



A G E N D A

GARDEN GROVE PLANNING COMMISSION

REGULAR MEETING

MAY 3, 2018

COMMUNITY MEETING CENTER
11300 STANFORD AVENUE

REGULAR SESSION - 7:00 P.M. - COUNCIL CHAMBER

ROLL CALL: CHAIR BRIETIGAM, VICE CHAIR TRUONG
COMMISSIONERS KANZLER, LAZENBY, LEHMAN, NGUYEN,
SALAZAR

Members of the public desiring to speak on any item of public interest, including any item on the agenda except public hearings, must do so during Oral Communications at the beginning of the meeting. Each speaker shall fill out a card stating name and address, to be presented to the Recording Secretary, and shall be limited to five (5) minutes. Members of the public wishing to address public hearing items shall do so at the time of the public hearing.

Any person requiring auxiliary aids and services due to a disability should contact the City Clerk's office at (714) 741-5035 to arrange for special accommodations. (Government Code §5494.3.2).

All revised or additional documents and writings related to any items on the agenda, which are distributed to all or a majority of the Planning Commissioners within 72 hours of a meeting, shall be available for public inspection (1) at the Planning Services Division during normal business hours; and (2) at the City Community Meeting Center Council Chamber at the time of the meeting.

Agenda item descriptions are intended to give a brief, general description of the item to advise the public of the item's general nature. The Planning Commission may take legislative action it deems appropriate with respect to the item and is not limited to the recommended action indicated in staff reports or the agenda.

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

- A. ORAL COMMUNICATIONS - PUBLIC
- B. APPROVAL OF MINUTES: April 19, 2018
- C. CONTINUED PUBLIC HEARING(S) (Authorization for the Chair to execute Resolution shall be included in the motion.)
 - C.1. CONDITIONAL USE PERMIT NO. CUP-127-2018

APPLICANT: VERIZON WIRELESS

LOCATION: TWENTY-FIVE (25) CITY-WIDE STREET LIGHTS IN
PUBLIC RIGHT-OF-WAY OWNED BY SOUTHERN
CALIFORNIA EDISON

REQUEST: Conditional Use Permit approval to allow the citywide installation of twenty-five (25) small wireless telecommunication facilities disguised as street lights along with a meter pedestal to be installed below finish grade or within the new street light. Each of the existing street lights, owned by Southern California Edison in the public right-of-way, will be removed and replaced with the new street light wireless telecommunication facility. This project is exempt pursuant to CEQA Section 15301 – Existing Facilities.

STAFF RECOMMENDATION: Approval of Conditional Use Permit No. CUP-127-2018, subject to the recommended Conditions of Approval.

D. PUBLIC HEARING(S) (Authorization for the Chair to execute Resolution shall be included in the motion.)

D.1. SITE PLAN NO. SP-052-2018
TENTATIVE PARCEL MAP NO. PM-2017-141

APPLICANT: ROSELL SURVEYING & MAPPING, INC.

LOCATION: NORTHWEST CORNER OF IMPERIAL AVENUE AND GILBERT STREET AT 9241 IMPERIAL AVENUE

REQUEST: Site Plan and Tentative Parcel Map approval to subdivide an existing 18,470 square foot lot, improved with a single-family home, into two (2) parcels. Lot 1 will have a lot size of 9,387 square feet, and Lot 2 will have a lot size of 9,035 square feet. The existing single-family home will be demolished to accommodate the proposed subdivision, and a new, two-story, single-family home will be constructed on each lot. Also, a minor land deviation to exceed the required number of bathrooms and allow an additional half-bath on Lot 1. The site is in the R-1 (Single-Family Residential) zone. This project is exempt pursuant to CEQA Sections 15315 – Minor Land Division and 15303 – New Construction or Conversion of Small Structures.

STAFF RECOMMENDATION: Approval of Site Plan No. SP-052-2018 and Tentative Parcel Map No. PM-2017-141, subject to the recommended Conditions of Approval.

E. ITEM(S) FOR CONSIDERATION

E.1. ACKNOWLEDGEMENT OF THE 2017 ANNUAL PROGRESS REPORT
ON THE STATUS OF THE GENERAL PLAN AND HOUSING
ELEMENT

F. MATTERS FROM COMMISSIONERS

G. MATTERS FROM STAFF

H. ADJOURNMENT

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

Meeting Minutes
Thursday, April 19, 2018

CALL TO ORDER: 7:00 p.m.

ROLL CALL:

Chair Brietigam
Vice Chair Truong
Commissioner Kanzler
Commissioner Lazenby
Commissioner Lehman
Commissioner Nguyen
Commissioner Salazar

Absent: Kanzler, Lehman

PLEDGE OF ALLEGIANCE: Led by Commissioner Lazenby.

ORAL COMMUNICATIONS – PUBLIC – None.

April 5, 2018 MINUTES:

Action: Received and filed.

Motion: Lazenby Second: Salazar

Ayes: (5) Brietigam, Lazenby, Nguyen, Salazar, Truong

Noes: (0) None

Absent: (2) Kanzler, Lehman

The following item (C.2.) was taken out of order:

PUBLIC HEARING – CONDITIONAL USE PERMIT NO. CUP-127-2018. TWENTY-FIVE (25) CITYWIDE STREET LIGHTS IN THE PUBLIC RIGHT-OF-WAY OWNED BY SOUTHERN CALIFORNIA EDISON.

Applicant: VERIZON WIRELESS

Date: April 19, 2018

Request: Conditional Use Permit approval to allow the citywide installation of twenty-five (25) small wireless telecommunication facilities disguised as street lights along with a meter pedestal to be installed below finish grade or within the new street light. Each of the existing street lights,

owned by Southern California Edison in the public right-of-way, will be removed and replaced with the new street light wireless telecommunication facility. This project is exempt pursuant to CEQA Section 15301 – Existing Facilities.

Action: The public hearing was opened and continued to the May 3, 2018 Regular Planning Commission Meeting at 7:00 p.m.

Motion: Lazenby Second: Truong

Ayes: (5) Brietigam, Lazenby, Nguyen, Salazar Truong

Noes: (0) None

Absent: (2) Kanzler, Lehman

PUBLIC HEARING – CONDITIONAL USE PERMIT NO. CUP-120-2018. FOR PROPERTY LOCATED AT 14291 EUCLID STREET #D101, WEST SIDE OF EUCLID STREET, SOUTH OF FORBES AVENUE.

Applicant: QUAN HOA AN, LLC (KIMBERLY B. LE)

Date: April 19, 2018

Request: Conditional Use Permit approval to upgrade an existing State Alcoholic Beverage Control (ABC) Type "41" (On-Sale, Beer and Wine, Public Eating Place) License to a new ABC Type "47" (On-Sale, General, Public Eating Place) License, and to allow live entertainment, in the form of karaoke, along with associated components (i.e., amplified sound, stage, and karaoke equipment), for an existing 1,885 square foot restaurant, Pho Hoa An Restaurant, currently operating under Conditional Use Permit No. CUP-102-03. The site is in the PUD-104-81 (Planned Unit Development) zone.

Action: Public Hearing held. Speaker(s): (All spoke in favor of request) Dale Washington, Kimberly Le, Andy Quach, Patrick Hoang, Mimi Nguyen, Van Le

Action: Resolution No. 5907-18 denying the Applicant's request was approved.

Motion: Lazenby Second: Salazar

Ayes: (5) Brietigam, Lazenby, Nguyen, Salazar, Truong

Noes: (0) None

Absent: (2) Kanzler, Lehman

A recess was called by the Chair at 8:15 p.m. The meeting reconvened at 8:25 p.m.

PUBLIC HEARING – MITIGATED NEGATIVE DECLARATION, SITE PLAN NO.

SP-051-2018, VARIANCE NO. V-019-2018, AND TENTATIVE PARCEL MAP NO. PM-2017-187. NORTHWEST CORNER OF THE INTERSECTION OF GARDEN GROVE BOULEVARD AND BEACH BOULEVARD AT 7901 GARDEN GROVE BOULEVARD.

Applicant: FRONTIER REAL ESTATE INVESTMENTS, LLC

Date: April 19, 2018

Request: A request for Site Plan, Variance, and Tentative Parcel Map approval for a joint project, "The Village Center", with the City of Stanton to approve the commercial portion of a mixed-use project at the northwest corner of Garden Grove Boulevard and Beach Boulevard. Also consideration of the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program prepared by the City of Stanton for the Project. The overall site for the commercial center is 10.18 acres, with 4.1 acres in the City of Garden Grove. On the Garden Grove acreage, the request includes a Site Plan to revitalize existing buildings and construct two pad buildings, a Variance to reduce a portion of the landscape setback along Beach Boulevard from 15'-0" to 11'-0", and a Tentative Parcel Map to divide the Garden Grove portion of the site into four (4) parcels and a sliver of a 5th parcel. The City of Stanton is the lead agency for the entire project. The City of Garden Grove is a responsible agency under CEQA. The site is at 7901 Garden Grove Boulevard in the C-2 (Community Commercial) zone.

Action: Public Hearing held. Speaker(s): Kelly Hart (Stanton), Tom Carpenter, Elizabeth Ash, Marisa Patterson. One letter with traffic concerns was submitted by Matt Sandoval. Revisions to the proposed Conditions of Approval were provided to the Planning Commission by Staff.

Action: Resolution No. 5920-18 adopting specified findings, approving and adopting the Mitigation Monitoring and Reporting Program, and approving Site Plan No. SP-051-2018, Variance No. V-019-2018 and Tentative Parcel Map No. PM-2017-187, was approved, subject to the recommended revised Conditions of Approval presented at the meeting.

Motion: Truong Second: Lazenby

Ayes: (5) Brietigam, Lazenby, Nguyen, Salazar Truong

Noes: (0) None

Absent: (2) None

MATTERS FROM COMMISSIONERS: Commissioner Lazenby commented on the harmful, long lasting effects of bright LED street lighting on the environment at night, especially in neighborhoods, and cited concerns regarding effects on human health and wellness. Reports stated that some LED lighting not only contributed to

physiological effects, such as sleepless nights and obesity, but the light affected the circadian rhythms of insects, birds, and other species', as well as crime rates. Commissioner Lazenby stated that the City of Garden Grove had an obligation to study light pollution, light color temperature, circadian rhythms, and future design applications.

Chair Brietigam challenged the City to increase the size of the Police Department to 200 sworn by the year 2020.

MATTERS FROM STAFF: Staff gave a brief description of future agenda items for the May 3rd and May 17th Planning Commission meetings and added that the June 7th meeting would be a Study Session on CEQA 101.

Commissioner Lazenby stated he would be absent from the May 17th meeting.

ADJOURNMENT: At 9:30 p.m. to the next Regular Meeting of the Garden Grove Planning Commission on Thursday, May 3, 2018, at 7:00 p.m. in the Council Chamber of the Community Meeting Center, 11300 Stanford Avenue, Garden Grove.

Motion:	Lazenby	Second:	Truong
Ayes:	(5)	Brietigam, Lazenby, Nguyen, Salazar, Truong	
Noes:	(0)	None	
Absent:	(2)	Kanzler, Lehman	

Judith Moore
Recording Secretary

COMMUNITY AND ECONOMIC DEVELOPMENT DEPARTMENT PLANNING STAFF REPORT

AGENDA ITEM NO.: C.1.	SITE LOCATION: Existing street lights in the public right-of-way owned by Southern California Edison
HEARING DATE: May 3, 2018	GENERAL PLAN: Industrial
CASE NO.: Conditional Use Permit No. CUP-127-2018	ZONE: Various
APPLICANT: Verizon Wireless	APN: Various
OWNER: Southern California Edison	CEQA DETERMINATION: Exempt

REQUEST:

The applicant is requesting Conditional Use Permit (CUP) approval to allow for the installation and operation of twenty-five (25) Citywide small wireless telecommunication facilities disguised as street light poles, along with related below grade or internally concealed meter, attached equipment, and site improvements. The existing streets light poles in the City’s public right-of-way that are owned by Southern California Edison will be removed and replaced with the new street light poles, that include small wireless telecommunication facilities.

BACKGROUND/DISCUSSION:

This request was originally scheduled for the April 19, 2018 Planning Commission meeting. Prior to the public hearing, a question was raised regarding the proximity of some of the proposed facilities to certain Commissioner’s residences and property. The information was not available at the meeting, so, pursuant Staff’s recommendation, the Planning Commission opened the public hearing and continued it to the May 3rd meeting without taking testimony.

Staff has mapped the distance between each proposed small wireless telecommunication facility and each Planning Commissioner’s property/residence and has determined that a proposed facility is located within 500’ of the residences of Commissioners Lupita Salazar and Man Jordan Nguyen. Therefore, out of an abundance of caution, Staff is recommending that Commissioner’s Salazar and Nguyen recuse themselves and not participate in the discussion or decision on this item. The residences and properties of each of the other five (5) Commissioners are located more than 500’ feet away from all of the proposed facilities, and Staff is not aware of any conflicts of interest that would prevent these five (5) Commissioners from participating.

Attached is the original staff report, along with the proposed resolution and conditions of approval.

RECOMMENDATION:

Staff recommends that the Planning Commission take the following action:

- Adopt Resolution No. 5917-18 approving Conditional Use Permit No. CUP-127-2018, subject to the recommended conditions of approval.

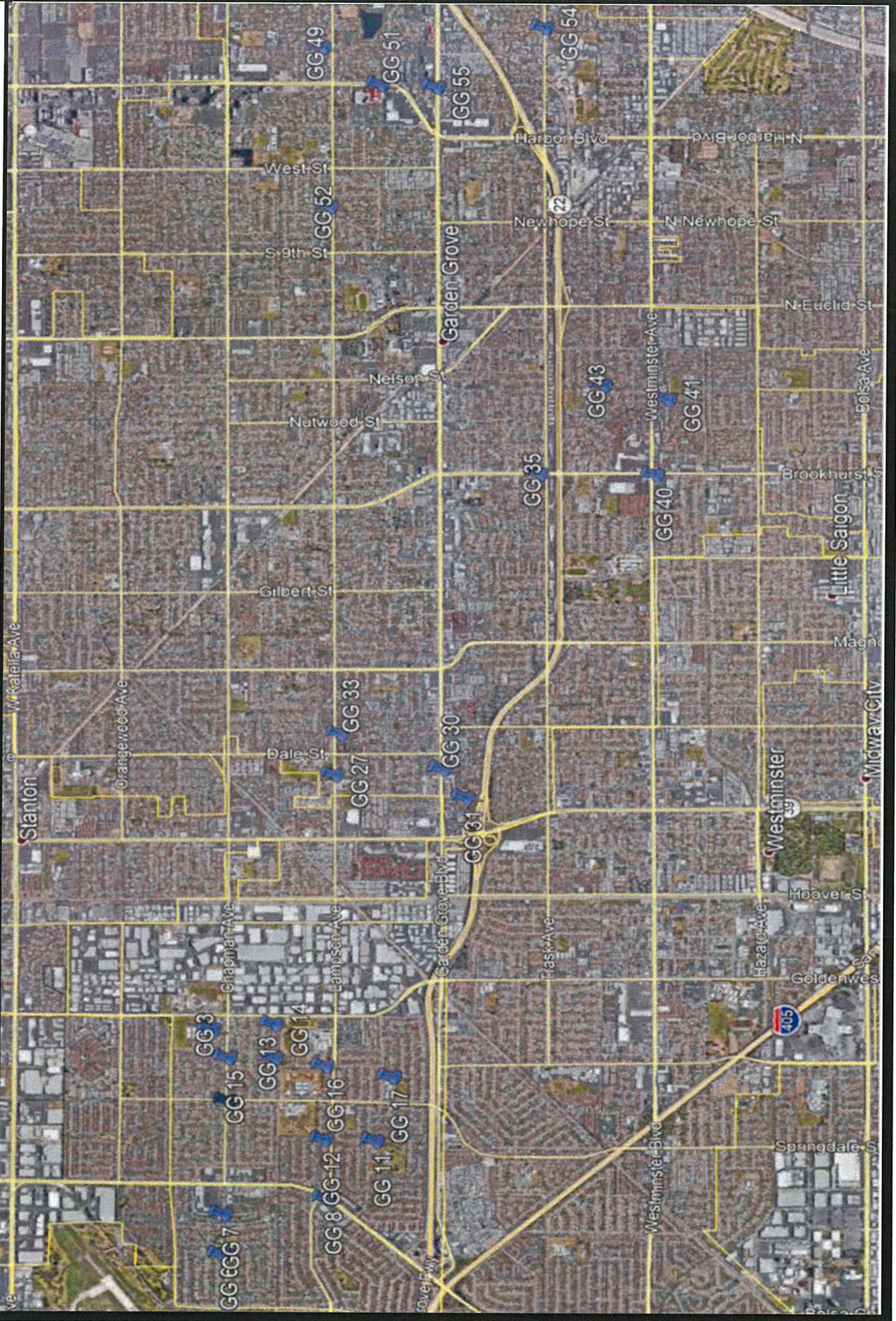


LEE MARINO
Planning Services Manager



By: Paul Guerrero
Senior Program Specialist

CUP-127-2018—300'-0" RADIUS MAP—1/8 Page Ad (City of Garden Grove, California)



verizon

SITE: SCL GARDEN GROVE 17
POLE# 1379016E

**F/O 12771 CANTER ST,
 GARDEN GROVE, CA 92845**
33° 46' 37.10" N, 118° 01' 02.18" W
(33.776972, -118.017272)

verizon
 1500 SAND CANYON AVE.
 SUITE 200
 IRVINE, CA 92614

VERIZON WIRELESS IS THE LEADER IN THE WIRELESS COMMUNICATIONS INDUSTRY. WE ARE COMMITTED TO EXCELLENCE IN SERVICE AND CUSTOMER SATISFACTION. WE STRIVE TO PROVIDE THE BEST SERVICE AND SUPPORT TO OUR CUSTOMERS. WE ARE COMMITTED TO EXCELLENCE IN SERVICE AND CUSTOMER SATISFACTION. WE STRIVE TO PROVIDE THE BEST SERVICE AND SUPPORT TO OUR CUSTOMERS.

