

**2013
ANNUAL REPORT
ON THE STATUS OF
THE GENERAL PLAN**



GARDEN GROVE

Prepared by the Garden Grove Community Development Department
February 2014

2013 Garden Grove Annual Report on the Status of the General Plan

Introduction

Every year, the City of Garden Grove reviews the previous year's residential development activity and programs that work toward providing housing throughout the city. The City prepares this report as a review of the activities undertaken to implement the General Plan. The report focuses on the calendar year of 2013. Projects approved, ordinances adopted, and programs implemented during this time are included within the report.

The City continues its process of updating its General Plan, which was last updated in 1995. The Administrative Draft of the General Plan was approved for public review in 2008. More information about the General Plan Update is available at <http://www.gardengrovefuture.info> or contact Erin Webb, General Plan Project Manager at 714-741-5312.

The City is required by the State to prepare an Annual Progress Report on the status of the Housing Element of its General Plan and indicate the progress in the implementation and status of its programs and objectives. The Annual Element Progress Report 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 Neighborhood Improvement and Conservation Commission 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 2008-2014 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 <http://www.ci.garden-grove.ca.us>. The report will be updated every quarter and includes all residential, commercial, and industrial projects that move through the Community Development Department.

City of Garden Grove
2013 Annual Report on the Status of the General Plan

Table of Contents

- Introduction.....1
- Table of Contents.....2
- Agenda for Planning Commission/Item for Consideration.....3
- Measures Associated with the Implementation of the General Plan 4-6
- Housing Element Reporting Requirements.....6
- Annual Element Progress Report Attachment
- Major Land Use Actions.....7-9
- Community Development Performance Report.....10-15
- General Plan 2030 Implementation Measures Chart.....Attachment
- General Plan Amendments16-18
- Conclusion.....19

Measures Associated with the Implementation of the General Plan

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, rail, bicycles, ridesharing and walking.

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.

Goal CIR-4: A reduction in vehicle miles traveled in order to create a more efficient urban form.

Policy CIR-4.1: Strive to achieve a balance of land uses whereby residential, commercial, and public land uses are proportionally balanced.

Policy CIR-4.2: Strive to reduce the number of miles traveled by residents to their places of employment.

Policy CIR-4.3: Ensure the reduction in vehicle miles traveled through the approval of mixed-use development proposals.

CIR-IMP-4A: Encourage the development of mixed-use projects as a means of reducing peak commute period traffic.

Goal CIR-5: Increased awareness and use of alternative forms of transportation generated in, and traveling through, the City.

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

Policy CIR-5.4: Provide appropriate pedestrian access throughout the City.

CIR-IMP-5C: Encourage incentives for the creation and use of car or vanpools for City Employees.

Goal CIR-6: A safe, appealing, and comprehensive bicycle network provides additional recreational opportunities for Garden Grove residents and employees.

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

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

Mind Mixer Community Online forum/Re: Imagine downtown

- The Planning Division continues its efforts to bring together the community and identifying a sense of place and ownership and improving Garden Grove's Downtown by creating a Vision/Master Plan for the future.
- Key components to a Downtown would be a Transit Station, Parking Garages, Commercial/ Residential, Bike Paths, and a more walkable Public Space for the community.
- In December 2012 an EDIC Charrette took place, where members of the City came together to gather ideas about: Land Use, Design, Transportation, and Branding for the Vision Master Plan.
- In April 2013 the Charrette ideas were presented to City Council. The City hired consultants to help create an online forum and the City launched a Community Online Forum where visitors can share their ideas about what they think could enliven a downtown and help create a unique identity/character for the City of Garden Grove.

Downtown Design Team Adding Community Outreach To Master Plan

- Since August 2013, the public has been submitting ideas and images for the Re:Imagine Downtown campaign, the City of Garden Grove's 20-year visioning for the civic center area, through an online forum called Mindmixer.
- In December 2013, a four person team of Landscape Architecture Masters students contracted with the City's Community Development Department to create the Mobility Plan and Civic Center District Design which is intended to create a connected community with enhanced mobility access that links local neighborhoods to the Downtown.
- This project will connect residential communities, public park areas, schools, historical district, and major destinations to the Downtown to support pedestrians, bicycling, and other forms of non-motorized transportation. These mobility connections are necessary to create a sustainable downtown area attractive to local people, business owners, and visitors.
- The students also interviewed small groups of stakeholders to garner input on topics such as favorite places to go, preferred means of travel, and the importance of open spaces.
- Garden Grove residents, business owners, and civic leaders of all ages, faiths, and cultures were invited by students to participate in the discussions, being held throughout the community. The results were

2013 GARDEN GROVE ANNUAL REPORT
ON THE STATUS OF THE GENERAL PLAN

analyzed and serve as the basis for new questions being posted on the online forum and will also be incorporated into the Mobility Plan.

- Community outreach by the students will largely be 'participatory urban assessments' involving public displays of large, mounted maps, with questionnaires seeking public feedback. There will also be some small focus groups and surveys.
- All research conducted will ultimately form a design plan for the civic center district, incorporating sustainability, open space planning, and urban revitalization, while balancing the needs of residents, visitors, and business development.
- The public has been encouraged to continue sharing thoughts and visuals at www.reimaginedowntowngg.com. To date, the website has received 31,866 page views and 3,488 visitors.
- Although this Implementation Program and goal for the City's future downtown may take 20+ years to be fully established and completed, these developments together will generate more new jobs and annual tax revenue for the City and encourage visitors from outside the City to visit and buy in Garden Grove

REGIONAL HOUSING NEEDS

State law requires that the annual report provide a status of the City's progress in meeting its share of regional housing needs.

Senate Bill 12 authorized the Southern California Association of Governments (SCAG) to develop the Regional Housing Needs Assessment (RHNA) for the six-county SCAG region, which includes the City of Garden Grove. In July 2007, SCAG Regional Council adopted the RHNA for the region. The Final RHNA Allocation Plan was transmitted to the State Department of Housing and Community Development (HCD) by SCAG.

The RHNA numbers adopted for Garden Grove are presented in the Tables attached for the Annual Element Progress Report for 2013.

ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction: City of Garden Grove
Reporting Period: 1/1/2013 - 12/31/2013

Table A

Annual Building Activity Report Summary - New Construction Very Low-, Low-, and Mixed-Income Multifamily Projects

1	2	3	4				5	5a	6			7	8
			Affordability by Household Incomes						Assistance Programs for Each Development See instructions	Deed Restricted Units See instructions	Housing without Financial Assistance or Deed Restrictions		
Project Identifier (may be APN No., project name or address)	Unit Category	Tenure R=Renter O=Owner	Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income	Total Units per Project	Est. # Infill Units*				Housing with Financial Assistance and/or Deed Restrictions	
9852 Lampson Avenue	SU	R			x		1	0	n/a			n/a	
12902 Gilbert Street	SU	R			x		1	0	n/a			n/a	
9595 Mirage Avenue	SU	R			x		1	0	n/a			n/a	
11732 West Street	SF	O				x	1	0	n/a			n/a	
9596 Mirage Avenue	SF	O				x	1	0	n/a			n/a	
11631 Trask Avenue	SF	O				x	17	0	n/a			n/a	
(9) Total of Moderate and Above Moderate from Table A3								22					
(10) Total by income Table A/A3													
(11) Total Extremely Low-Income Units*													

* Note: These fields are voluntary

ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation (CCR Title 25 §6202.)

