (Use Regulations for the Mixed Use Zones). Incidental **and/or permanent** vehicular vending, where permitted shall be subject to the following conditions. **Vehicular vending within the CC-1 zone shall also be subject to additional regulations pursuant to Section 9.18.090.040.H.**

SECTION 9. Section 9.18.110.020 (Development Standards for Commercial Uses within All Mixed Use Zones) is hereby amended to add a sentence at the end of the first paragraph of said Section as follows (added language in **bold/italicize/underline**):

**SECTION 9.18.110.020: Development Standards for Commercial Uses within All Mixed Use Zones.** In addition to the other applicable requirements of this Chapter, the provisions of this subsection 9.18.110.020 apply to all commercial developments and commercial portions of residential/commercial mixed use developments, **with the exception of the conversion of single-family homes to commercial structures and uses in the CC-1 zone, which shall comply with the provisions of Section 9.18.090.040.**

SECTION 10: 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 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 11: 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 June 9, 2015, with a vote as follows:

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