INFRASTRUCTURE
 1500 SAND CANYON AVE.
 SUITE 200
 IRVINE, CA 92614

**SITE NAME:
 SCL GARDEN GROVE 17**
POLE# 1379016E
**SITE ADDRESS:
 F/O 12771 CANTER ST,
 GARDEN GROVE, CA 92845**

NO	REV	DATE	DESCRIPTION
0	0	06/10/2017	ISSUED

IT IS A VIOLATION OF LAW FOR ANY PERSON TO REPRODUCE OR TRANSMIT THIS DOCUMENT WITHOUT THE WRITTEN PERMISSION OF VERIZON WIRELESS.

SHEET TITLE
TITLE SHEET

SHEET NUMBER
T1

SCOPE OF WORK
 THIS PROJECT CONSISTS OF THE INSTALLATION OF ANTENNAS AND ASSOCIATED EQUIPMENT FOR VERIZON WIRELESS WIRELESS TELECOMMUNICATIONS NETWORK. VERIZON WIRELESS CONTRACTOR TO INSTALL:
 VERIZON CONTRACTOR TO PLACE (1) 17'X30'X18' (FIBER) PULL BOX AND (1) CONCRETE PAD MOUNTED METER PEDESTAL.

PROJECT INFORMATION
SITE ADDRESS: F/O 12771 CANTER ST, GARDEN GROVE, CA 92845
PROPERTY OWNER/LESSOR: SOUTHERN CALIFORNIA EDISON 4900 RIVERGROVE RD, BLDG 2B-1, SUITE 100, IRVINE, CA 92614
CONTACT PHONE: PHILIP HICKERSON (929) 695-5888
JURISDICTION: CITY OF GARDEN GROVE
LATITUDE: 33° 46' 37.10" N / 33.776972
LONGITUDE: 118° 01' 02.18" W / -118.017272
PROPOSED USE: TELECOMMUNICATION FACILITY
ACCESSIBILITY REQUIREMENTS: THE FACILITY IS UNMANNED AND NOT FOR CONTINUOUS HUMAN HABITATION. PUBLIC ACCESS IS NOT REQUIRED PER CBC 2016, SECTION 116-203.4 (LIMITED ACCESS SPACE)
RF ENGINEER: VINH VUONG (949) 276-9198
CONSTRUCTION MANAGER: TOM ROHLF (949) 208-8756
APPLICANT: VERIZON WIRELESS 1500 SAND CANYON AVE IRVINE, CA 92614
SITE ACQ/ CONTRACT: LAURA CASTRO (949) 201-5500
PROJECT MANAGER: TAMU PRITCHARD (949) 201-5500
ENGINEER CONTACT: JASON OFFICER (949) 201-5500
RF ENGINEER: VINH VUONG (949) 276-9198
CONSTRUCTION MANAGER: TOM ROHLF (949) 208-8756

GENERAL CONTRACTOR NOTES
 DO NOT SCALE DRAWINGS.
 SUB CONTRACTOR SHALL VERIFY ALL PLANS & EXISTING DIMENSIONS LOCATIONS ON THE JOB SITE & SHALL IMMEDIATELY NOTIFY THE ENGINEER IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK OR BE RESPONSIBLE FOR SAME.
 UNDERGROUND UTILITIES: THE CONTRACTOR SHALL VERIFY ALL UTILITIES PRIOR TO ANY EXCAVATION WORK. 48 HOURS BEFORE YOU DIG.

VICINITY MAP

STATEMENTS
 STRUCTURAL: STRUCTURAL ANALYSIS IS NOT WITHIN THE SCOPE OF WORK CONTAINED IN THIS DRAWINGS SET. FOR ANALYSIS OF EXISTING AND/OR PROPOSED COMPONENTS, REFER TO STRUCTURAL ANALYSIS PROVIDED UNDER SEPARATE PERMIT.
 ANTEENNA MOUNT: ANTEENNA MOUNT ANALYSIS IS NOT WITHIN THE SCOPE OF WORK CONTAINED IN THIS DRAWING SET. FOR ANALYSIS OF ANTEENNA MOUNT TO SUPPORT EXISTING AND/OR PROPOSED COMPONENTS, REFER TO STRUCTURAL ANALYSIS PROVIDED UNDER SEPARATE COVER.
 PROPRIETARY INFORMATION: THE INFORMATION CONTAINED WITHIN THIS SET OF DRAWINGS IS PROPRIETARY TO VERIZON. ANY USE OR DISCLOSURE OTHER THAN AS IT RELATES TO VERIZON IS STRICTLY PROHIBITED.

SHT	DRAWING INDEX	REV
T1	TITLE SHEET	0
T2	GENERAL NOTES & 1-A CERTIFICATION	0
LS1	TOPOGRAPHIC SURVEY	0
A1	SITE PLAN	0
A2	ENLARGED PLAN	0
A3	ELEVATIONS	0
A4	REPLACEMENT POLE SPECIFICATIONS	0

APPROVALS

PRINT NAME	SIGNATURE	DATE
LANDLORD		
CX MANAGER		
PROJECT MANAGER		
ZONING MANAGER		
SITE ACQ. REP.		
RF ENGINEER		

CODE COMPLIANCE
 PER CALIFORNIA BUILDING STANDARDS CODE, TITLE 24 OF THE CALIFORNIA CODE OF REGULATIONS AND ASSOCIATED FACILITIES AND EQUIPMENT THROUGHOUT CALIFORNIA. RELEVANT CODE SECTIONS ARE (BUT NOT LIMITED TO):
 1. 2016 CALIFORNIA BUILDING CODE
 2. 2016 CALIFORNIA ELECTRICAL CODE
 3. 2016 CALIFORNIA ENERGY CODE
 4. 2016 CALIFORNIA FIRE CODE
 5. 2016 CALIFORNIA FIRE CODE - SUPPLEMENTAL BUILDING CODE
 6. 2016 CALIFORNIA EXISTING BUILDING CODE
 7. 2016 LOS ANGELES BUILDING CODE
 8. 2016 LOS ANGELES ELECTRICAL CODE
 9. ANS/NETA-20245-2005



THE INFORMATION CONTAINED IN THIS SET OF DRAWINGS IS PROPRIETARY AND CONFIDENTIAL TO VERIZON. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF VERIZON. VIOLATION OF THIS NOTICE IS SUBJECT TO LEGAL ACTION.

IS INFRASTRUCTURE
 4500 VAN CANTON AVE
 IRVINE, CA 92614
 TEL: 949.433.1818 FAX: 949.433.1817
 WWW.ISINFRASTRUCTURE.COM
 2003 VAN CANTON AVE
 IRVINE, CA 92614

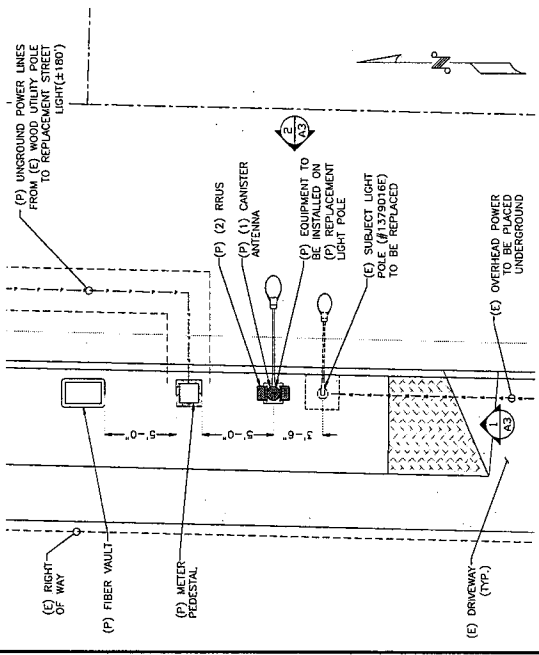
SITE NAME:
SCL GARDEN GROVE 17
POLE# 1379016E
SITE ADDRESS:
 #1012771 CENTER ST,
 GARDEN GROVE, CA 92645

REV	DATE	DESCRIPTION
0	06/02/2017	ISSUED

IF AS A RESULT OF USE FOR ANY PERSON, OR FOR ANY PURPOSE, ANY INFORMATION CONTAINED HEREIN IS FOUND TO BE IN VIOLATION OF ANY APPLICABLE LAW, THE USER SHALL BE RESPONSIBLE FOR OBTAINING THE NECESSARY PERMISSIONS TO ALTER THIS DOCUMENT.

SHEET TITLE
ENLARGED PLAN

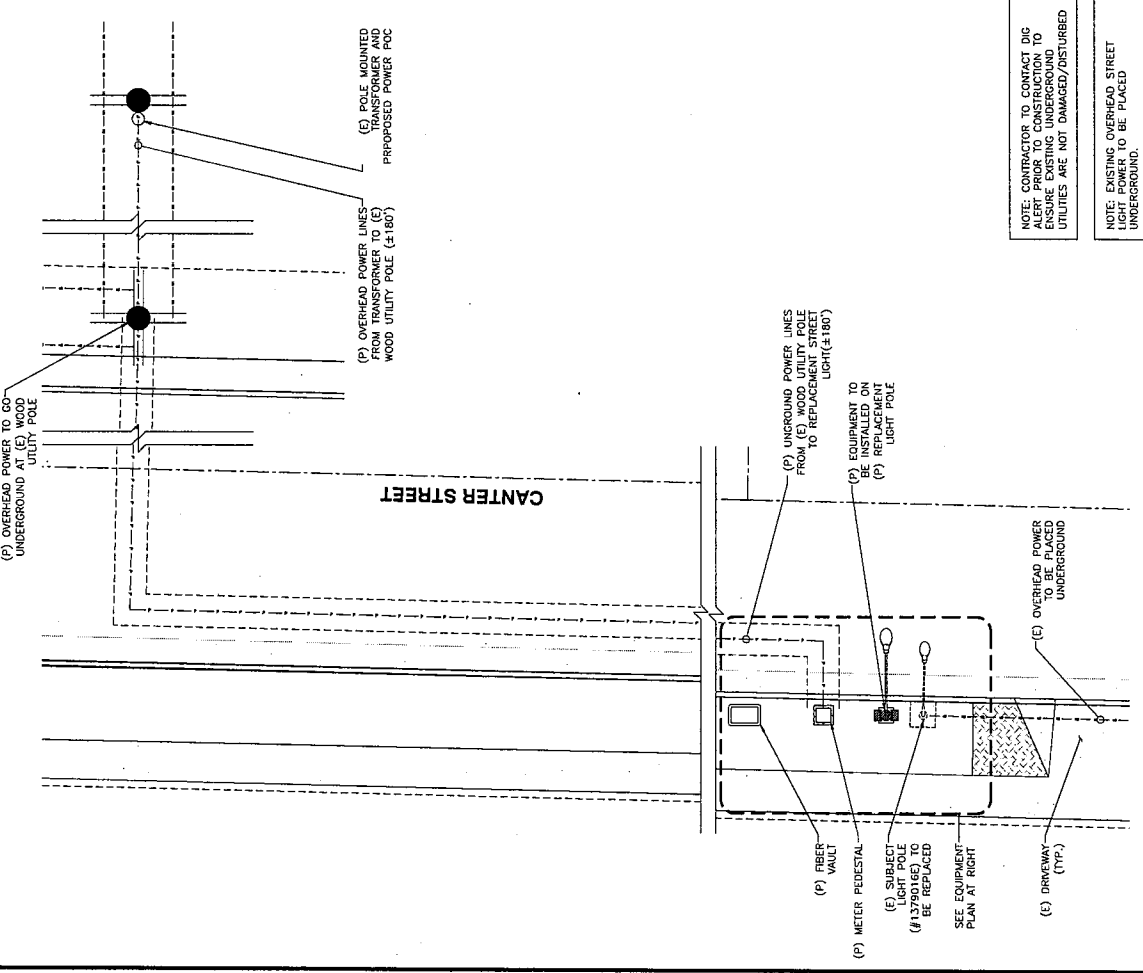
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A2



EQUIPMENT PLAN
 24"x36" SCALE: 1/4" = 1'-0"
 11"x17" SCALE: 1/8" = 1'-0"



SUBJECT POLE
 24"x36" SCALE: 3/16" = 1'-0"
 11"x17" SCALE: 3/64" = 1'-0"



NOTE: CONTRACTOR TO CONTACT DIG ALERT PRIOR TO CONSTRUCTION TO ENSURE EXISTING UNDERGROUND UTILITIES ARE NOT DAMAGED/DISTURBED UNDERGROUND.

NOTE: EXISTING OVERHEAD STREET LIGHT POWER TO BE PLACED UNDERGROUND.

ENLARGED SITE PLAN
 24"x36" SCALE: 3/16" = 1'-0"
 11"x17" SCALE: 3/64" = 1'-0"



THE INFORMATION CONTAINED ON THIS SET OF DRAWINGS IS PROPRIETARY & CONFIDENTIAL TO VERIZON COMMUNICATIONS SERVICES. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED THEREIN AS IT RELATES TO VERIZON SERVICES OR NETWORKS.



SITE NAME:
SCL GARDEN GROVE 17

POLE# 1379016E

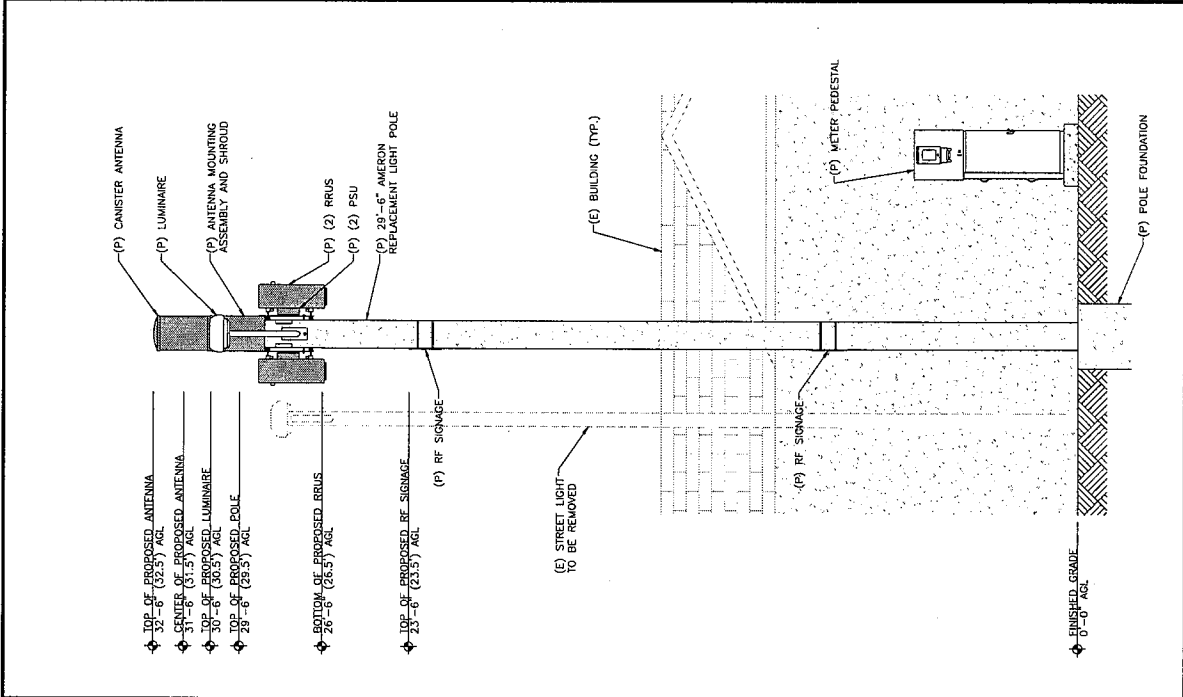
SITE ADDRESS:
FPO 12771 CANTER ST,
GARDEN GROVE, CA 92646

NO.	DATE	DESCRIPTION
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IT IS A REQUIREMENT OF LAW FOR ANY PERSON USING A PROFESSIONAL ENGINEER'S SEAL AND SIGNATURE TO ALTER THIS DOCUMENT.