Jurisdiction: City of Garden Grove
Reporting Period: 1/1/2013 - 12/31/2013

**Table A2
Annual Building Activity Report Summary - Units Rehabilitated, Preserved and Acquired pursuant to GC Section 65583.1(c)(1)**

Please note: Units may only be credited to the table below when a jurisdiction has included a program it is housing element to rehabilitate, preserve or acquire units to accommodate a portion of its RHNA which meet the specific criteria as outlined in GC Section 65583.1(c)(1)

Activity Type	Affordability by Household Incomes				TOTAL UNITS	(4) The Description should adequately document how each unit complies with (7) of Government Code Section 65583.1	subsection (c)
	Extremely Low-Income*	Very Low-Income	Low-Income				
(1) Rehabilitation Activity	4	1	0	0		CDBG funded Senior Grant Program	
(2) Preservation of Units At-Risk	0	0	0	0		Mobile Home Grant Program	
(3) Acquisition of Units	0	0	0	0		CDBG/HCD First-time Homebuyer Program (two sold at moderate income)	
(5) Total Units by Income	4	1	0	0			

* Note: This field is voluntary

**Table A3
Annual building Activity Report Summary for Above Moderate-Income Units
(not including those units reported on Table A)**

	1. Single Family	2. 2 - 4 Units	3. 5+ Units	4. Second Unit	5. Mobile Homes	6. Total	7. Number of infill units*
No. of Units Permitted for Moderate	N/A	N/A	N/A	N/A	N/A	N/A	N/A
No. of Units Permitted for Above Moderate	19	N/A	N/A	N/A	N/A	19	N/A

* Note: This field is voluntary

ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation (CCR Title 25 §6202)

Jurisdiction City of Garden Grove
Reporting Period 1/1/2013 - 12/31/2013

Table B

Regional Housing Needs Allocation Progress

Permitted Units Issued by Affordability

Income Level	RHNA Allocation by Income Level	Year 2006-2007	Year 2008	Year 2009	Year 2010	Year 2011	Year 2012	Year 2013	Year 2014	Total Units to Date (all years)	Total Remaining RHNA by Income Level	
Very Low	Deed Restricted											
	Non-deed restricted	71	0	0	24	9	3	1		108	8	
Low	Deed Restricted											
	Non-deed restricted	30	0	0	18	16	14	0		78	18	
Moderate	Deed Restricted											
	Non-deed restricted	43	4	12	36	31	118	22		266	-156	
Above Moderate		800	16	7	0					823	-585	
Total RHNA by COG Enter allocation number:		944	20	19	78	56	135	23		1,275	-715	
Total Units												
Remaining Need for RHNA Period												

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

ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction: City of Garden Grove
Reporting Period: 1/1/2013 - 12/31/2013

**Table C
Program Implementation Status**

Program Description (By Housing Element Program Names)	Objective	Timeframe in H.E.	Status of Program Implementation
Housing Rehabilitation Grant Program	Provide 30 Senior Home Improvement Grants annually. Provide 10 Mobile Home Improvement Grants annually.	2008-2014	Provided 5 Senior Home Improvement Grants in 2013. Due to the loss of Redevelopment and Set-Aside funding no Mobile Home Improvement Grants were awarded since 2011. Five (5) year goal previously met.
Code Enforcement	Enforce established standards of home maintenance practices through continued application of the Property Maintenance Ordinance. Preserve the quality of housing in the City's target areas. Use the Land Use Code enforcement activities to reduce zoning violations. Prevent violations through education and outreach of home improvement assistance.	2008-2014	A total of 3,202 cases were completed in 2013. All new construction and remodeled units were inspected. Press releases were sent out several times throughout the year about the availability of Home Improvement Grants and Loans.
Multi-Family Acquisition and Rehabilitation	Increase the affordable housing stock through acquisition and rehabilitation of 40 aging and/or deteriorating residential units annually. Identify potential acquisition and rehabilitation units for interested non-profit housing organizations.	2008-2014	The City completed the rehabilitation of 103 units in the Grove Park Project in 2012.
Affordable Housing Construction	Provide technical and financial assistance for the construction of 15 affordable units annually. Provide technical and financial assistance for the development of one senior apartment development. Establish marketing materials to inform non-profit and for-profit developers of assistance available for the construction of affordable housing, including density bonuses. Encourage residential developments that lower housing costs through reduced energy consumption.	Development Assistance: 2008-2014. Marketing Materials: June 2009	No opportunities for new construction occurred in 2013. No opportunities occurred for the development of a senior apartment development in 2013. Non-profit and for-profit developers are informed about the density bonuses. All developers are required to meet the Building Code requirements for energy consumption.

ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction City of Garden Grove

Reporting Period 1/1/2013 - 12/31/2013

<p>Rental Assistance</p>	<p>Provide rental assistance to 2,337 very low income persons or households. Pursue additional funding for the Section 8 Program.</p>	<p>2008-2014</p>	<p>Provided rental assistance to 2,337 very low income persons. Pursued additional Section 8 program funding, no funding was available.</p>
<p>Home Ownership Assistance</p>	<p>Provide first time homebuyer assistance to 5 households annually. Continue to market the First Time Homebuyer Assistance Program through telephone hotlines and a program website.</p>	<p>Assistance 2008-2014. Advertising Post on Website. Jan. 2009. Distribute Info: June 2009</p>	<p>Provided first time homebuyers assistance to 2 moderate-income buyers. Marketing for the First Time Homebuyer Assistance Program was not funded this year due to the end of Redevelopment.</p>
<p>Preservation of Affordable Rental Housing</p>	<p>Assist in the preservation of 582 affordable units at risk of converting to market rents by: Annually monitor status of the 110 affordable housing units that are at risk of converting to market rate during 2008-2014 Housing Element; 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; Make State's list of qualified entities to acquire/manage affordable housing available to interested residents, developers, or 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.</p>	<p>Begin Monitoring Jan. 2009. Resident & Property Owner Asst.: 2008-2014</p>	<p>In 2010 covenants expired for one rehab project, Arbor Glen. Of the 136 units in the project, 68 were affordable rent units. The property owner did not indicate that the units would be converted to market rate rents; however, the City has secured additional affordable rent units by assisting in the acquisition of two Tamarlane Projects (10 units) and the acquisition of Dale Street Apartments (24 units). Additionally, the City assisted in the acquisition of 13 buildings, the Grove Park Project in the Buena Clinton Neighborhood creating 103 units with affordable rent covenants. No property owner's have indicated plans to convert affordable housing units to market rate rents. Sites available list is available for any interested parties. Information is provided to residents as is needed.</p>
<p>Sites Inventory</p>	<p>Continue to provide appropriate land use designations and maintain an inventory of suitable sites for residential and mixed-use development. Provide technical assistance and information on available City- and Agency-owned parcels for lower-income housing developments to housing providers. Update the vacant and underutilized residential sites inventory every two years. Address sewer infrastructure constraints by completing sewer upgrades to the sewer capacity deficiency zone in which Vacant Residential Site #2 is located and reimbursing developers for sewer upgrades that are consistent with the Sewer Capital Improvement Plan.</p>	<p>2008-2014. Release inventory Info: Jan. 2009. Begin Inventory Update 2010</p>	<p>Chapter 4 of the Housing Element provides the most updated inventory of suitable sites for residential and mixed-use development. The adoption of the Mixed-Use Zoning Code has made available 64 mixed-use sites. Planning staff continuously meet with developers to discuss housing opportunities and provide technical assistance. The development of Vacant Residential Site #2 did not bring forward any deficiencies. Instead, only minor updates were required of the developer to connect the project to the City Sewer line.</p>

ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction City of Garden Grove

Reporting Period 1/1/2013 - 12/31/2013

<p>Mixed-Use Development</p>	<p>Amend Land Use Code to establish mixed use development zone and development standards to implement the General Plan mixed use designations. Establish developments standards that facilitate high density mixed use developments. Facilitate the development of residential units in mixed use areas. Take proactive role by pursuing partnerships with developers, lenders and property owners to. Annually monitor development interest. Report on mixed use residential development progress. Allow input from development community during drafting and adoption of mixed use standards in the Land Use Code.</p>	<p>Begin Monitoring 2009. Code Amendments 2010. Mixed-use incentives 2012</p>	<p>Mixed Use Zoning Code was approved by the City Council in March 2012 and it went into effect on April 28, 2012. Mixed use zones vary in use and density. The standards allow for more flexibility with the intent of making mixed use development more feasible and facilitate and encourage such type of development. Input was obtained through stakeholder meetings with developers, business owners, and residents. Four (4) new mixed use zones were created. They are as follows: Garden Grove Mixed Use, which has three (3) subdistricts that have differing residential intensities; Civic Center Mixed Use, which has four (4) subdistricts; Adaptive Reuse; and Neighborhood Mixed Use. The City has also approved entitlements for the Brookhurst Triangle (Site #1) for up to 700 units with a mix of retail as of 2011. The City is actively marketing the project to various developers.</p>
<p>Extremely Low Income Housing</p>	<p>Amend the Land Use Code to provide for emergency homeless shelters as a permitted use in at least one zone (i.e. M-1 or M-P zone), and develop objective standards to regulate emergency shelters without discretionary review as required by SB 2. In addition the Land Use Code will apply the same development and management standards that apply to other uses within the identified zone. Develop additional written, objective standards for emergency shelters to regulate the following, as permitted in SB 2: The maximum number of beds/persons permitted to be served nightly; Off-street parking based on demonstrated need, but not to exceed parking requirements for other residential or commercial uses in the same zone; The size/location of exterior and interior onsite waiting and client intake areas; The provision of onsite management.</p>	<p>SB2 Amendment within one year of adoption of Element</p>	<p>The City's Municipal Code has been amended to provide for emergency homeless shelters as a permitted use in the M-1 zone as required by Senate Bill 2 (SB 2). The amendment has established development standards for Emergency Shelters, Transitional Housing, and Supportive Housing.</p>

ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction City of Garden Grove

Reporting Period 1/1/2013 - 12/31/2013

<p>Parking Standards</p>	<p>Assess parking requirements to insure they facilitate the development of mixed use and multi-family developments. Modify parking regulations or standards as needed. Continuing ministerial procedures for reducing parking based on proximity to transit lines, and projects. Conduct periodic traffic and parking studies. Establish mixed use parking standards.</p>	<p>Annual staff evaluations. Code Amendment 2010</p>	<p>Parking requirements were evaluated during the amendment of Title 9 of the Garden Grove Municipal Code to provide emergency homeless shelters per SB 2 requirements. Parking standards and requirements were assessed within the Mixed Use Zoning Code update that was completed in March 2012. Parking study update was conducted for the public parking facilities serving downtown Garden Grove.</p>
<p>Water and Sewer Service Providers</p>	<p>Within 30 days of adoption of the Housing Element, deliver the Garden Grove Housing Element to all providers of sewer and water services within the City of Garden Grove.</p>	<p>Within 30 days of Adoption of the Housing Element</p>	<p>The Garden Grove Housing Element was provided to all providers of sewer and water services within the City of Garden Grove.</p>
<p>Fair Housing Services</p>	<p>Consistent with the Consolidated Plan, provide fair housing services to Garden Grove residents, serve 700 persons annually with general housing/fair housing issues. Require all recipients of federal funds that 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. Advise the availability of fair housing services through flyers at public counters, and posting of available fair housing services on the City's website.</p>	<p>Advertising Jan. 2009. Fair Housing Services 2008-2014</p>	<p>Assisted 29 households with fair housing counseling; assisted 13 households with discrimination cases; and responded to 331 calls addressing other housing needs. All contracts and agreements contain required language, "to assist in affirmatively furthering fair housing". Fair housing services have been advertised at the public counter and on the City's website.</p>
<p>Reasonable Accommodation</p>	<p>Adopt written procedures for making request for reasonable accommodation to land use and zoning decisions and regulating the siting, funding, development and use of housing for people with disabilities. Provide information to residents on reasonable accommodation procedures via public counters and the City website.</p>	<p>Dec. 2010</p>	<p>In October 2012 the City Council adopted a Policy for providing individuals with disabilities reasonable accommodation in application of the City's Land Use and Zoning Regulations and Policies. Requests for reasonable accommodations may be submitted to the Zoning Administrator by disabled person or their representative and are reviewed when the application of a zoning, land use or building regulation, policy or practice acts as a barrier to equal housing opportunities for a disabled individual. Additional information may be requested by the Zoning Administrator to make a determination.</p>

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction City of Garden Grove
Reporting Period 1/1/2013 - 12/31/2013

Homeless Housing Needs	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.	2008-2014	Provided 1,261 extremely low-income or at-risk clients emergency/transitional housing or homeless services.
Implementation and Community Engagement	Conduct Housing Element Review. Provide opportunities for public engagement and discussion through the use of the Neighborhood Improvement and Conservation Commission and allow for public input on housing issues and housing element implementation.	Annually	Conducted annual Housing Element Review, using the Neighborhood Improvement and Conservation Commission as the avenue for public input on housing issues and housing element implementation.

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation
(CCR Title 25 §6202)

Jurisdiction City of Garden Grove
Reporting Period 1/1/2013 - 12/31/2013

General Comments:

MAJOR LAND USE ACTIONS

The following Table lists out the major land use actions carried out by the City in 2013. The list includes municipal code amendments, planned unit developments, and site plans that were approved by the City.