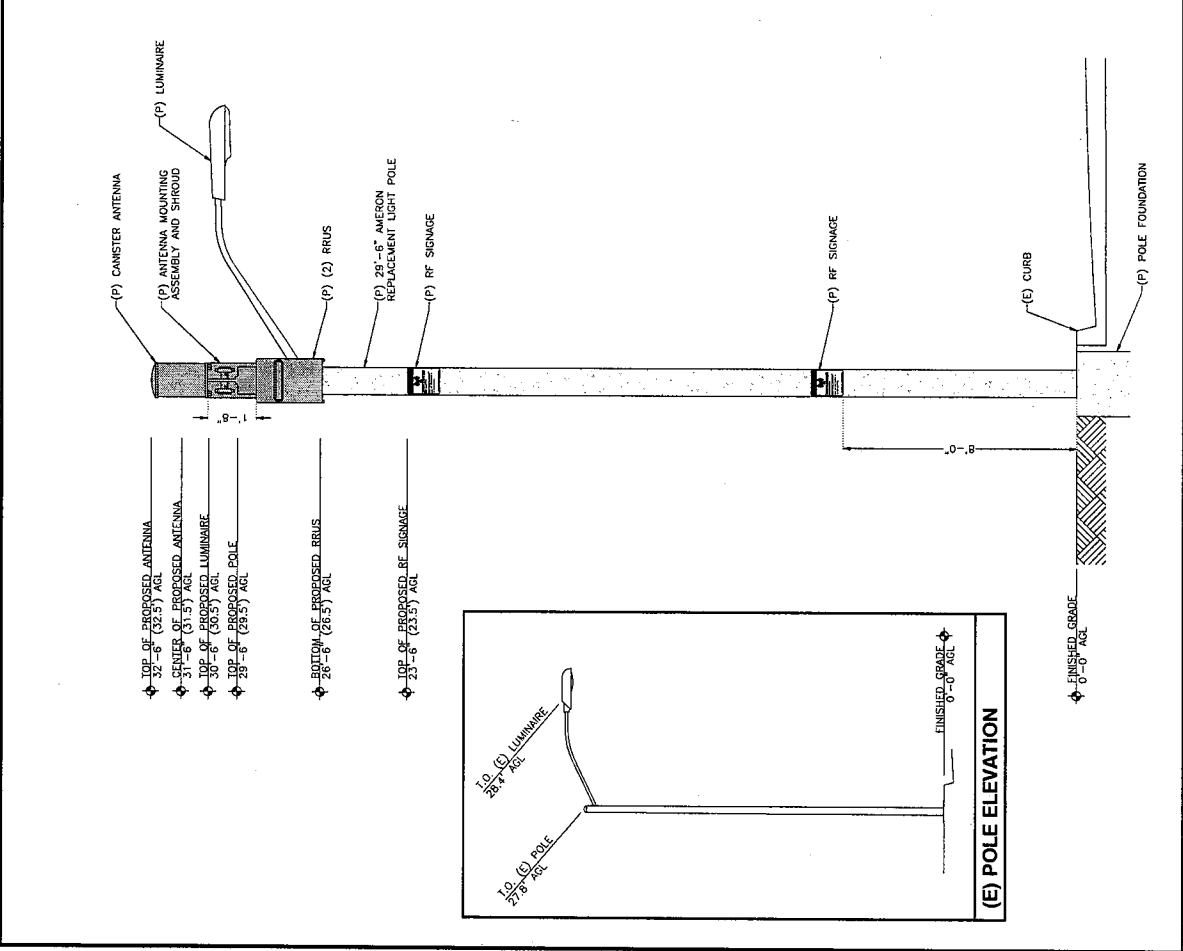
SHEET TITLE
ELEVATIONS

SHEET NUMBER
A3



24"x36" SCALE 1/2" = 1'-0"
11"x17" SCALE 1/4" = 1'-0"

1 2



24"x36" SCALE 1/2" = 1'-0"
11"x17" SCALE 1/4" = 1'-0"

1 2

RESOLUTION NO. 5917-18

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF GARDEN GROVE APPROVING CONDITIONAL USE PERMIT NO. CUP-127-2018, FOR INSTALLATION OF TWENTY-FIVE (25) SMALL WIRELESS TELECOMMUNICATION FACILITIES WITHIN THE CITY OF GARDEN GROVE PUBLIC RIGHT-OF-WAY AT VARIOUS LOCATIONS THROUGHOUT THE CITY.

BE IT RESOLVED that the Planning Commission of the City of Garden Grove, in regular session assembled on May 3, 2018, does hereby approve Conditional Use Permit No. CUP-127-2018, for the installation of twenty-five (25) small wireless telecommunication facilities and related equipment and improvements within the City of Garden Grove public right-of-way at various locations throughout the City.

BE IT FURTHER RESOLVED in the matter of Conditional Use Permit No. CUP-127-2018, the Planning Commission of the City of Garden Grove does hereby report as follows:

1. The subject case was initiated by Verizon Wireless.

The applicant is requesting Conditional Use Permit (CUP) approval to allow for the installation and operation of twenty-five (25) Citywide small wireless telecommunication facilities disguised as street light poles, along with related below grade or internally concealed meter, attached equipment, and site improvements. The existing streets light poles in the City's public right-of-way, that are owned by Southern California Edison, will be removed and replaced with the new street light poles, that include small wireless telecommunication facilities.

2. Pursuant to the California Environmental Quality Act ("CEQA"), the City of Garden Grove has determined that the proposed project is categorically exempt from CEQA pursuant to Section 15301 (Existing Facilities) of the CEQA Guidelines (14 Cal. Code Reg., Section 15301).
3. The properties on which the facilities will be installed have General Plan Land Use designations of Low Density Residential, Medium Density Residential, Light Commercial, Heavy Commercial, and International West Mixed Use, and are zoned R-1 (Single-Family Residential), R-3 (Multiple-Family Residential), C-1 (Neighborhood Commercial), C-2 (Community Commercial), OS (Open Space), PUD (Planned Unit Development), and HCSP-SD-S (Harbor Corridor Specific Plan - Swing District South). The sites are improved as the City of Garden Grove public right-of-way.
4. Existing land use, zoning, and General Plan designation of property within the vicinity of the subject property have been reviewed.
5. The report submitted by City Staff was reviewed.

6. Pursuant to a legal notice, a public hearing was opened on April 19, 2018, and continued and held on May 3, 2018, and all interested persons were given an opportunity to be heard.
7. The Planning Commission gave due and careful consideration to the matter during its meetings of April 19, 2018 and May 3, 2018; and

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

FACTS:

The subject sites are parkways located within the City's public right-of-way at various citywide locations. The sites are improved with existing street light poles owned and operated by Southern California Edison.

The subject sites are zoned R-1 (Single-Family Residential), R-3 (Multiple-Family Residential), C-1 (Neighborhood Commercial), C-2 (Community Commercial), OS (Open Space), PUD (Planned Unit Development), and HCSP-SD-S (Harbor Corridor Specific Plan – Swing District South) and have General Plan Land Use Designations of Low Density Residential, Medium Density Residential, Light Commercial, Heavy Commercial, and International West Mixed Use.

Verizon Wireless is proposing to remove and replace twenty-five (25) Citywide street light poles owned and operated by Southern California Edison, and to install new 32'-6" tall small wireless telecommunication facilities disguised as functioning street light poles, along with related below grade or concealed meter, attached equipment, and site improvements.

Each proposed new small wireless telecommunication facility will consist of a directly installed antenna concealed by a shroud, two (2) remote radio units, two (2) power supply units mounted (one on each side of the pole), a below grade or internally concealed meter, and other related equipment. All new street light poles will include a visible radio frequency and site identification placard. The luminaire design and LED light will be consistent with the City's luminaire replacement program.

The proposed new street light poles will be erected within a few feet of the existing street light poles. The existing pole will be removed as well as any related equipment, sub-structure, and concrete foundation. The existing foundation trench will be back-filled with clean fill, compacted, and completed with a finish surface to match the existing surroundings.

FINDINGS AND REASONS:

1. The proposed use will be consistent with the City's adopted General Plan.

The Applicant is proposing to install and operate small wireless telecommunication facilities to complement and supplement the broader macro cell facilities to fill gaps in coverage and provide increased network capacity, to ensure connectivity, and meet the demand for those heavily populated areas by using an 'existing facility' use subject to a Conditional Use Permit. General Plan Land Use Element Policy LU-1.10 promotes future patterns of urban development and the better use of existing and planned public facilities. With the Conditional Use Permit request, the Applicant is proposing to meet the future needs of the City in a manner consistent with this policy. The proposed development will create an environment and a use that is consistent with the goals of the General Plan provided that the operation of the facilities complies with the conditions of approval.

2. That the requested use at the location proposed will not: adversely affect the health, peace, comfort, or welfare of the persons residing or working in the surrounding area, or unreasonably interfere with the use, enjoyment, or valuation of the property of other persons located in the vicinity of the site, or jeopardize, endanger, or otherwise constitute a menace to public health, safety, or general welfare.

The use will not adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area. The conditions of approval will minimize potential impacts to the adjoining area. Provided the conditions of approval are adhered to for the life of the project, the use will be harmonious with the persons who work and live in the area.

Additionally, the use will not unreasonably interfere with the use, enjoyment or valuation of the property of other persons located within the vicinity of the site, provided the conditions of approval are adhered to for the life of the project. The street light poles will be designed to match the City's existing street light poles appearance in order to mitigate any potential aesthetic impacts. Telecommunication facilities are conditionally permitted in the R-1 (Single-Family Residential), R-3 (Multiple-Family Residential), C-1 (Neighborhood Commercial), C-2 (Community Commercial), OS (Open Space), PUD (Planned Unit Development), and HCSP-SD-S (Harbor Corridor Specific Plan – Swing District South) zones.

Finally, the use will not jeopardize, endanger, or otherwise constitute a menace to public health, safety, or general welfare. The conditions of approval will ensure the public health, safety, and welfare. The antennas and equipment are required to adhere to all FCC regulations prohibiting such facilities from interfering with public safety. Therefore, the project will not create a menace to the public health, safety, or welfare.

3. That the proposed sites are adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other

development features prescribed in this title or as is otherwise required in order to integrate such use with the uses in the surrounding area.

The Applicant is proposing to remove and replace twenty-five (25) Citywide street light poles within the public right-of-way with new 32'-6" tall small wireless telecommunication facilities disguised as functioning street light poles, along with related below grade or concealed meter, attached equipment, and site improvements. The sites, with the existing site improvements and modifications, are all of adequate size to accommodate the proposed uses within the surrounding area.

4. That the proposed sites are adequately served: by highways or streets or sufficient width and improved as necessary to carry the kind and quantity of traffic such as to be generated, and by other public or private service facilities as required.

The sites are adequately served by a principal, major, primary, or secondary arterials or local residential streets and accessible from the public right-of-way. The site is also adequately served by the public service facilities required such as public utilities: gas, electric, water, and sewer facilities.

INCORPORATION OF FACTS AND REASONS SET FORTH IN STAFF REPORT

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

BE IT FURTHER RESOLVED that the Planning Commission does conclude:

1. The Conditional Use Permit (CUP-127-2018) possesses characteristics that would indicate justification of the request in accordance with Municipal Code Section 9.32.030 (Conditional Use Permits).
2. In order to fulfill the purpose and intent of the Municipal Code and thereby promote the health, safety, and general welfare, the following Conditions of Approval, attached as Exhibit "A", shall apply to Conditional Use Permit No. CUP-127-2018.

EXHIBIT "A"

Conditional Use Permit No. CUP-127-2018

City of Garden Grove Public Right-of-Ways

CONDITIONS OF APPROVAL

GENERAL CONDITIONS

1. The applicant shall submit a "Notice of Discretionary Permit Approval and Agreement with Conditions of Approval No. CUP-127-2018," as prepared by the City Attorney's Office, within thirty (30) days of approval. This Conditional Use Permit runs with the land and is binding upon the applicant, his/her/its heirs, assigns, and successors in interest.
2. All Conditions of Approval set forth herein shall be binding on and enforceable against each of the following, and whenever used herein, the term "Applicant" shall mean and refer to the project applicant, Verizon Wireless, the wireless telecommunication facility, and each of their respective successors and assigns, including all subsequent purchasers and/or wireless telecommunication facility. The Applicant, wireless telecommunication facility, and operators of such business shall adhere to the conditions of approval for the life of the project, regardless of property ownership. Any changes of the Conditions of Approval require approval by the Planning Commission, except as otherwise provided herein.
3. This Conditional Use Permit only authorizes the operation of twenty-five (25) small wireless telecommunication facilities in the City's public right-of-way as identified on the site plan, elevations, and detail plans attached to these Conditions of Approval. Approval of this Conditional Use Permit shall not be construed to mean any waiver of applicable and appropriate zoning and other regulations; and wherein not otherwise specified, all requirements of the City of Garden Grove Municipal Code shall apply.
4. Minor modifications to the approved site plan, elevations, detailed plans and/or these Conditions of Approval may be approved by the Community and Economic Development Director, in his or her discretion. Proposed modifications to the approved site plan or Conditions of Approval that would result in the intensification of the project or create impacts that have not been previously addressed, and which are determined by the Community and Economic Development Director not to be minor in nature, shall be subject to approval of new and/or amended land use entitlements by the applicable City hearing body.
5. All conditions of approval shall be implemented at the applicant's expense, except where specified in the individual condition.

Business License Division

6. Applicant shall ensure that all contractors and subcontractors have a valid business license to do business in the City of Garden Grove.

Police Department

7. In order to facilitate the City's rules regarding the regulation, placement, and construction of, and its interaction with, the City's Public Safety Communications Equipment, operation of the Wireless Communications Facilities ("WCF"), the Applicant and all successors shall agree as follows:
 - a. The Applicant recognizes that the frequencies used by the WCF located in the City of Garden Grove public right-of-way may be close to the frequencies used by the City of Garden Grove for public safety. This proximity will require extraordinary "comprehensive advanced planning and frequency coordination" engineering measures to prevent interference, especially in the choice of frequencies and radio ancillary hardware. This is encouraged in the "Best Practices Guide" published by the Association of Public-Safety Communications Officials-International, Inc. (APCO) and as endorsed by the Federal Communications Commission (FCC). Applicant shall comply with such Good Engineering Practices as may be amended from time to time by the FCC in its Rules and Regulations and shall comply with all FCC regulations regarding susceptibility to radio frequency interference, frequency coordination requirements, general technical standards for power, antenna, bandwidth limitations, frequency stability, transmitter measurements, operating requirements, and any and all other federal statutory and regulatory requirements relating to radio frequency interference (RFI).
 - b. In the event the WCF is identified as causing radio frequency interference with the City's Public Safety Communications Equipment, the following steps shall be taken:
 - i. Upon notification by the City of interference with Public Safety Communications equipment, the Applicant (Verizon Wireless) shall utilize the hierarchy and procedures set forth in the Best Practices Guide. If the Applicant (Verizon Wireless) fails to cooperate with the City in applying the procedures set forth in the Best Practices Guide in order to eliminate the interference, then the City may take such steps under law, including the initiation of appropriate proceedings with the FCC, to eliminate the interference.
 - ii. If there is a determination of radio frequency interference with the City's Public Safety Communications Equipment, the party which caused the interference shall be responsible for reimbursing the City for all costs associated with ascertaining and resolving the

interference, including but not limited to any engineering studies obtained by the City to determine the source of the interference.

8. The Applicant shall provide a 24-hour phone number to which interference problems can be reported. This condition will also apply to all existing facilities operated by the provider in the City of Garden Grove.
9. The Applicant shall provide a "single point of contact" in its Engineering and Maintenance Departments to ensure continuity on all interference issues. The name, telephone number, fax number, and e-mail address of that person shall be provided to the City's designated representative upon activation of the facility.
10. The Applicant shall ensure that any lessee or other users of the WCF shall comply with the terms and conditions of this permit and the Applicant shall be responsible for the failure of any lessee or other users under the control of the Applicant to comply.

Fire Department

11. The Applicant shall provide the appropriate Fire Department notes on the building plans that will be submitted to Building and Safety Division for plan check review.
12. The Applicant shall complete a Fire Department Hazardous Materials packet, and submit a copy to the City with the initial plan check submittal packet.
13. The Applicant and subsequent operator(s) shall place and display a hazardous materials placard(s)/sign(s), to NFPA 704 Standards, on the access to the below grade equipment, wireless telecommunication facility and/or new street light pole.

Public Works - Engineering Division

14. The Applicant shall obtain an encroachment permit from the City prior to any construction in the public right-of-way.
15. The Applicant shall submit traffic lane closure permits along with a vehicular traffic control plan for approval.
16. The Applicant shall remove the existing pole as well as any related equipment, sub-structure, and concrete foundation.
17. No at or above ground meter and/or equipment shall be placed on the City of Garden Grove public right-of-way.
18. Construction activities shall adhere to SCAQMD Rule 403 (Fugitive Dust), which includes dust minimization measures, using electricity from power

poles rather than diesel or gasoline powered generators, and using methanol, natural gas, propane or butane vehicles instead of gasoline or diesel powered equipment, where feasible, using solar or low-emission water heaters, and using low-sodium parking lot lights, to ensure compliance with Title 24.

Public Works - Traffic Division

19. The Applicant shall submit plans and pole specifications to include the material of the pole for Public Works Traffic Division approval.

Public Works - Water Division

20. New utilities shall have a minimum five foot (5'-0") horizontal and a minimum one foot (1'-0") vertical clearance from water main and appurtenances.
21. Any new or existing water valve located within new concrete sidewalk improvements shall be reconstructed per City Standard B-753.
22. Any existing meter and services that need to be relocated within the project area shall be relocated at Applicant's expense.

Building and Safety Division

23. The Applicant shall comply with all current California Building Codes, California Electrical Code, California Mechanical Code, California Plumbing Code, and California Energy Code.
24. The Applicant shall submit plans for Building and Safety Division approval.

Planning Services Division

25. The Applicant shall be responsible for maintenance and up-keep of the wireless telecommunication facilities.
26. The Applicant shall be responsible for maintaining free from graffiti, debris, and litter, those areas of the sites on which the wireless telecommunication facilities are installed on, and over, which he/she has control. Graffiti shall be removed within 120 hours of notification/application.
27. The antenna structures shall be designed and disguised as new street light poles that will have a pole height of 29'-6" and an ultimate height to the top of the antenna at 32'-6". Each new small wireless telecommunication facility shall consist of a directly installed antenna approximately one-foot (1'-0") tall concealed by a 3'-9" shroud, two (2) remote radio units about two-feet (2'-0") tall, two (2) power supply units mounted one to each side of the pole along with a below grade or concealed meter as well as other related equipment. All new street light poles shall include a visible radio frequency

and site identification placard. In order to maintain the street light pole appearance, the following conditions shall apply:

- a. The street light pole shall match the existing street light pole colors.
 - b. All attached equipment (i.e., antenna, shroud, remote radio units, power supply units, mounting equipment, and other attached equipment) shall be factory painted to match the new street light pole's color.
 - c. The luminaire design and LED light shall be consistent with the City's luminaire replacement program.
 - d. There shall be no climbing pegs on the street light pole below a height of 15'-0", except when temporarily installed to service the antennas.
 - e. All new street light poles shall include a visible radio frequency and site identification placard.
28. The Applicant shall submit a material sample of the colors to the Planning Services Division for review and approval as part of the plan check submittal application.
29. The Conditional Use Permit (CUP) grants the right to the Applicant to construct and use a telecommunication facility at the locations described in the submitted site plan. The City, however, has concerns about the potential adverse aesthetic and other health and safety impacts of the antennas, and utility and/or mechanical equipment on the surrounding community. It is possible that future technological improvements may make the proposed telecommunication facilities unnecessary or obsolete or outdated aesthetically, therefore, the particular antenna and related equipment shall be reviewed ten years from the date of this approval. At that time, the telecommunication provider operating the facilities shall agree to, and update, each facility as may be required by the Community and Economic Development Director or his/her designee in accordance with applicable law.
30. The City reserves the right to periodically reevaluate the antennas, and utility and/or mechanical equipment in terms of the continued need for these structures in their current size, height, and configuration, and the actual impacts on the neighborhood, community, and environment.
31. Prior to the end of the fifth (5th) year, the City reserves the right to require an administrative review for compliance with the conditions of approval.
32. In order to address concerns regarding radio emissions, the following conditions shall be complied with:

- a. Radio frequency emissions shall not exceed the radio frequency emission guidelines of the Federal Communication Commission (FCC); as such guidelines may be amended from time to time.
 - b. Prior to January 1, 2018, and each January 1st thereafter, the operator shall file with the City of Garden Grove Community and Economic Development Department for approval, a certification of compliance prepared by an independent third party, qualified to measure radio frequency emissions.
33. In the event that the wireless telecommunication facilities are abandoned or their use is discontinued, the Property Owner shall remove all improvements within sixty (60) days of abandonment or discontinuance of the use, whichever occurs first.
 34. The Applicant shall replace the dead sod or ground cover areas in the City parkway landscape areas with new sod or ground cover and ensure that the irrigation system is operating to ensure landscape maintenance.
 35. The Applicant shall ensure that the existing foundation trench be back-filled with clean fill, compacted, and completed with a finish surface to match the existing surroundings.
 36. Hours and days of construction shall be as set forth in the City of Garden Grove's Municipal Code Section 8.47.010, referred to as the Noise Control Ordinance.
 37. There shall be no other antennas or mechanical equipment installed on the street light poles without obtaining approval from the Planning Services Division.
 38. During construction, if paleontological or archeological resources are found, all attempts shall be made to preserve in place or leave in an undisturbed state in compliance with applicable laws and regulations.
 39. A copy of the Resolution No. 5917-18 approving Conditional Use Permit No. CUP-127-2018 shall be kept at the local Verizon Offices at all times and be made available upon request by City Staff and/or Police Department.
 40. The Applicant is advised that this Conditional Use Permit may be reviewed one (1) year from the date of this approval, and at least every three (3) years thereafter in order to determine if the business is operating in compliance.
 41. In addition, this Conditional Use Permit may be called for review before the City staff, the City Council, or Planning Commission at any time, if noise or other types complaints are filed and verified as valid by the Code Enforcement office or other City department concerning the violation of

Conditional Use Permit No. CUP-127-2018
Conditions of Approval

approved conditions, the Garden Grove Municipal Code, or any other applicable provisions of law.

42. It shall be the Applicant's responsibility to verify that any building or site improvements do not cross over, encroach into, or cause issue with any recorded easements on the subject property or the adjacent properties.
43. Unless a time extension is granted pursuant to Section 9.32.030.D.9 of Title 9 of the Municipal Code, the use authorized by this approval of Conditional Use Permit No. CUP-127-2018 shall become null and void if the subject use or construction necessary and incidental thereto is not commenced within one (1) year of the expiration of the appeal period and thereafter diligently advanced until completion of the project.

COMMUNITY AND ECONOMIC DEVELOPMENT DEPARTMENT PLANNING STAFF REPORT

AGENDA ITEM NO.: D.1.	SITE LOCATION: Northwest corner of Imperial Avenue and Gilbert Street at 9241 Imperial Avenue
HEARING DATE: May 3, 2017	GENERAL PLAN: Low Density Residential
CASE NO.: Site Plan No. SP-052-2018 and Tentative Parcel Map No. PM-2017-141	ZONE: R-1 (Single-Family Residential)
	APN: 098-264-01
APPLICANT: Rosell Surveying & Mapping	CEQA DETERMINATION: Exempt
PROPERTY OWNER: Tran Vu	

REQUEST:

The applicant is requesting Site Plan and Tentative Parcel Map approval to subdivide an existing 18,470 square foot lot, improved with a single-family home, into two (2) parcels. Lot 1 will have a lot size of 9,387 square feet, and Lot 2 will have a lot size of 9,035 square feet. The existing single-family home will be demolished to accommodate the proposed subdivision, and a new, two-story, single-family home, will be constructed on each lot.

BACKGROUND:

The property is an 18,470 square foot lot located at the northwest corner of Imperial Avenue and Gilbert Street. The property has a General Plan Land Use Designation of Low Density Residential and is zoned R-1 (Single-Family Residential).

The property is located in a residential area improved with single-family residences. The property is currently improved with a 2,447 square foot single-family home with an attached two-car garage constructed in 1952. The property owner proposes to subdivide the property into two (2) lots in order to construct a single-family home on each lot. The existing single-family home will be demolished to accommodate the proposed subdivision.

PROJECT STATISTICS:

	Provided		Code Requirement	
Net Lot Size Lot 1 Lot 2	9,387 S.F. 9,035 S.F.		7,200 S.F.	
Lot Width Lot 1 Lot 2	68'-0" 67'-0"		65'-0" 60'-0"	
Building Coverage Lot 1 Lot 2	3,245 S.F. (35%) 3,478 S.F. (38 %)		50%	
Setbacks Front Rear Interior Sides Street Side	20'-0" 52'-0" (Lot 1); 50'-0" (Lot 2) 6'-0" Lot (1); 5'-0" (Lot 2) 10'-0" (Lot 1)		20'-0" 25'-0" 5'-0" 10'-0"	
Parking Per Lot	Lot 1	Lot 2	Lot 1	Lot 2
Enclosed Garage	2	3	2	3
Open Parking	<u>2</u>	<u>3</u>	<u>2</u>	<u>3</u>
Total Parking Spaces	4	6	4	6
Building Height	29'-7"		35'-0"	

Building Type Summary

Parcel Number	Number of Bedrooms/Baths	Unit Size*
Lot 1	4 Bedrooms, 4 Baths	3,940 S.F.
Lot 2	5 Bedrooms, 3 Baths	3,232 S.F.

*Total living area, garages are not included.

DISCUSSION:

SITE PLAN:

Circulation, Parking, and Unit Design

The project will consist of subdividing an 18,470 square foot lot into two (2) parcels in order to construct a new a single-family home on each lot. Each parcel will be accessed from a drive approach from Imperial Avenue. Lot 1 will be accessed from a 20'-0" wide drive approach, while Lot 2 will be accessed from a 28'-0" wide drive approach.

The required number of parking spaces for each new single-family home is based on the proposed number of bedrooms. The Municipal Code requires a two-car enclosed garage and two open parking spaces for a home with up to four (4)

bedrooms, and a three-car garage and three open parking spaces for a home with five (5) bedrooms. Each new home has been designed to comply with the required parking of the Municipal Code.

Lot 1 will have a lot size of 9,387 square feet. A new two-story, 3,940 square foot, single-family home will be constructed on the lot. The single-family home will consist of a living room, a family room, a dining room, a kitchen, a laundry room, four (4) bedrooms, four (4) bathrooms, and a loft and study room on the second floor. An attached two-car garage will be provided for the unit with the required open parking spaces along the driveway.

Lot 2 will have a lot size of 9,035 square feet. A new two-story, 3,232 square foot, single-family home will be constructed on the lot. The single-family home will consist of a living room, a family room, a dining room, a kitchen with a nook, a laundry room, five (5) bedrooms, three (3) bathrooms, and a loft on the second floor. An attached three-car garage will be provided for the unit with the required open parking spaces along the driveway.

Building Design

The building elevations are designed to look like contemporary single-family homes. Each unit's front building elevation incorporates projecting and recessed building masses, along with varied rooflines in order to articulate the building's facade. The building's architectural detailing includes the use of an entry porch, varied window shapes, multi-pane windows, and decorative trim around the windows and doors to enhance the building. The exterior building materials for each unit will consist of a stucco finish with concrete roof tile.

The applicant has designed the units to comply with the second-story privacy provision requirements of the R-1 zone by providing windows that will minimize visual intrusion into the adjacent neighbor's private recreation areas. In particular, the north elevation windows for the unit on Lot 2 have been designed the second story, rear windows, as high (clear story) windows. Pursuant to the proposed Conditions of Approval, the Planning Division will review and approve the final design and placement of all second-story windows to ensure privacy compliance.

TENTATIVE PARCEL MAP:

In accordance with the State Subdivision Map Act, the applicant is requesting approval of Tentative Parcel Map No. PM-2017-141 to subdivide the existing property into two (2) lots for the purpose of constructing a single-family home on each lot. The proposed Tentative Parcel Map is in conformance with the City's General Plan, the City's subdivision ordinance, the R-1 zone requirements, and the State's Subdivision Map Act. The parcels comply with the minimum lot size of 7,200 square feet of the R-1 zone.

RECOMMENDATION:

Staff recommends that the Planning Commission take the following action:

1. Approve Site Plan No. SP-052-2018 and Tentative Parcel Map No. PM-2017-141, subject to the recommended Conditions of Approval.



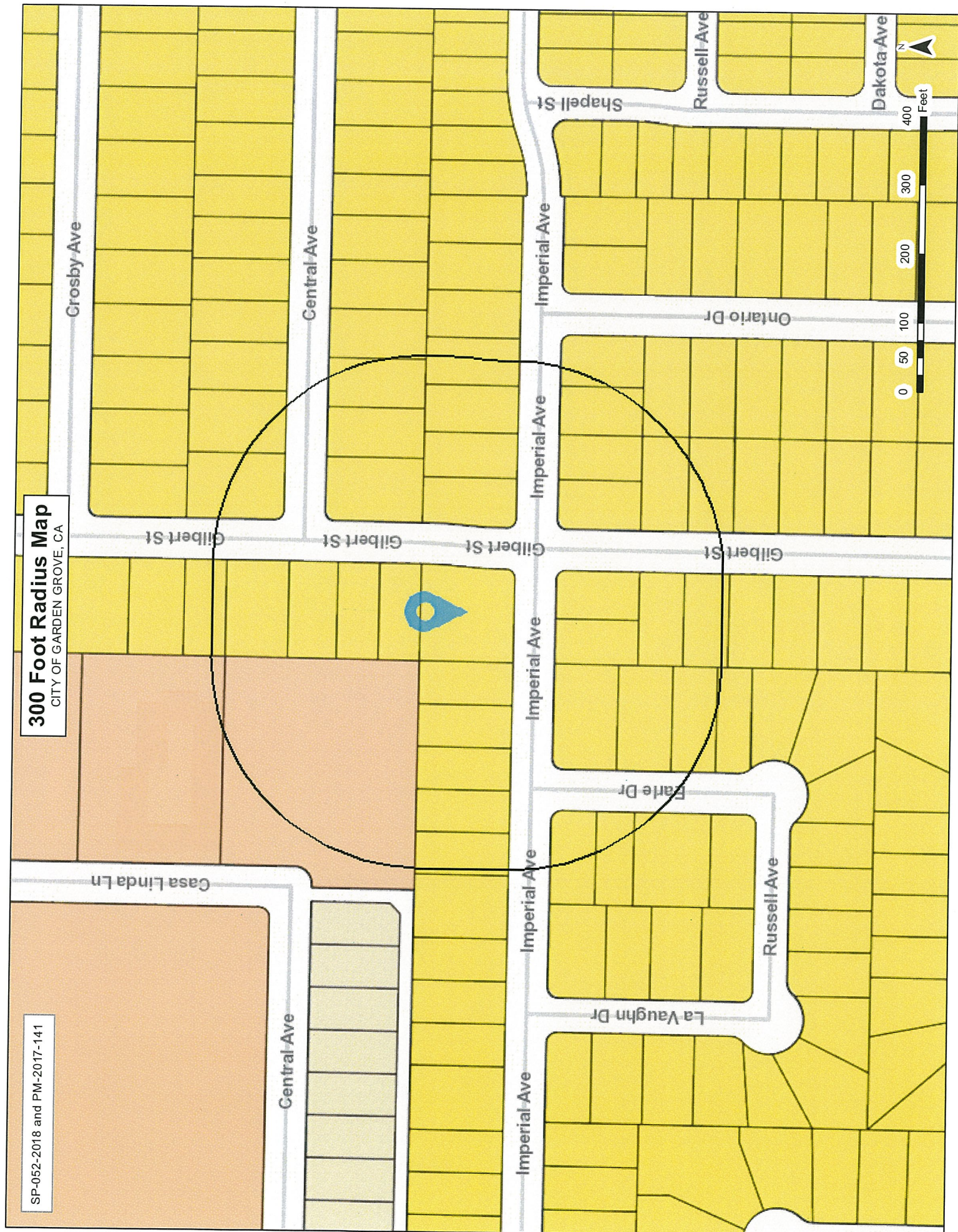
LEE MARINO
Planning Services Manager



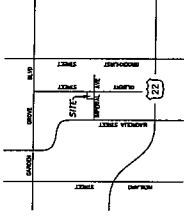
By: Maria Parra
Senior Planner

300 Foot Radius Map
CITY OF GARDEN GROVE, CA

SP-052-2018 and PM-2017-141



EXISTING FACILITIES PLAN TENTATIVE PARCEL MAP TPM NO. 2017-141



STREET ADDRESS:
GARDEN GROVE, CA 92644
APN 086-284-01

LEGAL DESCRIPTION: 241 IN THE CITY OF GARDEN GROVE, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 39, PAGES 17 TO 18 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF ORANGE COUNTY.