Entitlements Numbers	Case Description
<p>A-167-12 CUP-172-05 (REV 12)</p>	<p>Amend BCSP-BCC zone by removing Condition "b" for Restaurants permitted in the BCC zone. "Subject parcel shall be a minimum of 200' from any other residential dwelling". Also to modify the COA for and existing 3780 SF restaurants, M & Toi, operating with a Type 41 License under CUP-172-05 to extend business hours from 8am to 1am Thursday-Sunday. Also, to allow live entertainment in a form of a 1-man band with amplified sound, instrumentalist & stage. Located at 12172 Brookhurst St.</p>
<p>A-169-12 V-196-12 NEG DEC</p>	<p>Amend HCSP-DC zone to modify COA "a" for professional office (incl. medical office) to increase allowed percentage of Professional Office uses to max 25% total building SF of retail shopping development. Variance approval to deviate from minimum # of required parking spaces to allow new medical office use. Located at 12892-12952 Harbor Blvd.</p>
<p>A-168-12 CUP-575-01 (REV. 12)</p>	<p>Rezone a parcel from C-1 to C-2 to operate existing restaurant with live entertainment in the form of karaoke and one-man band with amplified sound. Also, to modify COA for the existing restaurant, Chyll, with ABC Type "47" License, and to extend hours of operation from 10:00 am to 12:30 am, Mon-Wed, and 10:00 am to 2:00 am, Thursday-Sunday. Located at 12332 Brookhurst St.</p>
<p>A-170-12 CUP-284-09 (REV. 12)</p>	<p>To amend the CC-2 (Civic Center Main Street) Zone to allow for live entertainment uses, full band, karaoke, and DJ. Current CC-2 zone limits live entertainment uses up to 2 performers, 1 amplified instrumentalist, and 1vocalist, subject to CUP, and no dancing or audience participation permitted. CUP to amend COA for existing 6000 SF restaurant, 7Seas Fish House, extend the hours of operation, 11:00 pm-1:30 am, Sunday to Thursday, and 11:00 pm-2:00 am Friday to Saturday. Located at 12941 Main St.</p>

2013 GARDEN GROVE ANNUAL REPORT
ON THE STATUS OF THE GENERAL PLAN

<p>PUD-129-13 SP-475-13 TT-17521 DA-190-13 NEG DEC</p>	<p>To rezone a 1.99-acre lot from R-1 Single Family Residential to Residential Planned Unit Development to construct 18-unit single family residential small lot subdivision, SF to construct 18 single family homes with street and open space improvements, TT to subdivide property into 18 separate lots. Development Agreement is included. Located at 10418 Katella Ave.</p>
<p>SP-469-12 DA-186-12 TT-17461</p>	<p>Site Plan to construct 17-unit single family residential small lot subdivision rezone and TT to reconfigure and subdivide 3 existing lots into 17 separate lots. Development Agreement is included.</p>
<p>SP-470-12 DA-187-12</p>	<p>To construct a 24 unit, 3 story apartment complex with 35% affordable housing density bonus for low-moderate income families with in the R-3 Multiple-Family Residential Zone. 2 and 3 bedroom units, ranging from 906-1226 SF. Per State Law for affordable housing, applicants requests 3 waivers from R-3 Development Standards: residential units within 10 feet of drive aisle reduce side yard setback from 10 to 8 feet, allow 0 yard setback for covered parking along property line to exceed Code maximum of 50%. Development Agreement is also proposed. Located at 12662 Dale St.</p>
<p>SP-472-12 LLA-10-12 DA-188-12</p>	<p>Site Plan to construct a 34-unit, 3 story apartment complex with 30% affordable housing density bonus for low-moderate income families; LLA to consolidate 2 properties to 1 parcel in the R-3 zone. Includes 1-2 & 3 bedroom units from 771 SF to 1250 SF, 1 waiver from R-3 standards to allow residential units with in 10 feet of the drive aisle. Development Agreement is included. Located at 14051-14061 Hope Street.</p>
<p>CUP-359-12 SP-471-12 V-197-12</p>	<p>Site Plan to demo existing convenience store, on lot with existing service station, to construct new 1920 SF convenience store, 690 SF automatic car wash, 378 SF smog station with site improvements. Variance to deviate from minimum set back along Chapman to construct trash enclosure within the required set back, CUP to allow new 1920 SF convenience store to operate with a new original ABC Type 20 license. Located at 12001 Valley View St.</p>

2013 GARDEN GROVE ANNUAL REPORT
ON THE STATUS OF THE GENERAL PLAN

<p>CUP-368-13 V-199-13</p>	<p>CUP to operate auto dealership on 42,388 SF lot improved with 10,377 SF of building currently used as a tire shop, Variance to allow auto dealer to deviate from code requirement for 10 feet of landscaping along Harbor Blvd. street frontage. Located at 13732-13752 Harbor Blvd.</p>
<p>CUP-366-13</p>	<p>CUP to operate a 4,080 SF cosmetology school, Evon Beauty College, within an existing multi-tenant shopping center. Cosmetology, Electrology, Massage Therapy and hours of operation Monday- Saturday 9:00 am to 7:00 pm. Located at 7717-7721 Garden Grove Blvd.</p>
	<p>PUD = Planned Unit Development</p> <p>SP = Site Plan</p> <p>TT = Tentative Tract Map</p> <p>DA = Development Agreement</p> <p>REV = Revised</p> <p>CUP = Conditional Use Permit</p> <p>A = Amendment</p> <p>NEG DEC = Negative Declaration</p> <p>GPA = General Plan Amendment</p> <p>V = Variance</p> <p>PM = Parcel Map</p>

Source: Garden Grove Planning Division

COMMUNITY DEVELOPMENT PERFORMANCE REPORT:

The Community Development Department offers a broad spectrum of services to the community. Community Development also manages, reviews, and approves development plans for all properties located within the city boundaries. There are four divisions in the department: Planning Services Division, Building Services Division, Housing Authority Division, and Neighborhood Improvement/Code Enforcement Services Division.

New Housing Development Projects:

The Planning Division has been processing the entitlements for several new housing development projects in the City. These developments all include site improvements including parking, open space, and new landscaping.

10418 Katella Ave.

- 18-unit small lot single-family residential subdivision on the south side of Katella at the old St. Mark's Lutheran Church. Developer is Brandywine Homes.

10901 Hazard Ave.

- 56-unit small lot single-family residential subdivision at the northwest corner of Hazard and Euclid. Developer is City Ventures. This project is currently under construction.

11631 and 11641 Trask Ave.

- 17-unit small lot single-family residential subdivision on the north side of Trask, east of Newhope. Developer is Olson Company.

12662 Dale St.

- 24-unit apartment complex on the north side Dale, north of Stanford. The developer is Brandywine. The project is under construction.

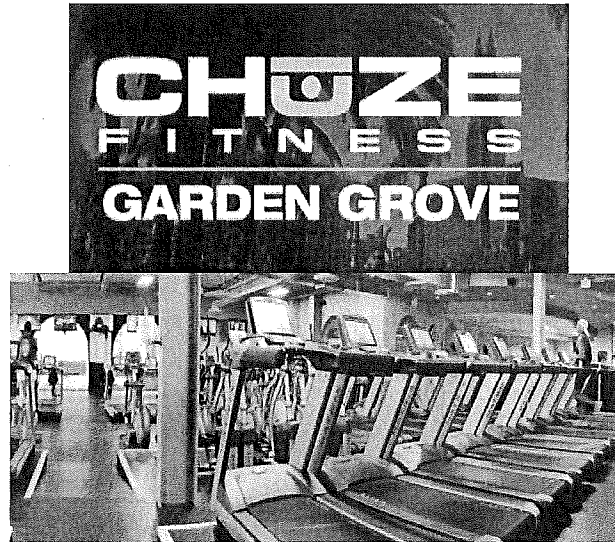
10222 Westminster Ave.