OWNER: AN UNMARRIED WOMAN
TRACY YU, AN UNMARRIED WOMAN
7155 MAPLE GLEN DRIVE
CORONA, CA 92680 (714) 988-7345

PLANS PREPARED BY: ROSELL SURVEYING, INC.
3355 CHADLAC AVE. BLDG. O, SUITE 109
POMONA, CA 92668
PHONE: (714) 864-6680

GENERAL PLAN DESIGNATION:
SINGLE FAMILY RESIDENTIAL (R1)

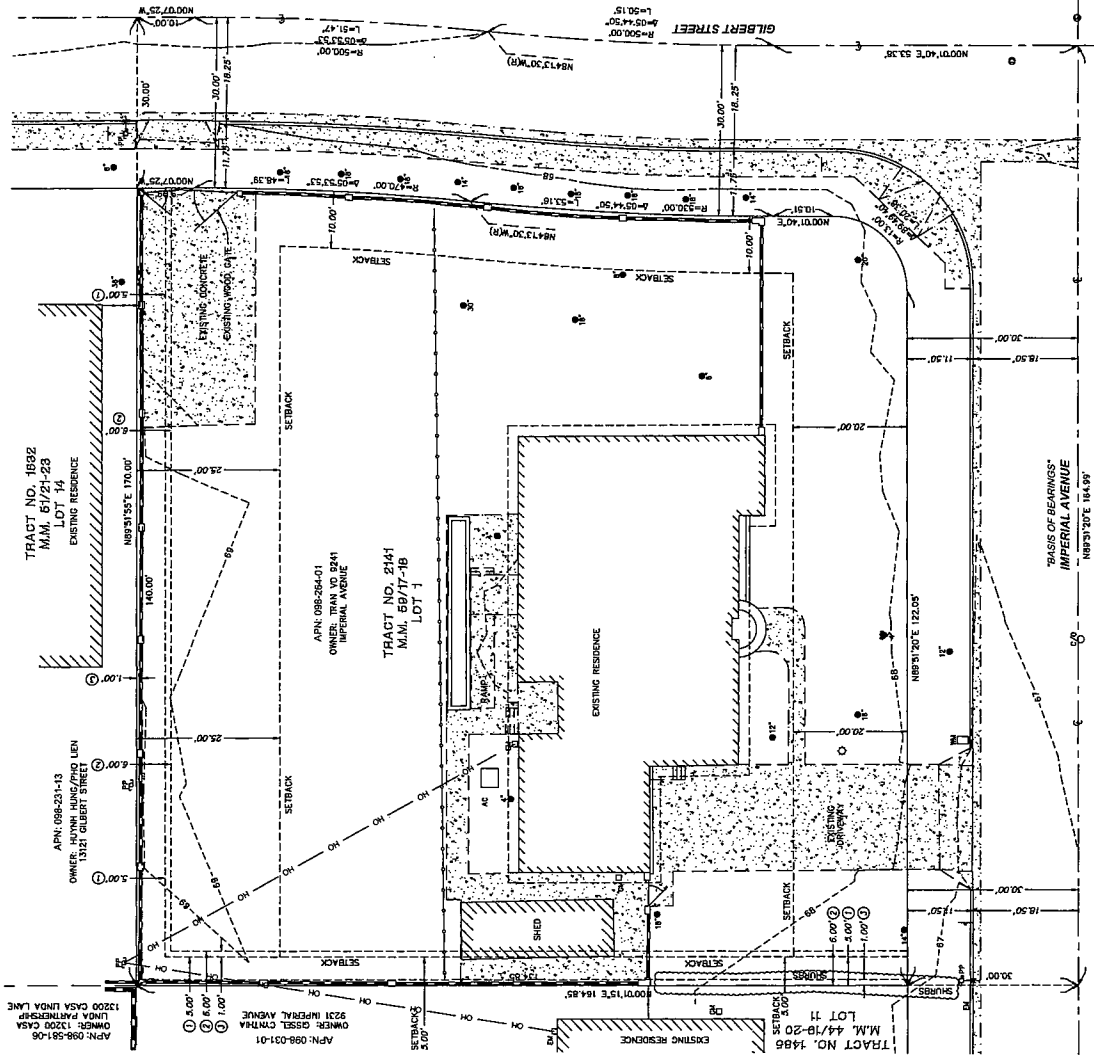
EXISTING ZONING:
SINGLE FAMILY RESIDENTIAL, R1 (7.200)

SETBACKS:
FRONT = 10 FEET
SIDE = 5 FEET
REAR = 50% LOT DEPTH NOT TO EXCEED 25 FEET

EXISTING LAND USE:
SINGLE FAMILY RESIDENTIAL, R-1 (7,200 SQ. FT.)

EXISTING AREA:
TOTAL AREA = 0.434 AC (18,823.34 SQ. FT.)
TOTAL NET ACRES = 0.423 AC (18,422.37 SQ. FT.)

SURROUNDING LAND USE:
SURROUNDING LAND USE ON ALL FOUR SIDES IS RESIDENTIAL.



LEGEND

AC	AIR CONDITIONING UNIT	SC	SEWER CLEANOUT
EM	ELECTRIC METER	SM	SEWER MANHOLE
GM	GAS METER	SD	SIGN
LL	LOT LIGHT	SDM	STORM DRAIN MANHOLE
PT	PALM TREE CLUSTER	SL	STREET LIGHT
PP	POWER POLE	T	TREE
WM	WATER METER	WM	WATER METER
CC	SEWER CLEANOUT	WM	WATER METER

- EXISTING PROPERTY LINE
- EXISTING OVERHEAD LINE
- EXISTING WOOD FENCE
- EXISTING CHAIN LINK FENCE

EASEMENTS:

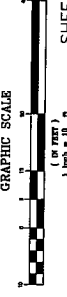
① AN EASEMENT AS SHOWN ON THE MAP OF SMO TRACT NO. 2141 FOR PUBLIC UTILITIES RECORDED IN BOOK 39 PAGES 17 TO 18 OF MISCELLANEOUS MAPS, TO CUT THE WEST 5 FEET AND THE NORTH 5 FEET OF SMO LAND RECORDED IN BOOK 39 PAGES 17 TO 18 OF MISCELLANEOUS MAPS. (PLOTTED HEREON)

② AN EASEMENT FOR PURPOSES HEREIN STATED, AND RIGHTS INCIDENTAL HERETO AS PROVIDED IN AN INSTRUMENT RECORDED IN BOOK 2772, PAGE 292 OF OFFICIAL RECORDS, FOR UNDERGROUND AND AERIAL TELEPHONE, TELEGRAPH AND COMMUNICATION STRUCTURES AND INCIDENTAL PURPOSES IN FAVOR OF: THE PACIFIC TELEPHONE AND TELEGRAPH COMPANY, A CORPORATION. AFFECTS: NORTH AND WEST 6' (PLOTTED HEREON)

③ AN EASEMENT FOR PURPOSES HEREIN STATED, AND RIGHTS INCIDENTAL HERETO AS PROVIDED IN AN INSTRUMENT RECORDED 8/7/1954, IN BOOK 2700, PAGE 284, OF OFFICIAL RECORDS, IN FAVOR OF: SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION AFFECTS: WITHIN ONE FOOT OF THE NORTH AND WEST LINE OF LOT 1 (PLOTTED HEREON)

THIS SURVEY WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION

DAVID T. ROSELL
P.L.C. 8261



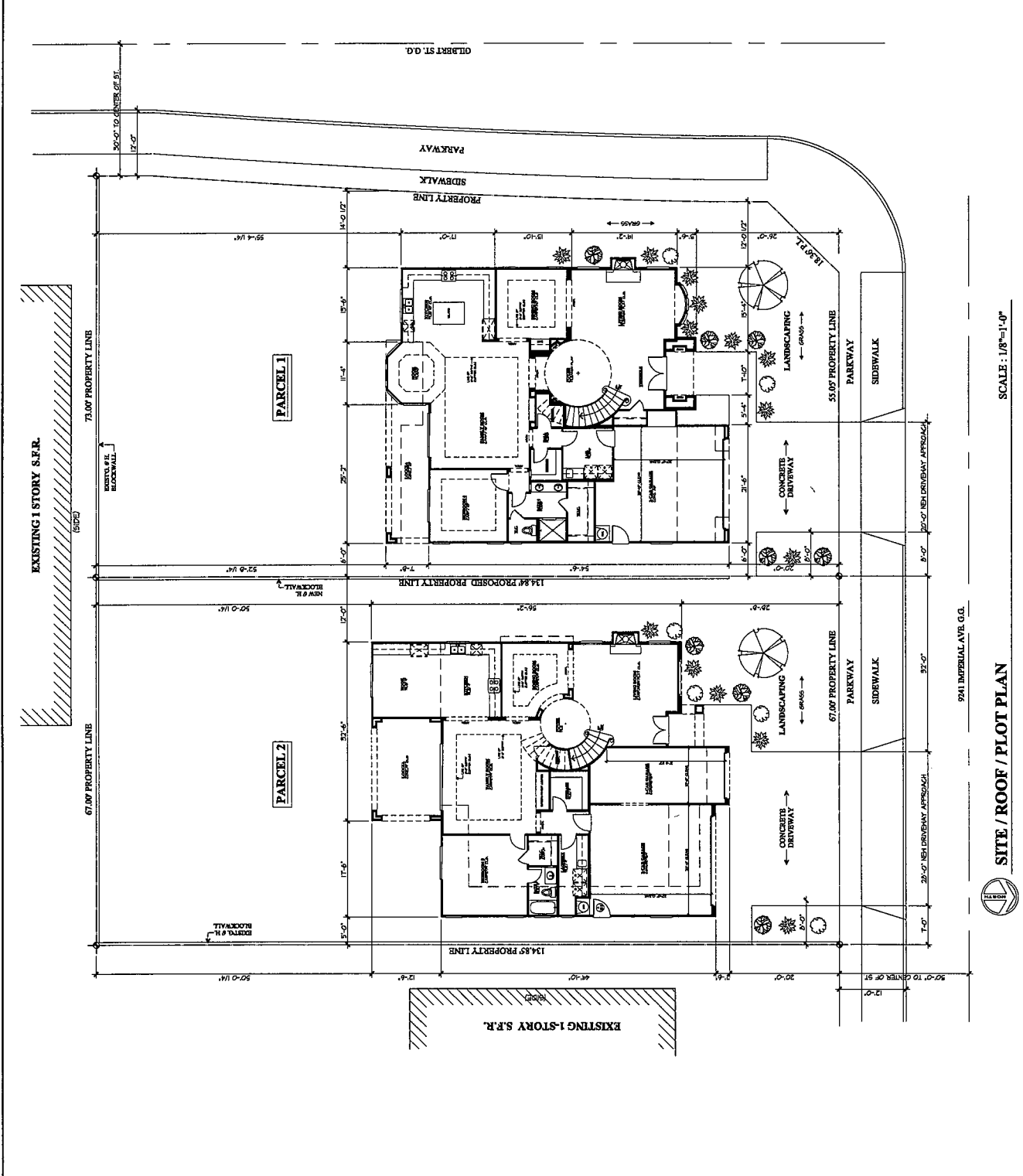
DRAWN BY: [Name]
 CHECKED BY: [Name]
 DATE: 10-14-17
 PROJECT: 9241 IMPERIAL AVE.

A Two New Custom Home
 for
 TRAN VO
 9241 IMPERIAL AVE.
 GARDEN GROVE, CA. 92844
 (714)588-7345

REVISIONS
 DATE DESCRIPTION
 10-14-17 017

SHEET TITLE
 • FLOOR PLANS
 • FLOOR NOTES
 • GENERAL NOTES

SHEET NUMBER
A-1
 OF 3 SHEETS



PARCEL 1
Square Footage:
 Lower Level: 2098 S.F.
 Upper Level: 1868 S.F.
 Total Living S.F.: 3966 S.F.
 2-Car Garage: 590 S.F.
 Entry Porch: 70 S.F.
 Deck: 180 S.F.
 Loggia: 196 S.F.
 Driveway: 400 S.F.
 Lot Size: 9377 S.F.
 Lot Coverage: 35 %

PARCEL 2
Square Footage:
 Lower Level: 1934 S.F.
 Upper Level: 1398 S.F.
 Total Living S.F.: 3332 S.F.
 3-Car Garage: 716 S.F.
 Entry Porch: 44 S.F.
 Deck: 84 S.F.
 Loggia: 238 S.F.
 Driveway: 688 S.F.
 Lot Size: 9835 S.F.
 Lot Coverage: 38 %

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

SITE / ROOF / PLOT PLAN



9241 IMPERIAL AVE. G.G.

Prepared by:
 ARCHITECT:
 WEST CALIF. TRANSPORTERS
 10000 WILSON AVENUE
 WEST GARDEN, CALIF. 92244
 PREPARED BY: PAUL G. COOPER/STAN

Prepared by:
 ARCHITECT:
 BOB TRAM
 10000 WILSON AVENUE
 WEST GARDEN, CALIF. 92244

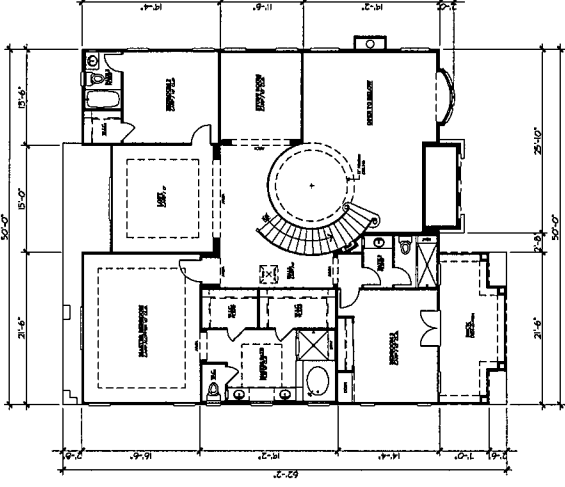
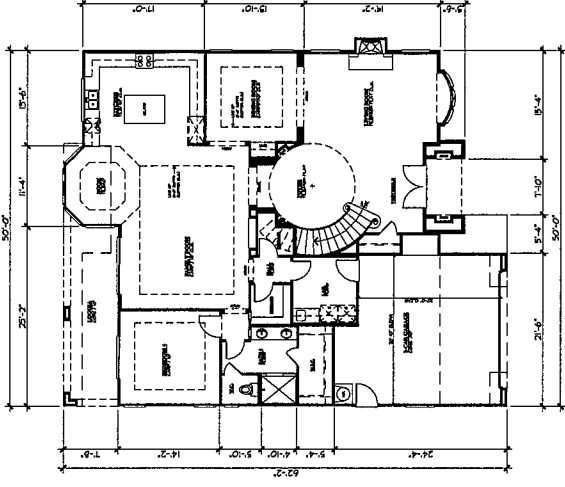
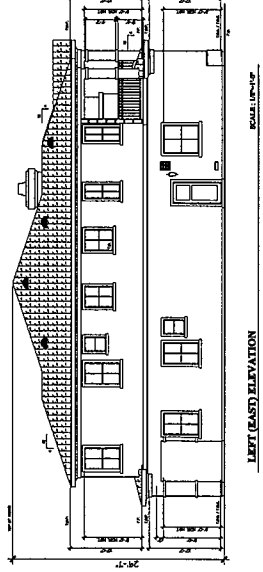
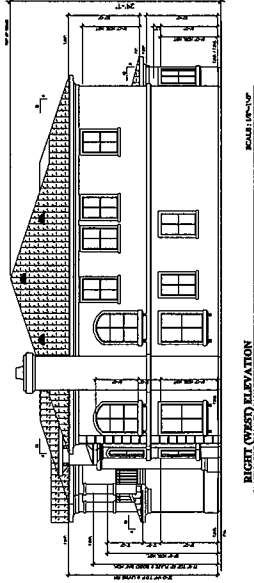
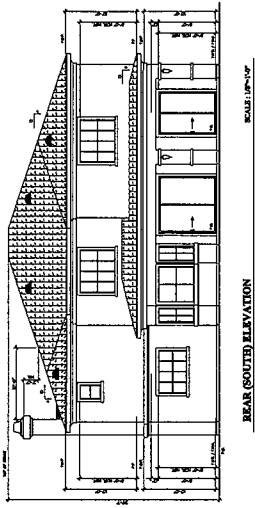
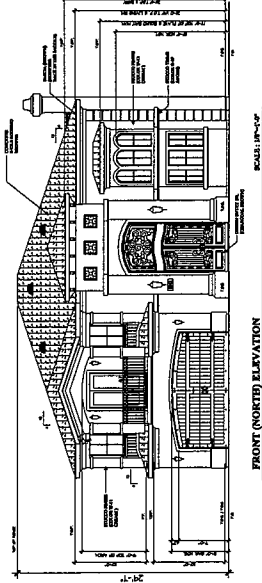
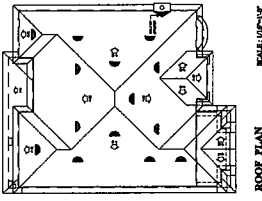
A Two New Custom Home
 for
 TRAN VO
 9241 IMPERIAL AVE.
 GARDEN GROVE, CA. 92844
 (714)588-7345