- 34-unit apartment complex on the west side of Hope south of Westminster. The developer is Brandywine. This project is under construction.
- Working on the tentative Tract map for Brookhurst Triangle and submittal of construction drawings for the first phase of that project consisting of approximately 180 apartment units.

Site Plans, Conditional Use Permits, and Extensions

2013 GARDEN GROVE ANNUAL REPORT
ON THE STATUS OF THE GENERAL PLAN

- Processed Site Plan approval to expand the existing multi-tenant commercial building at the southwest corner of Brookhurst Street and Chapman Avenue to open a 36,918 square foot fitness center (CHUZE Fitness)
- The new fitness center includes a swimming pool, cardio, weight training areas, cinema workout room, tanning rooms, and hydro massage rooms



- Processed another time extension for a land use entitlement: including a three (3) year extension for the expansion of the Embassy Suites Hotel Development. This will include adding a new 17-story tower with 238 rooms added to the existing 374 hotel, and adding a 56,000 square foot new banquet hall. There are also plans to create a resort type hotel design adding a new restaurant, spa, and renovating on-site circulation.

BUILDING PERMITS & INSPECTIONS

- Issued permits with a construction valuation of \$55.6 million (7% increase).
- Responded to 8,647 inspection requests.

BUILDING ABATEMENT

- Opened 316 new cases and closed 284 cases. This is an increase over the previous year.
- Continued to work with the Neighborhood Improvement Committee, which focuses on improving specific neighborhoods on an annual basis.

Garden Grove Galleria Project (10080 & 10082 Garden Grove Blvd.)

- A proposed eight story mixed use building approved in 2005. Construction began April 2007 and due to economic reasons all construction ceased July 2009. Building permit expirations were extended over the next 2-½ years expiring in September 2012.
- Over the last three years the project has been the center of litigation with the developer, the property owner and the bank. Currently the project only consists of a steel framed structure and a concrete parking structure.
- July 2013 the City issued a Notice and Order to demolish and remove the structure within one year. The "Notice" was appealed by Cathay Bank and subsequently upheld by the Board of Appeals.
- October 2013, City Building Inspector accompanied Engineers from Simpson, Gumpertz and Heger to verify the structural integrity of the parking structure.

10332 Stanford Ave (SFR severe substandard conditions)

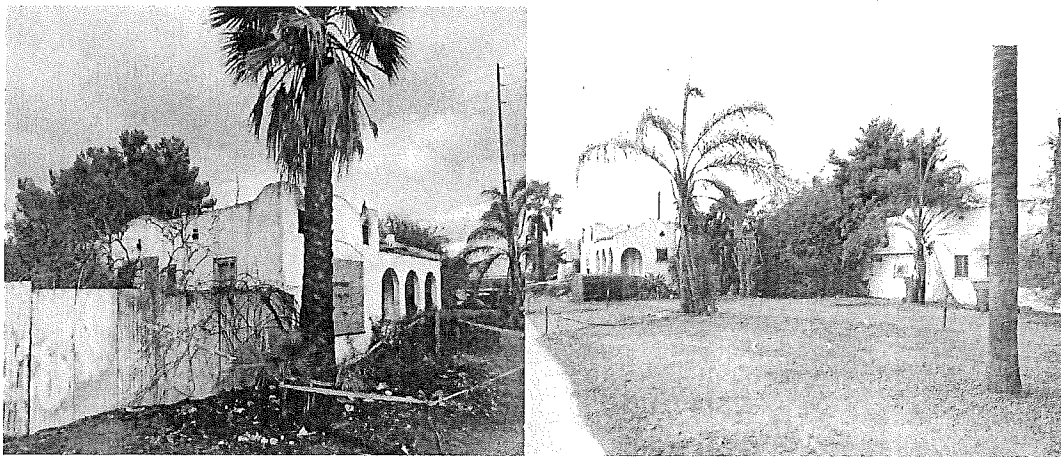
- One-acre site, single-family residence, and various out buildings. Complaint received by the City August 2008 with regard to illegal structures and substandard housing conditions. Last five years, the list of violations and substandard housing conditions has increased. A Notice and Order to abate the violations went unheeded.
- Assistance from the City Attorneys office was requested to assist in gaining compliance. The dwellings were posted "Unsafe to Occupy" and all structures were ordered to vacate.
- This order was ignored and numerous inspections have occurred by Code Enforcement, Building Abatement and Police resulting in arrests, citations and notices of violations being issued. Recently a typhus outbreak developed from the cats and dogs on the property.

2013 GARDEN GROVE ANNUAL REPORT
ON THE STATUS OF THE GENERAL PLAN

- The City Attorney has filed criminal charges against the LLC, in conjunction with civil proceedings to place the property in receivership.

11461 Westminster Ave (Abandoned SFR, destroyed by fire)

- A vacant SFR located on the corner of Westminster and Newhope Street. A complaint was received from Code Enforcement on August 2013 about an abandoned fire damaged house.
- A Notice and Order was issued September 2013 regarding maintenance of abandoned/vacant properties. The dwelling was destroyed by a fire and is not habitable.
- The owner was ordered to submit plans or obtain a demolition permit by October 9, 2013. The Building Official granted an extension to November 11th to locate a contractor. The City Attorneys office is preparing a letter to send to the owner as a demand to abate the violations within the two-months



Section 8 Management Assessment Program (Semap)

- The Housing Authority scored 100 percent and the earned the designation of a "High-Performance Agency" for the fiscal year 2012-2013 from the Department of Housing and Urban Development.

HOUSING AUTHORITY RENTAL VOUCHERS

- Assisted 2,337 low-income households through Section 8.
- Contacted over 200 applicants from the new wait list to schedule initial qualification interviews. Applicants selected were Garden Grove residents with U.S. Veteran status or victims of domestic violence.

HOUSING PORTABILITY PROGRAM

- Administered an additional 300 tenants from Santa Ana through the Portability program.
- By fully administering tenants from Santa Ana, the Housing Authority earns approximately \$17,000 a month in administration fees.

HOUSING QUALITY STANDARDS & BUILDING AND SAFETY CODES COMPLIANCE

- Conducted 304 initial and 4,693 annual and follow-up inspections, and 45 special inspections to ensure that subsidized units meet Housing Quality Standards and Building and Safety Codes.

HOUSING FAMILY SELF-SUFFICIENCY PROGRAM

All of the Family Self-Sufficiency graduates signed a contract and are required to successfully complete classroom training or job training, become independent of welfare cash aide (if applicable) and obtain suitable full-time employment based on their training, skills, and education. Through their training and education they increased their earning capacity, obtained improved employment and became independent of welfare cash aide. As an outcome, the Housing Authority pays fewer subsidies and the client pays more subsidies. In some cases, the clients no longer need housing assistance.

- Three participants of the Family Self-Sufficiency program successfully completed their 5-year contract.