DATE	18-04-17
PROJECT	817
DRAWN	
CHECKED	
BY	
SCALE	AS NOTED

REVISIONS	
DATE	DESCRIPTION

SHEET TITLE
 • FLOOR PLAN
 • ELEVATIONS
 • ROOF PLAN

SHEET NUMBER
A-2
 OF
 SHEETS



PARCEL 1
Square Footage:
 Lower Level: 2080 S.F.
 Upper Level: 1600 S.F.
 Total Living S.F.: 3940 S.F.
 2-Car Garage: 600 S.F.
 Screened Porch: 200 S.F.
 Deck: 180 S.F.
 Loggia: 196 S.F.
 Driveway: 400 S.F.
 Lot Size: 6997 S.F.
 Lot Coverage: 37%

Drawn By:
 WEST CULLEN ENGINEERING
 10000 WILSON AVENUE
 FORT WORTH, TEXAS 76116
 PROJECT NO. 11-10-00000

Reviewed/Checked By:
 JOHN W. WILSON, P.E.
 10000 WILSON AVENUE
 FORT WORTH, TEXAS 76116

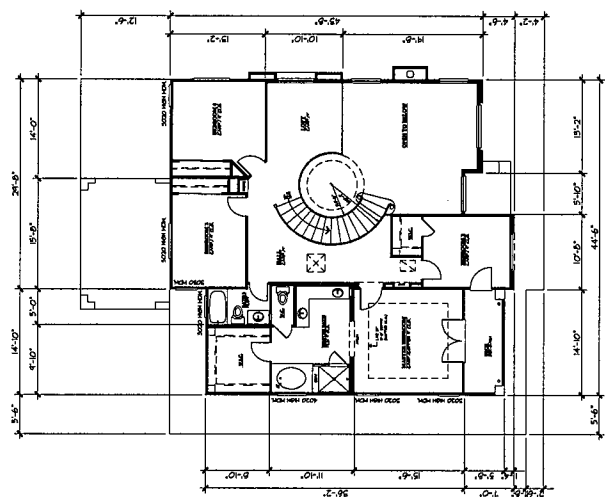
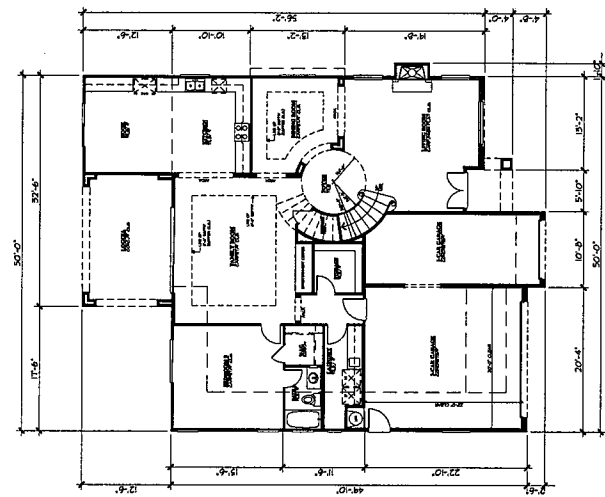
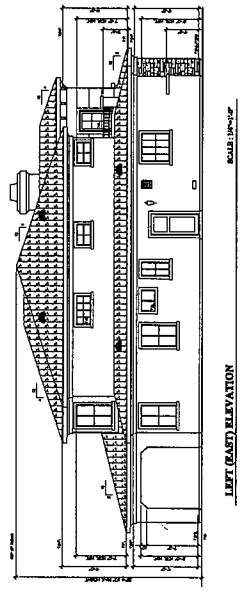
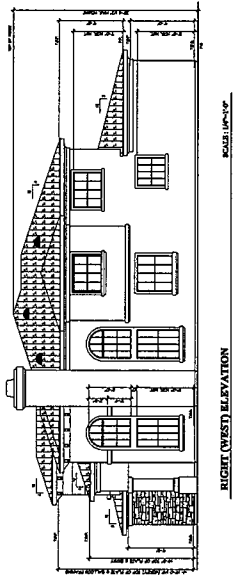
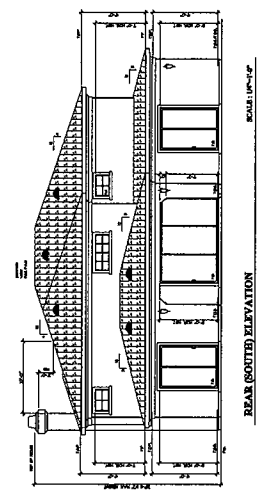
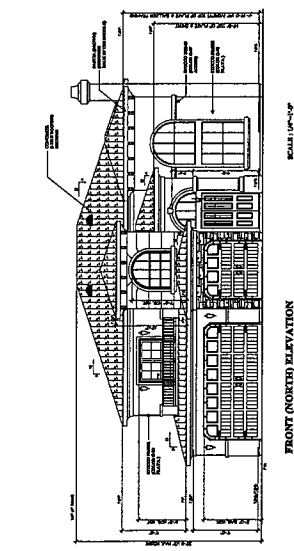
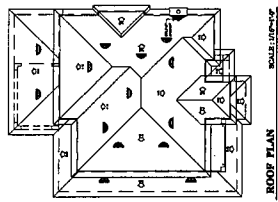
A Two New Custom Home
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 TRAN VO
 9241 IMPERIAL AVE.
 GARDEN GROVE, CA 92844
 (714)588-7345

DATE	11-10-17
PROJECT	817
DESIGNED BY	
CHECKED BY	
SCALE	AS NOTED

REVISIONS	
DATE	DESCRIPTION

SHEET TITLE
 • FLOOR PLAN
 • ROOF PLAN
 • ROOF PLAN

SHEET NUMBER
 A-3
 OF 3 SHEETS



PARCEL 2
Square Footage:
 Lower Level: 1884 S.F.
 Upper Level: 1398 S.F.
 Total Living S.F.: 3282 S.F.
 3-Car Garage: 786 S.F.
 Entry Porch: 44 S.F.
 Deck: 84 S.F.
 Loggia: 231 S.F.
 Driveway: 600 S.F.
 Lot Area: 9035 S.F.
 Lot Coverage: 38 %

RESOLUTION NO. 5918-18

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF GARDEN GROVE APPROVING SITE PLAN NO. SP-052-2018 AND TENTATIVE PARCEL MAP NO. PM-2017-141.

BE IT RESOLVED that the Planning Commission of the City of Garden Grove, in a regular session assembled on May 3, 2018, hereby approve Site Plan No. SP-052-2018 and Tentative Parcel Map No. PM-2017-141, for a property located on the northwest corner of Imperial Avenue and Gilbert Street, at 9241 Imperial Avenue, Assessor's Parcel No. 098-264-01.

BE IT FURTHER RESOLVED in the matter of Site Plan No. SP-052-2018 and Tentative Parcel Map No. PM-2014-171, the Planning Commission of the City of Garden Grove does hereby report as follows:

1. The subject case was initiated by Rosell Surveying & Mapping, Inc.
2. The applicant is requesting Site Plan and Tentative Parcel Map approval to subdivide an existing 18,470 square foot lot improved with a single-family home into two (2) parcels. Lot 1 will have a lot size of 9,387 square feet, and Lot 2 will have a lot size of 9,035 square feet. The existing single-family home will be demolished to accommodate the proposed subdivision, and a new, two-story single-family home will be constructed on each lot.
3. Pursuant to the California Environmental Quality Act ("CEQA"), the City of Garden Grove previously determined that this project was categorically exempt from CEQA pursuant to Section 15315 (Minor Land Divisions) of the CEQA Guidelines (14 Cal. Code Regs., Section 15303 and 15315) and Section 15303 (New Construction or Conversion of Small Structures).
4. The property has a General Plan designation of Low Density Residential and is zoned R-1 (Single-Family Residential). The site is currently improved with a single-family home that will be demolished to accommodate the proposed subdivision.
5. Existing land use, zoning, and General Plan designation of property in the vicinity of the subject property have been reviewed.
6. Report submitted by the City staff was reviewed.
7. Pursuant to a legal notice, a public hearing was held on May 3, 2018, and all interested persons were given an opportunity to be heard.

8. The Planning Commission gave due and careful consideration to the matter during its meeting on May 3, 2018; and

BE IT FURTHER RESOLVED, FOUND AND DETERMINED that the facts and reasons supporting the conclusion of the Planning Commission, as required under Municipal Code Section 9.04.030 are as follows:

FACTS:

The property is an 18,470 square foot lot, located on the northwest corner of Imperial Avenue and Gilbert Street. The property has a General Plan Land Use Designation of Low Density Residential and is zoned R-1 (Single-Family Residential). The property is located in a residential area improved with single-family residences. The property is improved with a 2,447 square foot single-family home constructed in 1952 that will be demolished to accommodate the proposed subdivision.

Lot 1 will have a lot size of 9,387 square feet, and Lot 2 will have a lot size of 9,035 square feet. Each lot will be improved with a two-story single-family home. Lot 1 will have a 3,940 square foot single-family home with four bedrooms, and four (4) bathrooms, while Lot 2 will have a 3,232 square foot single-family home with five (5) bedrooms and three (3) bathrooms.

The project has been designed to comply with the development standards of the R-1 zone, including setbacks, parking, lot coverage, building height, and the minimum lot size requirements.

FINDINGS AND REASONS:

SITE PLAN

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

The property has a General Plan Land Use Designation of Low Density Residential and is zoned R-1 (Single-Family Residential). The project has been designed to comply with the development standards of the R-1 (Single-Family Residential) zone. Both parcels comply with the setbacks, parking, lot coverage, building height, and the minimum lot size requirements of the zone. A new two-story, single-family home will be constructed on each lot. The proposed project is compatible with the character of the existing single-family neighborhood. The project complies with the General Plan Land Use Designation, the development standards of the R-1 zone, and all other applicable ordinances.

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

Each parcel will be accessed from a single-drive approach from Imperial Avenue. Each new residential home will be designed to provide the required enclosed garage and open parking spaces for the R-1 zone. Lot 1 will have a two-car enclosed garage with two open parking spaces along the driveway, and Lot 2 will have a three-car enclosed garage with three open parking spaces.

The City's Traffic Engineering Section has reviewed the proposed project, and all appropriate conditions of approval have been incorporated to minimize any adverse impacts to surrounding streets.

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

The streets in the area will be adequate to accommodate the development once the developer provides the necessary improvements for the project. Utilities and drainage channels in the area are existing and are adequate to accommodate the development. The proposed development will provide landscaping and proper grading of the site, thereby, improving drainage in the area.

The Public Works Department has reviewed the project, and has incorporated all the appropriate conditions of approval to minimize any adverse impacts.

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

The project has been designed in accordance with the R-1 (Single-Family Residential) development standards. The property is located in an area improved with existing single-family residences. The proposed subdivision will be compatible with the surrounding neighborhood. Each lot will have a single-family home that complies with development standards of the R-1 zone, including setbacks, parking, lot coverage, and maximum building height.

The project has been designed to ensure a reasonable degree of compatibility with the neighborhood by providing lots that comply with the minimum lot size, and all applicable development standards of the R-1 zone.

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

The project has been designed to comply with the fifty-percent (50%) lot coverage requirement of the R-1 zone that will ensure that each parcel maintains the required amount of open usable space. Additionally, the conditions of approval will ensure that the landscaping requirements of the Municipal Code will be complied with.

TENTATIVE PARCEL MAP

1. The proposed map is consistent with the General Plan.

The property has a General Plan Land Use Designation of Low Density Residential. The proposed map is consistent with the provisions of the General Plan Low Density Residential land use designation, which is intended to create, maintain, and enhance residential areas characterized by detached, single-family homes on a single parcel. The proposed Tentative Parcel Map is consistent with the provisions of the General Plan as the number of lots and the number of residential units on each lot does not exceed the density allowed under the General Plan Land Use Designation of Low Density Residential.

2. The design and improvement of the proposed subdivision are consistent with the General Plan.

The design and improvement of the proposed map are consistent with the General Plan. The creation of a two (2) lot subdivision for the purpose of constructing one single-family home on each lot is consistent with the General Plan. The project complies with the minimum lot size requirement of the R-1 zone. In addition, the configuration of the lots and design of the homes is compatible with the existing residential neighborhood. With the conditions of approval, the design and improvement of the subject site is consistent with the spirit and intent of the General Plan.

3. The site is physically suitable for the type of development and complies with the spirit and intent of the Municipal Code.

The site is adequate in size and shape to accommodate the proposed project. Each parcel complies with the minimum lot size and the development standards of the R-1 zone. The placement and size of the proposed single-family homes comply with the development standards for the R-1 zone, including setbacks, parking, lot coverage and open space provisions.

4. The design of the subdivision and the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat, and the requirements of the California Environmental Quality Act have been satisfied.

The requirements of the California Environmental Quality Act have been satisfied. The project was determined to be exempt pursuant to Section 15303(a) (New Construction or Conversion of Small Structures) and Section 15315 (Minor Land Divisions) of the California Environmental Quality Act.

5. The site is physically suitable for the proposed density of the development.

The site is adequate in size and shape to accommodate a two (2) lot subdivision that complies with the minimum lot size and the minimum lot width requirement of the R-1 zone. The proposed design of the residential lot allows for the placement of one single-family home on each lot, which complies with the density requirement of the General Plan.

The placement of the new single-family home on each lot complies with the R-1 development standards. The project complies with the minimum parking, open space, setbacks, lot coverage and building height requirements of the R-1 zone.

6. The design of the subdivision and the proposed improvements are not likely to cause serious public health problems.

The design of the subdivision and the proposed improvements are not likely to cause serious public health problems since conditions of approval will be in place to safeguard the public health. City Departments, including Traffic Division, Water Division, Engineering Division, Fire Department, Police Department and the Planning Division have reviewed the proposed development and have applied conditions of approval to minimize against any potential negative impacts that the project may have on the community. The conditions of approval for on- and off-site improvements will safeguard the public health.

7. The design of the project and the proposed improvements will not conflict with easements of record or easements established by court judgment acquired by the public at large for access through or use of property within the subdivision; or, if such easements exist, alternate easements for access or for use will be provided and these will be substantially equivalent to the ones previously acquired by the public.

The design of the subdivision and the proposed improvements will not conflict with easements of record or easements established by court judgment acquired by the public at large for access through or use of property within the proposed subdivision. The project has been designed to avoid development over existing easements.

8. The design and improvement of the proposed subdivision are suitable for the uses proposed and the subdivision can be developed in compliance with the applicable zoning regulations.

The design and improvement of the proposed subdivision are suitable for the uses proposed and the subdivision can be developed in compliance with the applicable zoning requirements.

The design of the subdivision is suitable for the low-density residential project and complies with the spirit and intent of the General Plan, and the Subdivision Map Act. The project has also been designed to comply with the R-1 development standards, and complies with the minimum lot size and minimum lot width requirement.

9. The design of the subdivision provides, to the extent feasible, for future passive or natural heating and cooling opportunities in the subdivision.

To the extent feasible, the project has been designed in accordance with Government Code Section 66473.1, such as to allow for passive or natural heating opportunities in the subdivision design, to encourage the orientation of structures to take advantage of shade and prevailing breezes, to allow solar access for passive heating and opportunities for placement of shade trees and other vegetation for cooling.