NEIGHBORHOOD IMPROVEMENT PROGRAMS

Neighborhood Improvement oversees the Emergency Solutions Grant (ESG) program, which provides homeless prevention and intervention services, and the Community Development Block Grant (CDBG) program, which offers a variety of tools for public service

grants and community improvement grants and projects. ESG and CDBG programs are funded by the U.S. Department of Housing and Urban Development (HUD).

ESG program funded the following organizations:

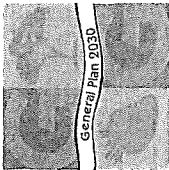
- Thomas House (\$60,000) to provide shelter and resources to 141 individuals from formerly homeless families in service-enriched transitional housing apartments.
- Women's Transitional Living Center (WTLC) (\$66,870) for essential services, homeless prevention, shelter, support services, substance abuse treatment and accessibility to other services for 959 survivors of family violence, including men, women, and their children.
- Interval House (\$113,599) to provide support services, homeless prevention and rapid rehousing to 286 victims of domestic violence.

CDBG funded the following organizations:

- Fair Housing Foundation (\$34,923) helped provide fair housing services to 419 individuals.
- Community SeniorServ, Inc (\$21,000) to serve 648 Garden Grove seniors through daily hot lunches at the Senior Center and other congregate dining and delivered breakfast, hot lunch, and dinner every weekday.
- H. Louis Lake Senior Center (\$161,818) assisted the City to enhance services and provide meals to 359 individuals.

Additional Neighborhood Improvement Achievements:

- Provided 6 home improvement grants throughout the City.
- Provided First Time Homebuyer Loans to 2 families.
- Code Enforcement addressed 1,681 complaints of violations of the Garden Grove Municipal Code

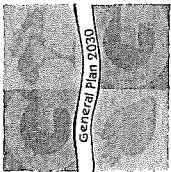


March 1, 2012

CITY OF GARDEN GROVE
General Plan 2030 Implementation Measures

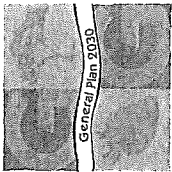
General Plan 2030 Implementation Measures (Listed by Lead Department)	Timing			Team Members	Action Items
	1 year	2 -5 years			
	Short-Term	Mid-Term			
>COMMUNITY DEVELOPMENT					
LU-IMP-6G Revise the sign section of the Zoning Code. <ul style="list-style-type: none"> • LAND USE ELEMENT • Revitalization of Commercial Corridors and Aging Commercial Centers 		↑		Planning Economic Development	Not done. Added a new sign type "Monument Sign Tall" (up to 12 feet) for the new Mixed Use Zones: CC, GGMU, NMU. Working on new commercial sign standards for Harbor Blvd. with Greg & Paul.
LU-IMP-9E Provide criteria for permitted uses, capacities, activities, landscaping and maintenance standards for tourist- and entertainment-related uses seeking to locate in the City. <ul style="list-style-type: none"> • LAND USE ELEMENT • Focus Area A (International West) 		↑		Public Works Planning Economic Development	Planning is writing PUD for Site "C" Hotel – the standards will be specific to the site. Consultant creating public works standards for sidewalk, landscaping, etc on public r-o w for Harbor Blvd. which Developers will construct.
LU-IMP-12A Retirement of adopted Specific Plans requires changes to the Zoning Code and amendments to Title 9. This should proceed in a timely fashion and follow all requirements in order to expedite necessary zone and code changes. <ul style="list-style-type: none"> • LAND USE ELEMENT • Specific Plans 	X			Planning	First reading at City Council on March 13 th to adopt new Mixed Use Zoning Code for 5 General Plan Land Use Designations (Does not include International West – so HCSP still existing)

CITY OF GARDEN GROVE
General Plan 2030 Implementation Measures



General Plan 2030 Implementation Measures (Listed by Lead Department)	Timing			Team Members	Action Items
	1 year	2-5 years			
	Short-Term	Mid-Term			
LU-IMP-12B Eliminate the zoning standards for the existing Specific Plans and craft new Zoning Code (traditional, overlay, master plan) incorporating the goals and policies of the General Plan 2030. <ul style="list-style-type: none"> • LAND USE ELEMENT • Specific Plans 		↑		Planning	See above.
LU-IMP-12C Prepare and implement Specific Plans that promote development, land recycling, and other related activities consistent with the General Plan. <ul style="list-style-type: none"> • LAND USE ELEMENT • Specific Plans 		↑		Planning, EDIC, All Departments	Will create "Downtown Plan" - WIG 2012-2013
CD-IMP-2D Develop new sign standards in the Zoning Code that are up to date with current industry design such as larger pylon and monument signs for shopping centers. Look for opportunities for different types of signs that reinforce the character of specific areas such as blade signs and old-fashioned wall-painted signs on Main Street/Civic Center District. <ul style="list-style-type: none"> • COMMUNITY DESIGN ELEMENT • Signage 		↑		Planning	Have allowed for taller signs in new Mixed Use Zones. Creating new standards for Harbor Blvd. with Zone Amendment. New "Downtown Plan" will review/implement sign code for Main Street - Civic Center.

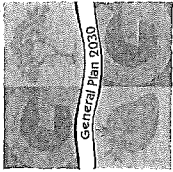
CITY OF GARDEN GROVE
General Plan 2030 Implementation Measures



General Plan 2030 Implementation Measures (Listed by Lead Department)	Timing		Team Members	Action Items
	1 year	2-5 years		
CD-IMP-7D Establish minimum standards for pedestrian-oriented circulation in the International West, Brookhurst Triangle/Garden Grove Boulevard, Civic Center, and other pedestrian-oriented districts. <ul style="list-style-type: none"> • COMMUNITY DESIGN ELEMENT • Districts 	↑		Planning, Community Services, Public Works	Created new standards for pedestrian-oriented development in new Mixed Use code with better landscaping, pedestrian activity areas in front setback, Boulevard plazas, pedestrian walkways & plazas connecting the sidewalk and storefront. UC Irvine class developing an "Open Space and Connectivity Plan" for the City. "Downtown Plan" will develop plan to integrate pedestrians and create gathering places
	↑			
CD-IMP-8A Amend the City's Zoning Code to incorporate development standards. <ul style="list-style-type: none"> • COMMUNITY DESIGN ELEMENT • Gathering Places 	↑		Planning Community Services	Ongoing.
	↑			

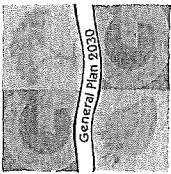
CITY OF GARDEN GROVE
General Plan 2030 Implementation Measures

General Plan 2030 Implementation Measures (Listed by Lead Department)	Timing		Team Members	Action Items
	1 year	2-5 years		
<p>CIR-IMP-9A Through design guidelines and zoning requirements, require the provision of landscaped medians and parkways for all new development or redevelopment projects.</p> <ul style="list-style-type: none"> • CIRCULATION ELEMENT • Attractive Streetscapes <p>N-IMP-1J Review the noise performance standards in the Zoning Code to determine if additional or modified standards are necessary to address mixed use development, particularly along major arterial roadways, or address and mitigate noise-generating land uses.</p> <ul style="list-style-type: none"> • NOISE ELEMENT <p>CON-IMP-6B Develop educational materials that can be made available to the public regarding green building activities, new construction practices, and/or alternative building materials.</p> <ul style="list-style-type: none"> • CONSERVATION • Green Building 		↑	Planning Public Works	Currently require parkways to be included in applicant's landscaping plan. New Public Works standards for Harbor Boulevard and Garden Grove Blvd. are being developed along with plant palettes for the major arterials.
		↑	Community Development (Building)	Was reviewed as part of the Draft Mixed-Use Zone effort.
		↑	Community Development, Public Works	Water Efficient Landscape Ordinance adopted. Produced movie, "One Small Dog, One Big Quest" and held "Evening of Ideas" at the Gem theater. Green Building Expo scheduled for Friday, November 5, 2010 from 2 pm to 4pm, at the CMC. Overview of 2010 Green Building Code and local vendors displaying green technologies, products and services.



CITY OF GARDEN GROVE
General Plan 2030 Implementation Measures

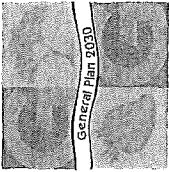
General Plan 2030 Implementation Measures (Listed by Lead Department)	Timing		Team Members	Action Items
	1 year	2 -5 years		
	Short-Term	Mid-Term		
>ECONOMIC DEVELOPMENT				
LU-IMP-9A Target future sites for hotels and other tourist-serving uses within International West. <ul style="list-style-type: none"> • LAND USE ELEMENT • Focus Area A (International West) 	↑		Econ. Development, Community Development	Water Park has been approved. Planning is processing PUD for Site "C" Hotel.
LU-IMP-9B Prepare and implement a Corridor Plan for the International West Area. The Corridor Plan could include a Master Plan, Specific Plan, or Streetscape Plan. <ul style="list-style-type: none"> • LAND USE ELEMENT • Focus Area A (International West) 	↑		Econ. Development, Planning, Public Works	Public Works has hired a consultant to do a streetscape plan for Harbor Boulevard. Plan includes new signs, new median plantings, new parkway plantings, street furniture and lighting, and entry art/features.
LU-IMP-9C Monitor and ensure pedestrian safety for shoppers moving between the centers at the intersection of Harbor Boulevard and Garden Grove Boulevard. <ul style="list-style-type: none"> • LAND USE ELEMENT • Focus Area A (International West) 	↑		Econ. Development Planning, Community Services, Public Works	Additional handicapped ramp in 2010.
ED-IMP-2B Identify top non-store (including sales by manufacturers, distributors, lumber companies, and other such entities) retail sales providers and begin a process of interviewing them on a regular basis to understand who they are, what needs they have, and if there are any issues that they face in remaining in the City. <ul style="list-style-type: none"> • ECONOMIC DEVELOPMENT ELEMENT • Business Environment 	X		Econ. Development	The top 25 businesses have been contacted.



CITY OF GARDEN GROVE
General Plan 2030 Implementation Measures

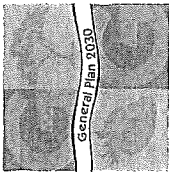
General Plan 2030 Implementation Measures (Listed by Lead Department)	Timing			Team Members	Action Items
	1 year	2 -5 years			
	Short-Term	Mid-Term			
ED-IMP-4C Initiate strategies to pursue those industries that have favorable growth prospects, a work force that has a relatively large number of managerial and skilled positions, and wage rates of non-supervisory employees that are above average for manufacturing industries. <ul style="list-style-type: none"> • ECONOMIC DEVELOPMENT ELEMENT • Industrial Sector 	→			Econ. Development	Create a Program that is Proactive versus Reactive. Waiting for Report.
	→			Econ. Development	Waiting for Report
>PUBLIC WORKS					
CD-IMP-2B Develop updated distinctive street and directional signs, which identify the City of Garden Grove. <ul style="list-style-type: none"> • COMMUNITY DESIGN ELEMENT • Signage 	X			Public Works	New Signs are in the works and replacement shall occur by 2015.
	→			Public Works, Planning	Public Works consultant is developing street tree palette for major arterials.
CD-IMP-4C Develop a primary, secondary, and residential street tree planting and replacement program. <ul style="list-style-type: none"> • COMMUNITY DESIGN ELEMENT • Paths and Corridors 		→			

CITY OF GARDEN GROVE
General Plan 2030 Implementation Measures



General Plan 2030 Implementation Measures (Listed by Lead Department)	Timing			Team Members	Action Items
	1 year	2-5 years			
	Short-Term	Mid-Term			
<p>CD-IMP-4D Develop citywide recommendations for landscape planting including trees with appropriate irrigation systems. Encourage water-saving techniques and drought-tolerant plants.</p> <ul style="list-style-type: none"> • COMMUNITY DESIGN ELEMENT • Paths and Corridors <p>CIR-IMP-1C Adopt the Circulation Element, and ensure its consistency with the Orange County Master Plan of Arterial Highways (MPAH).</p> <ul style="list-style-type: none"> • CIRCULATION ELEMENT • Traffic Operations <p>AQ-IMP-4C Require sidewalks through parking lots, bicycle racks near building entrances and other provisions for the safety and convenience of pedestrian and bicycle riders at all commercial, mixed use, and production facilities.</p> <ul style="list-style-type: none"> • AIR QUALITY ELEMENT <p>PRK-IMP-7C Update the existing Master Plan of Bikeways to comply with Caltrans standards in order to qualify for funding of new bikeway facilities.</p> <ul style="list-style-type: none"> • PARKS, RECREATION, AND OPEN SPACE ELEMENT • Bikeways 		↑	Public Works, Planning	Water Services has information on water efficient landscaping, demonstration gardens etc. under Water Conservation. New parkway and median plantings on Harbor Blvd. will be waterwise.	
		↑	Public Works	Completed/ ongoing	
		↑	Public Works, Community Development (Building/Planning)	Last review suggested a new Condition to be added for Developments. EDIC determined responsibility is with Building Services. New Mixed Use code requires pedestrian walkways to connect sidewalk with storefronts.	
		↑	Public Works, Community Services	Completed and sent through email.	