10. The design, density, and configuration of the subdivision strike a balance between the affect of the subdivision on the housing needs of the region and public service needs. The character of the subdivision is compatible with the design of existing structures, and the lot sizes of the subdivision are substantially compatible with the lot sizes within the general area.

The project has been reviewed in relation to the housing needs and goals of the City and is compatible with the existing residential projects in the vicinity. The property is located in an area with existing single-family residences. The property is currently improved with a single-family home that will be demolished to accommodate the proposed subdivision. A new, two-story, single-family home, will be constructed on each lot. The subdivision will be compatible with the surrounding area since the lots are designed to comply with the minimum lot size. The project complies with the density

requirements of the General Plan, and complies with all applicable R-1 development standards.

11. The subject property is not located within a state responsibility area or a very high fire hazard severity zone, the proposed subdivision is served by local fire suppression services, and the proposed subdivision meets applicable design, location, and ingress-egress requirements.
12. The discharge of waste from the proposed subdivision into the existing sewer system will not result in violation of existing requirements prescribed by the California Regional Water Quality Control Board. The conditions of approval for on and off-site improvements will ensure permitted capacity of the public sewer system is not exceeded.

INCORPORATION OF FACTS AND FINDINGS SET FORTH IN STAFF REPORT

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

BE IT FURTHER RESOLVED that the Planning Commission does conclude:

1. The Site Plan and Tentative Parcel Map possess characteristics that would justify the request in accordance with Municipal Code Section No. 9.32.030.3 (Site Plan) and Section 9.40.060 (Tentative Maps).
2. In order to fulfill the purpose and intent of the Municipal Code and thereby promote the health, safety, and general welfare, the attached Conditions of Approval (Exhibit "A") shall apply to Site Plan No. SP-052-2018 and Tentative Parcel Map No. PM-2017-141.

EXHIBIT "A"

Site Plan No. SP-052-2018

Tentative Parcel Map No. PM-2017-141

9241 Imperial Avenue

CONDITIONS OF APPROVAL

GENERAL CONDITIONS

1. Each owner of the property shall execute, and the applicant shall record against the property, a "Notice of Discretionary Permit Approval and Agreement with Conditions of Approval" as prepared by the City Attorney's Office, on the property. Proof of such recordation is required prior to issuance of building permits.
2. All Conditions of Approval set forth herein shall be binding on and enforceable against each of the following, and whenever used herein, the term "applicant" shall mean and refer to each of the following: the project applicant, Rosell Surveying & Map, Inc., the developer of the project, the owner(s) and tenants(s) of the property, and each of their respective successors and assigns. All conditions of approval are required to be adhered to for the life of the project, regardless of property ownership. Any changes to the Conditions of Approval require approval by the Planning Commission.
3. Approval of this Site Plan and Tentative Parcel Map shall not be construed to mean any waiver of applicable and appropriate zoning and other regulations; and wherein not otherwise specified, all requirements of the City of Garden Grove Municipal Code shall apply.
4. Minor modifications to the Site Plan and/or these Conditions of Approval may be approved by the Community and Economic Development Director, in his or her discretion. Proposed modifications to the project and/or these Conditions of Approval determined by the Community and Economic Development Director not to be minor in nature shall be subject to approval of new and/or amended land use entitlements by the applicable City hearing body.
5. All conditions of approval shall be implemented at the applicant's expense, except where specified in the individual condition.

Public Works Engineering Division

6. The applicant shall be subject to Traffic Mitigation Fees, In-Lieu Park Fees, Drainage Facilities Fees, Water Assessment Fees, and other applicable mitigation fees identified in Chapter 9.44 of the Garden Grove Municipal Code, along with all other applicable fees duly adopted by the City. The amount of

Site Plan No. SP-052-2018 and Tentative Parcel Map No. PM-2017-141
Conditions of Approval

said fees shall be calculated based on the City's current fee schedule at the time of permit issuance.

7. A geotechnical study prepared by a registered geotechnical engineer is required. The report shall analyze the liquefaction potential of the site and make recommendations. The report shall analyze sub-surface issues related to the past uses of the site, including sub-surface tanks and basement and septic facilities. Any soil or groundwater contamination shall be remediated prior to the issuance of a building permit in a manner meeting the approval of the City Engineer in concert with the Orange County Health Department. The report shall make recommendations for pavement design the interior streets and parking spaces. The report shall also test and analyze soil conditions for LID (Low Impact Development) principles and implementations, including potential infiltration alternatives, soil compaction, saturation, permeability and groundwater levels.
8. A separate street permit is required for work performed within the public right-of-way.
9. Grading/street improvement plans prepared by a registered Civil Engineer are required. The grading plan shall be based on a current survey of the site, including a boundary survey, topography on adjacent properties up to 30' outside the boundary, and designed to preclude cross-lot drainage. Minimum grades shall be 0.50% for concrete flow lines and 1.25% for asphalt. The grading plan shall also include water and sewer improvements. The grading plan shall include a coordinated utility plan. Street improvement plan shall conform to all format and design requirements of the City Standard Drawings & Specifications.
10. Prior to the issuance of any grading or building permits or prior to recordation upon subdivision of land if determined applicable by the City Building Official, the applicant shall submit to the City for review and approval a Water Quality Management Plan that:
 - Addresses Site Design BMPs based upon the geotechnical report recommendations and findings such as infiltration minimizing impervious areas, maximizing permeability, minimizing directly connected impervious areas, creating reduced or "zero discharge" areas, and conserving natural areas.
 - Incorporates the applicable Routine Source Control BMPs as defined in the DAMP.
 - Incorporates structural and Treatment Control BMPs as defined in the DAMP.

Site Plan No. SP-052-2018 and Tentative Parcel Map No. PM-2017-141
Conditions of Approval

- Generally describes the long-term operation and maintenance requirements for the Treatment Control BMPs.
 - Identifies the entity that will be responsible for long-term operation and maintenance of the Treatment Control BMPs.
 - Describes the mechanism for funding the long-term operation and maintenance of the Treatment Control BMPs.
11. Prior to grading or building permit closeout and/or the issuance of a certificate of use or a certificate of occupancy, the applicant shall:
- Demonstrate that all structural best management practices (BMPs) described in the Project WQMP have been constructed and installed in conformance with approved plans and specifications.
 - Demonstrate that applicant is prepared to implement all non-structural BMPs described in the Project WQMP.
 - Demonstrate that an adequate number of copies of the approved Project WQMP are available on-site.
 - Submit for review and approval by the City an Operations and Maintenance (O&M) Plan for all structural BMPs.
12. Prior to the issuance of a grading permit, the applicant shall provide a hydrological analysis with scaled map and calculations and hydraulic calculations to size drainage facilities per Orange County RDMD standards. Parkway culverts shall be designed per Orange County standard plan 1309, Type B. BMP's shall be sized per the requirements of the latest Technical Guidance Documents.
13. Provide a 3-foot public utility easement across lot frontage behind the property line.
14. Prior to the issuance of the street improvements and grading permit, provide subdivision completion bonds for all work constructed under the street improvements and grading permit in a manner satisfactory to the City Engineer, City Attorney, and City Finance Department (Risk Management). Alternate forms of security may be considered, solely in the discretion of the City Engineer and with the concurrence of the City Attorney and City Finance Department (Risk Management).
15. The applicant shall construct two (2) new driveway approaches in accordance with City of Garden Grove Standard Plan B-122 with conforming ADA landing and pathways where public and private sidewalks intersect. All designs must conform to latest ADA standards.

Site Plan No. SP-052-2018 and Tentative Parcel Map No. PM-2017-141
Conditions of Approval

16. The grading/street improvement plan shall provide an accessibility route for the ADA pathway in conformance with the requirements of the department of justice standards, latest edition.
17. Orange County Storm Water Program manual requires all contractors to provide a dumpster on-site during construction unless an Encroachment Permit is obtained for placement in street.
18. Any new or required block walls and/or retaining walls shall be shown on the grading plans. Cross sections shall show vertical and horizontal relations of improvements and property line. Block walls shall be designed in accordance to City standards or designed by a professional registered engineer.
19. Grading fees shall be calculated based on the current fee schedule at the time of permit issuance.

20. TIES TO HORIZONTAL CONTROL:

Prior to recordation of a final tract map, the surveyor/engineer preparing the map shall tie the boundary of the map into the Horizontal Control System established by the County Surveyor in a manner described in Sections 7-9-330 and 7-9-337 of the Orange County Subdivision Code and Orange County Subdivision Manual, Subarticle 18. The surveyor/engineer shall submit record information to the City on Auto Cad DWG format.

21. DIGITAL MAP SUBMISSION:

Prior to recordation of a final tract map, the surveyor/engineer preparing the map shall submit to the County Surveyor a digital graphics file of said map in a manner described in Sections 7-9-330 and 7-9-337 of the Orange County Subdivision Code and Orange County Subdivision Manual, Subarticle 18. The surveyor/engineer shall submit record information to the City on Auto Cad DWG format.

22. The applicant shall remove the existing landscape within sidewalk area along Imperial Avenue and construct street frontage improvements as identified below. All landscaping installed within the public rights-of-way shall be maintained by the applicant in a manner meeting the approval of the City Engineer and Planning Division.

Imperial Avenue

- Remove the existing westerly substandard driveway approach and existing landscaping on Imperial Avenue and construct new curb, gutter, landscape and sidewalk per approved site plan.

Site Plan No. SP-052-2018 and Tentative Parcel Map No. PM-2017-141
Conditions of Approval

- The two new driveway approaches to the site shall be constructed in accordance with City of Garden Grove Standard Plan B-122. Standard Plan B-122 calls for a minimum width of 15-foot for residential projects, with any deviation from the standard to be approved by the City Traffic Engineer and detailed on the plan showing all modifications.
- Construct rolled curb and gutter along the property frontage at 20'-0" from centerline in accordance with City Standard Plan B-116.
- Remove existing landscape and construct a 6'-0" sidewalk adjacent to the new street curb and gutter in accordance with City Standard Plan B-105. The remaining 4'-0" of road right of way shall be landscaped per the direction of Planning Division.
- Applicant to coordinate the location of all new water meters to be placed in sidewalk area on Garden Grove Boulevard with Planning Department and Water Division.
- Any proposed new landscaping in public right of way shall be approved by Planning Division.

Corner of Imperial Avenue and Gilbert Street

- The sidewalk landing and a ramp at the northwest corner of Imperial Avenue and Gilbert Street shall be removed and new wheelchair ramp and landing shall be constructed per Latest Caltrans Standard A88A.
- Before the issuance of a grading permit, the applicant shall dedicate road right-of-way at the intersection of Imperial Avenue and Gilbert Street for corner cut-off as delineated in City Standard Plan B-107.
- Construct spandrel (north side only) section of cross gutter per City Standard B-119.

Gilbert Street

- The existing driveway approach along Gilbert Street shall be removed and curb, gutter and sidewalk shall be constructed per B-114 (Type D-6) and B-105.

Public Works Environmental

23. The developer shall comply with all applicable Low Impact Development (LID) requirements.
24. The developer shall use the City's trash disposal provides, Republic Services, for the processing of construction and demolition debris.

Public Works Water Services Division

25. A 1" water meter and service with a residential fire sprinkler connection is to be installed for each lot per City Standard B-719
26. Developer to determine if the invert elevation of the sewer main at the clean out is sufficient to provide adequate fall from the westerly lot.
27. Owner shall install new sewer laterals with clean out at right-of-way line. Lateral in public right-of-way shall be 6" min. dia., extra strength VCP with wedgelock joints.
28. Contractor shall abandon any existing unused sewer lateral(s) at street right-of-way on the property owner's side. The sewer pipe shall be capped with an expansion sewer plug and encased in concrete.

Building and Safety Division

29. The project shall comply with the requirements of the California Building Code, the California Green Building Code, and all California Model Codes, including, that the buildings shall be solar ready and have electric vehicle charging stations.
30. A soils report shall be prepared for the project.

Fire Department

31. New sprinkler systems shall be installed in both units in accordance with the California Fire Code.
32. The applicant shall show the location and distance from the fire hydrant on the plans.

Community and Economic Development Department

33. The applicant shall submit detailed plans, showing the proposed location of utilities and mechanical equipment to the Community and Economic Development Department for review and approval prior to submitting plans into the Building and Safety Division Plan Check process. The project shall also be subject to the following:
 - a. All on-site and off-site utilities pertaining to the improvements proposed under this Site Plan and Tentative Parcel Map, shall be installed or relocated underground.
 - b. All above-ground utility equipment (e.g. electrical, gas, telephone, cable TV) shall not be located in the street setback, within the common areas,

Site Plan No. SP-052-2018 and Tentative Parcel Map No. PM-2017-141
Conditions of Approval

- or any parking areas, and shall be screened to the satisfaction of the Community and Economic Development Director.
- c. No roof-mounted mechanical equipment including, but not limited to dish antennas, shall be permitted unless a method of screening complementary to the architecture of the building is approved by the Community and Economic Development Department prior to the issuance of building permits. Screening shall block visibility of any roof-mounted mechanical equipment from view of public streets and surrounding properties.
 - d. No exterior piping, plumbing, or mechanical ductwork shall be permitted on any exterior façade and/or be visible from any public right-of-way or adjoining property. Roof rain gutters are permitted. The rain gutters shall follow the natural architecture lines of the building.
34. Hours and days of construction and grading shall be as set forth in the City of Garden Grove Municipal Code Section 8.47.010 referred to as the county Noise Ordinance as adopted, except that:
- a. Monday through Friday – not before 7:00 a.m. and not after 5:00 p.m.
 - b. Saturday – not before 8:00 a.m. and not after 5:00 p.m. All construction activity on Saturday shall be limited to interior construction only.
 - c. Sunday and Federal Holidays – no construction shall occur.
35. The property owner shall comply with the adopted City Noise Ordinance.
36. All landscaping shall be consistent with the landscape requirements of Title 9 of the Municipal Code. The developer shall submit a complete landscape plan governing the entire development. The landscape irrigation plans shall include type, size, location and quantity of all plant material. The landscape plan shall include irrigation plans and staking and planting specifications. All landscape irrigation shall comply with the City's Landscape Ordinance and associated Water Efficiency Guidelines. The landscape plan is also subject to the following:
- a. A complete, permanent, automatic remote control irrigation system shall be provided for all landscaping areas shown on the plan. The sprinklers shall be of drip or microspray system sprinkler heads for water conservation.
 - b. The plan shall provide trees, shrubs/bushes and groundcover. Where clinging vines are used for covering walls, Boston Ivy shall be considered

Site Plan No. SP-052-2018 and Tentative Parcel Map No. PM-2017-141
Conditions of Approval

- among other similar plantings. All proposed trees shall be non-weeping, evergreen trees that require minimal maintenance.
- c. The landscaping treatment along Imperial Avenue, including the area designated as public right-of-way, shall incorporate a mixture of groundcover, flowerbeds, and shrubs. The height of the plant material shall not exceed 36 inches in height in order to ensure visibility to the site from the public right-of-way.
 - d. Landscaping treatment shall be installed within the front yard areas of both properties. The landscaping shall incorporate a mixture of groundcover, flowerbeds, shrubs, and trees. The Community and Economic Development Department shall review the type and location of all proposed trees.
 - e. The applicant shall be responsible for all installation and permanent maintenance of all landscaping on the property. Said responsibility shall extend to the parkway landscaping, sidewalk, curb, and pavement of the site. All planting areas are to be kept free of weeds, debris, and graffiti.
 - f. No trees shall be planted closer than five feet (5') from any public right-of-way. Trees planted within ten feet (10') of any public right of way shall be planted in a root barrier shield. All landscaping along street frontages adjacent to driveways shall be of the low height variety to ensure safe sight clearance. All trees planted on the individual private lots, whether for screening the houses from the neighboring lots or for aesthetic or selling/marketing purposes, shall have an irrigation system installed in order maintain the trees.
 - g. All landscape areas, including the areas located within the public right-of-way, are the responsibility of the applicant.
 - h. The landscape plan shall incorporate and maintain for the life of the project those means and methods to address water run-off also identified as Low Impact Development provisions, which address water run-off. This is to also to be inclusive of any application of Water Quality Management Plans (WQMP), Drainage Area Management Plans (DAMP) and any other water conservation measures applicable to this type of development.
 - i. The applicant shall maintain all landscaped areas in a neat and healthy condition. Landscaping maintenance shall include pruning or removal of overgrown weeds and vegetation.
 - j. At the time of irrigation installation, the irrigation system shall comply with all applicable provisions of the City's Water Conservation

Site Plan No. SP-052-2018 and Tentative Parcel Map No. PM-2017-141
Conditions of Approval

Ordinance, the City's Municipal Code landscape provisions, and all applicable state regulations.