CITY OF GARDEN GROVE
General Plan 2030 Implementation Measures



General Plan 2030 Implementation Measures (Listed by Lead Department)	Timing		Team Members	Action Items
	1 year	2-5 years		
<p>CON-IMP-1E Develop a landscape palette for use by developers, homeowners, etc. that specifies drought tolerant planting and water saving irrigation systems.</p> <ul style="list-style-type: none"> • CONSERVATION • Water Resources 	→	→	Public Works, Planning	Handouts were developed for the "Evening of Ideas" and are available from Planning. See CD-IMP-4D above.
>COMMUNITY SERVICES				
<p>CD-IMP-6B Consider adopting a public art ordinance that charges a fee for commercial and industrial projects.</p> <ul style="list-style-type: none"> • COMMUNITY DESIGN ELEMENT • Public Art 	→	→	Community Services, Planning	?
<p>CD-IMP-6D Identify locations for placement of substantial culturally or historically influenced public art, along primary corridors, within special districts and as part of major development projects.</p> <ul style="list-style-type: none"> • COMMUNITY DESIGN ELEMENT • Public Art 	→	→	Planning, Public Works	? The streetscape plan for Harbor Blvd. includes locations for art.
<p>CD-IMP-7E Urban Trails on public and/or private property shall have identifiable landscape plantings and signage.</p> <ul style="list-style-type: none"> • COMMUNITY DESIGN ELEMENT • Districts 	→	→	Community Services, Planning, Public Works (Parks & Facilities)	?
<p>PRK-IMP-1A Develop a priority list to identify where additional parks and types of facilities are needed and seek community participation.</p> <ul style="list-style-type: none"> • PARKS, RECREATION, AND OPEN SPACE ELEMENT • Parkland 	→	→	Community Services	Ongoing/ OCTA

CITY OF GARDEN GROVE
General Plan 2030 Implementation Measures

1 year 2-5 years

General Plan 2030 Implementation Measures (Listed by Lead Department)	Timing		Team Members	Action Items
	Short-Term	Mid-Term		
<p>PRK-IMP-1B Create a land feasibility plan to understand what land is available in the City for the creation of new parkland.</p> <ul style="list-style-type: none"> • PARKS, RECREATION, AND OPEN SPACE ELEMENT • Parkland 	→	→	Community Services, Planning, Economic Development	?
<p>PRK-IMP-4D Coordinate with OTCA to negotiate a lease of right-of-way lands and pursue available funding resource to create linear park through portions of the City.</p> <ul style="list-style-type: none"> • PARKS, RECREATION, AND OPEN SPACE ELEMENT • Open Space 	→	→	Community Services Planning Public Works (Engineering/Street, Trees, & Environmental Services)	?
<p>PRK-IMP-6E Create design standards for trail development that includes distance markers (1/4, 1/2, and 1 mile), standardized signage, identifiable logo, street furniture, drinking fountain, and identifiable plant palette.</p> <ul style="list-style-type: none"> • PARKS, RECREATION, AND OPEN SPACE ELEMENT • Pedestrian Trails 	→	→	Community Services, Planning, Public Works (Engineering/Street, Trees, & Environmental Services)	Funding under Prop. 84 did not pan out.

Department	Total Implementation Measures
Community Development	<u>Total 11:</u> (LU-IMP-6G; LU-IMP-9E; LU-IMP-12-A; LU-IMP-12-B; LU-IMP-12-C; CD-IMP-2D; CD-IMP-7D; CD-IMP-8A; CIR-IMP-9A; N-IMP-1J; CON-IMP-6B)
Economic Development	<u>Total 6:</u> (LU-IMP-9B; LU-IMP-9C; ED-IMP-2B; ED-IMP-4C; ED-IMP-5A)
Public Works	<u>Total 7:</u> (CD-IMP-2B; CD-IMP-4C; CD-IMP-4D; CIR-IMP-1C; AQ-IMP-4C; PRK-IMP-7C; CON-IMP-1E)
Community Services	<u>Total 7:</u> (CD-IMP-6B; CD-IMP-6D; CD-IMP-7E; PRK-IMP-1A; PRK-IMP-1B; PRK-IMP-4D; PRK-IMP-6E)

General Plan Amendments

General Plan Amendment No. GPA-1-13(A) Housing Element

Site Location: Citywide

CEQA Determination: Mitigated Negative Declaration

The Housing Element is one of the seven mandatory elements of the General Plan, and as such, specifies ways in which the housing needs of existing and future residents can be met.

The Housing Element was last updated and adopted in October 2009 for the planning period 2008-2014. Government Code section 65588 requires that the City review its Housing Element in accordance with planning review schedules established by regional planning agencies, which in Garden Grove's case, is the Southern California Association of Governments (SCAG).

Housing Goals and Policies

- Conserve and improve the condition 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 governmental constraints to the maintenance, improvement, and development of housing; and
- Promote equal housing opportunities for all persons.

The City has developed the following 15 programs with the stated objectives:

Program 1: Housing Rehabilitation Grants

Objectives: Provide 10 Senior Home Improvement Grants annually (70 total) to make exterior home improvements, interior repairs to address safety issues, and mobility and accessibility improvements.

Program 2: Code Enforcement

Objectives: Enforce established standards of home maintenance practices through continued application of the Property Maintenance Ordinance.

Program 3: Multi-Family Acquisition and Rehabilitation

Objective: Increase the affordable housing stock through acquisition and rehabilitation of 20 aging and/or deteriorating residential units annually (140 units total). Identify potential acquisition and rehabilitation units for interested non-profit housing organizations.

Program 4: Affordable Housing Construction

Objectives:

Affordable Housing

Provide technical and financial (as available) assistance for the construction of 15 affordable units annually (90 units total) using a combination of US Department of Housing and Urban Development (HUD) and City funds to provide land cost write-downs and other construction assistance. Offer priority processing for projects that include affordable housing units.

Senior Housing

Encourage the new construction of senior housing in areas designated for Community Residential, which allows higher densities and development standards reflective of the senior population.

Program 5: Rental Assistance

Objective: Provide rental assistance to 2,337 very low-income persons or households and pursue additional funding for the Section 8 program.

Program 6: Home Ownership Assistance

Objectives: Provide assistance to potential lower-income homeowners through the First Time Homebuyer Assistance program.

Program 7: Preservation of Affordable Rental Housing

Objectives: Periodically monitor status of the units that are at risk of converting to market rate during the planning period.

Program 8: Sites Inventory

Objectives: Continue to provide appropriate land use designations and maintain an inventory of suitable sites for residential and mixed-use development.

Program 9: Mixed-Use Development

Objectives: 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.

Program 10: Special Needs Housing

Objectives: Periodically evaluate emergency shelter development and siting standards and based on existing needs and development interest and as

2013 GARDEN GROVE ANNUAL REPORT
ON THE STATUS OF THE GENERAL PLAN

warranted, re-evaluate and make appropriate changes to facilitate the development of emergency shelters.

Program 11: Parking Standards

Objectives: Periodically review parking regulations or standards, and modify only as needed. Parking standards should facilitate and encourage a variety of housing types including affordable lower income housing and should not constrain development.

Program 12: Water and Sewer Service Providers

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

Program 13: Fair Housing Services

Objectives: Consistent with the Consolidated Plan, provide fair housing services to Garden Grove residents. Serve 500 persons annually with general housing/fair housing issues (3,500 persons total).

Program 14: Homeless Housing Needs

Objectives: 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.

Program 15: Implementation and Community Engagement

Objective: Conduct an annual Housing Element review. Provide opportunities for public engagement and discussion in conjunction with the State requirement for written review of the General Plan by April 1 of each year (per Government Code Section 65400).

Neighborhood Improvement & Conservation Commission: October 18, 2012

Planning Commission Date: April 4, 2013

City Council Date: May 28, 2013

Conclusion

The General Plan continues to direct all land use decisions for the City and is a good guide for direction in our future development. The City continues to follow opportunities that meet the Garden Grove Community vision, which is to be a safe, attractive, and economically vibrant city with an informed and involved public. We are a diverse community that promotes our unique attributes and to preserves our residential character.