- k. All above-ground utilities (e.g. water backflow devices, electrical transformers, irrigation equipment) shall be shown on the landscaping plan in order to ensure proper landscape screening will be provided.
37. Construction activities shall adhere to SCAQMD Rule 403 (Fugitive Dust), which includes dust minimization measures, the use of electricity from power poles rather than diesel or gasoline powered generators, the use of methanol, natural gas, propane, or butane vehicles instead of gasoline or diesel powered equipment, where feasible, the use of solar or low-emission water heaters, and the use of low-sodium parking lot lights, to ensure compliance with Title 24.
 38. During construction, if paleontological or archaeological resources are found, all attempts will be made to preserve in place or leave in an undisturbed state in compliance with applicable law.
 39. The development is subject to the following stipulations:
 - a. Each property shall maintain the ability to park the required number of vehicles within the required garages at all times. The enclosed garages shall not be converted to any other use.
 - b. There shall be no business activities, day care, or garage sales conducted within or from the enclosed garages.
 - c. Each unit shall have phone jacks and cable-TV outlets in all rooms, with the exception of the laundry area, hallways, and bathrooms.
 - d. Garages shall not be rented or leased separately from the dwelling units and shall not be made unavailable to the occupants of the units.
 - e. Residents shall not park or store vehicles anywhere on the site except within the garage of their dwelling unit. However, the parking spaces in front of the garage doors may be utilized by the residents and guests for temporary parking.
 - f. Trash containers shall be stored within designated storage areas only and not within the garage parking area. The placement of trash containers for pick-up, and the duration of time prior to and after trash collection of those trash containers, is subject to the Garden Grove Sanitary District requirements. The applicant shall provide each individual unit with a trash storage area to accommodate three trash containers. The area for each container shall be a minimum of 38 inches by 38 inches. The trash areas shall be paved and accessed by gates and a walkway for ease of taking trash containers to and from the street.

Site Plan No. SP-052-2018 and Tentative Parcel Map No. PM-2017-141
Conditions of Approval

44. The second floor windows shall, to the extent feasible, be oriented away from the existing single-family homes and/or incorporate view-obscuring measures such as the use of high windows, window alignment, and obscure glass window glazing.
45. As part of the submittal drawings for plan check, the Developer shall submit detailed drawings showing the exterior of all buildings, architectural details, and window and door treatments. The plans shall indicate landscape materials, wall materials, and building materials proposed for the project. Trim shall be provided around all windows and doors. All window and door trim shall be a minimum four (4) inches wide. A detail of the trim shall be provided in the construction drawings. The garage doors shall be automatic roll-up type doors.
46. Final Parcel Map No. PM-2017-141 shall be approved by the City recorded by the applicant prior to issuance of building permits for the proposed single-family homes.
47. A minimum six-foot high block wall, not to exceed an overall height of seven feet, shall be maintained along the perimeter property lines of each parcel at all times, excluding the front setback area, as measured from the on-site finished grade. All existing block walls shall be modified, as necessary, to comply with the minimum block wall height requirement. The type, texture, and color of the block wall shall be approved by the Planning Services Division, and shall match any existing block wall that will remain.
48. The applicant/property owner shall submit signed letters acknowledging receipt of the decision approving Site Plan No. SP-052-2018 and Tentative Parcel Map No. PM-2017-141, and his/her agreement with all conditions of approval.
49. The applicant shall, as a condition of project approval, at its sole expense, defend, indemnify and hold harmless the City, its officers, employees, agents and consultants from any claim, action, or proceeding against the City, its officers, agents, employees and/or consultants, which action seeks to set aside, void, annul or otherwise challenge any approval by the City Council, Planning Commission, or other City decision-making body, or City staff action concerning Site Plan No. SP-052-2018 and Tentative Parcel Map No. PM-2017-141. The applicant shall pay the City's defense costs, including attorney fees and all other litigation related expenses, and shall reimburse the City for court costs, which the City may be required to pay as a result of such defense. The applicant shall further pay any adverse financial award, which may issue against the City including, but not limited, to any award of attorney fees to a party challenging such project approval. The City shall retain the right to select its counsel of choice in any action referred to herein.

Site Plan No. SP-052-2018 and Tentative Parcel Map No. PM-2017-141
Conditions of Approval

50. In accordance with Garden Grove Municipal Code Sections 9.32.160 and 9.40.070.A, respectively, the rights granted pursuant to Site Plan No. SP-052-2018 and Tentative Parcel Map No. PM-2017-141 shall be valid for a period of two years from the effective date of this approval. Unless a time extension is granted pursuant to Section 9.32.030.D.9 of the Municipal Code, the rights conferred by Site Plan No. SP-052-2018 shall become null and void if the subject development and construction necessary and incidental thereto is not commenced within two (2) years of the expiration of the appeal period and thereafter diligently advanced until completion of the project. In the event construction of the project is commenced but not diligently advanced until completion, the rights granted pursuant to Site Plan No. SP-052-2018 shall expire if the building permits for the project expire.

COMMUNITY AND ECONOMIC DEVELOPMENT DEPARTMENT PLANNING STAFF REPORT

AGENDA ITEM NO.: E.1.	SITE LOCATION: N/A
HEARING DATE: May 3, 2018	APN: N/A
CASE NO.: N/A	GENERAL PLAN: N/A
APPLICANT: N/A	ZONE: N/A
PROPERTY OWNER: N/A	CEQA DETERMINATION: N/A

REQUEST:

The purpose of this report is to request that the Planning Commission receive and file the 2017 Annual Progress Report on the Status of the General Plan.

BACKGROUND:

The City is required by the State to submit an annual report on the status of the General Plan and progress in its implementation to their legislative bodies, the Governor's Office of Planning and Research (OPR), and the Housing and Community Development (HCD).

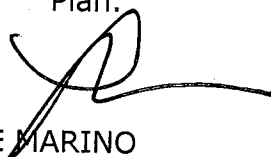
The report focuses on the calendar year 2017. Projects approved, ordinances adopted, and programs implemented during this time are included within the report. Additionally, the City reviews the previous year's residential development activity and programs that work toward providing housing throughout the City.

The report also covers the Regional Housing Need Allocation (RHNA) for the 2014-2021 planning period. California General Plan law requires each city and county to accommodate its fair share of the regional housing needs. As determined by the Southern California Association of Governments (SCAG), Garden Grove's fair share allocation is 747 new housing units during this planning cycle. This report shows the City's progress on meeting its RHNA.

RECOMMENDATION:

Staff recommends that the Planning Commission take the following action:

- Receive and file the 2017 Annual Progress Report on the Status of the General Plan.



LEE MARINO
Planning Services Manager



By: Mary Medrano
Associate Planner

Attachment: 2017 Annual Progress Report on the Status of the General Plan

**2017
ANNUAL PROGRESS REPORT
ON THE STATUS OF
THE GENERAL PLAN**



Prepared by the Garden Grove Community and Economic Development
Department

MAY 2018

2017 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 2017. Projects approved, ordinances adopted, and programs implemented during this time, are included within the report.

The City continues its process of updating the General Plan, which was last updated in 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 <https://www.ci.garden-grove.ca.us/commdev/planning/general-plan> or contact Erin Webb, General Plan Project Manager, at 714-741-5313.

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

The Annual Progress Report on the Housing Element includes; an Annual Building Activity Report Summary; Rehabilitation, Preservation and Acquisition Activity; Regional Housing Needs Allocation Progress; and Housing Element Program Implementation Status updates. Using the Neighborhood Improvement and Conservation Commission (NICC) 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 2014-2021 Housing Element Plan aim to make adequate provision for the housing needs of all economic segments of the community. The programs outlined in the plan have been implemented in an effort to conserve and improve the conditions of the existing affordable housing stock, assist in the development of housing for low- and moderate-income households, identify adequate sites to encourage the development of a variety of types of housing for all income levels, address and, where appropriate and legally possible, remove government constraints to the maintenance, improvement, and development of housing, and promote equal opportunities for all persons.

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

City of Garden Grove
2017 Annual Report on the Status of the General Plan

Table of Contents

Introduction 1

Table of Contents 2

Agenda for Planning Commission 3

Measures Associated with the Implementation of the General Plan 4-29

 Land Use Element 4

 Community Design Element 9

 Economic Development Element 10

 Circulation Element 15

 Parks, Recreation, and Open Space Element..... 19

 Conservation Element..... 24

 Safety Element 26

General Plan Amendments 29

Housing Element Reporting Requirements 32

Housing Goals, Policies, and Programs (2014-2021) 32

Annual Progress Report Housing Element Attachment

CEDD Annual Performance Report (FY 16-17) 37-53

Conclusion 54



AGENDA

GARDEN GROVE PLANNING COMMISSION

REGULAR MEETING

MAY 3, 2018

COMMUNITY MEETING CENTER
11300 STANFORD AVENUE

REGULAR SESSION - 7:00 P.M. - COUNCIL CHAMBER

ROLL CALL: CHAIR BRIETIGAM, VICE CHAIR TRUONG
COMMISSIONERS KANZLER, LAZENBY, LEHMAN, NGUYEN,
SALAZAR

Members of the public desiring to speak on any item of public interest, including any item on the agenda except public hearings, must do so during Oral Communications at the beginning of the meeting. Each speaker shall fill out a card stating name and address, to be presented to the Recording Secretary, and shall be limited to five (5) minutes. Members of the public wishing to address public hearing items shall do so at the time of the public hearing.

Any person requiring auxiliary aids and services due to a disability should contact the City Clerk's office at (714) 741-5035 to arrange for special accommodations. (Government Code §5494.3.2).

All revised or additional documents and writings related to any items on the agenda, which are distributed to all or a majority of the Planning Commissioners within 72 hours of a meeting, shall be available for public inspection (1) at the Planning Services Division during normal business hours; and (2) at the City Community Meeting Center Council Chamber at the time of the meeting.

Agenda item descriptions are intended to give a brief, general description of the item to advise the public of the item's general nature. The Planning Commission may take legislative action it deems appropriate with respect to the item and is not limited to the recommended action indicated in staff reports or the agenda.

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

- A. ORAL COMMUNICATIONS - PUBLIC
- B. APPROVAL OF MINUTES: April 19, 2018
- C. CONTINUED PUBLIC HEARING(S) (Authorization for the Chair to execute Resolution shall be included in the motion.)
 - C.1. CONDITIONAL USE PERMIT NO. CUP-127-2018

APPLICANT: VERIZON WIRELESS

LOCATION: TWENTY-FIVE (25) CITY-WIDE STREET LIGHTS IN
PUBLIC RIGHT-OF-WAY OWNED BY SOUTHERN
CALIFORNIA EDISON

REQUEST: Conditional Use Permit approval to allow the citywide installation of twenty-five (25) small wireless telecommunication facilities disguised as street lights along with a meter pedestal to be installed below finish grade or within the new street light. Each of the existing street lights, owned by Southern California Edison in the public right-of-way, will be removed and replaced with the new street light wireless telecommunication facility. This project is exempt pursuant to CEQA Section 15301 – Existing Facilities.

STAFF RECOMMENDATION: Approval of Conditional Use Permit No. CUP-127-2018, subject to the recommended Conditions of Approval.

D. PUBLIC HEARING(S) (Authorization for the Chair to execute Resolution shall be included in the motion.)

D.1. SITE PLAN NO. SP-052-2018
TENTATIVE PARCEL MAP NO. PM-2017-141

APPLICANT: ROSELL SURVEYING & MAPPING, INC.

LOCATION: NORTHWEST CORNER OF IMPERIAL AVENUE AND GILBERT STREET AT 9241 IMPERIAL AVENUE

REQUEST: Site Plan and Tentative Parcel Map approval to subdivide an existing 18,470 square foot lot, improved with a single-family home, into two (2) parcels. Lot 1 will have a lot size of 9,387 square feet, and Lot 2 will have a lot size of 9,035 square feet. The existing single-family home will be demolished to accommodate the proposed subdivision, and a new, two-story, single-family home will be constructed on each lot. Also, a minor land deviation to exceed the required number of bathrooms and allow an additional half-bath on Lot 1. The site is in the R-1 (Single-Family Residential) zone. This project is exempt pursuant to CEQA Sections 15315 – Minor Land Division and 15303 – New Construction or Conversion of Small Structures.

STAFF RECOMMENDATION: Approval of Site Plan No. SP-052-2018 and Tentative Parcel Map No. PM-2017-141, subject to the recommended Conditions of Approval.

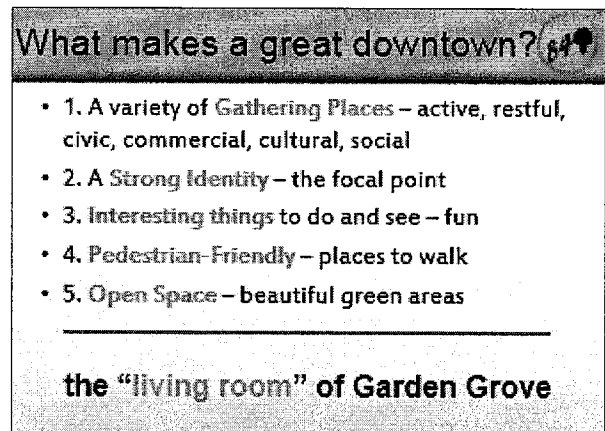
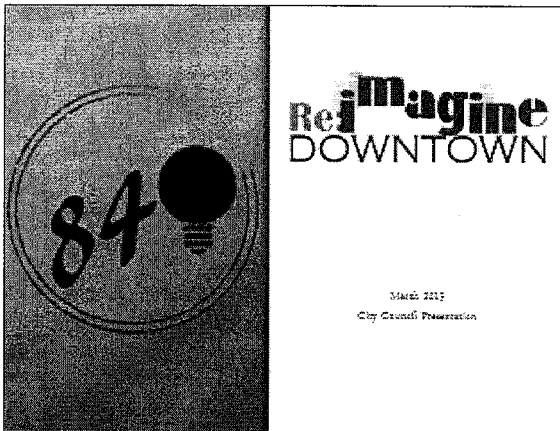
- E. ITEM(S) FOR CONSIDERATION
 - E.1. ACKNOWLEDGEMENT OF THE 2017 ANNUAL PROGRESS REPORT ON THE STATUS OF THE GENERAL PLAN AND HOUSING ELEMENT
- F. MATTERS FROM COMMISSIONERS
- G. MATTERS FROM STAFF
- H. ADJOURNMENT

Measures Associated with the Implementation of the General Plan

LAND USE ELEMENT

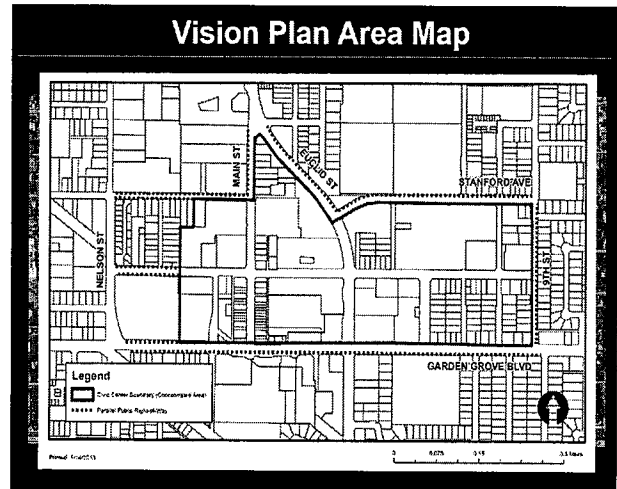
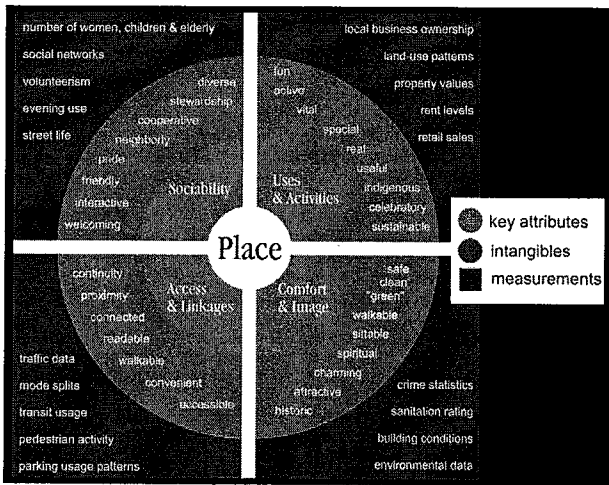
The Land Use Element is often seen as the framework element for the General Plan as it sets forth the patterns of development activity and land use that will support and enhance the character of the City. It will serve as a guide for both public officials and private citizens in its description of the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

Garden Grove is a fully built out urbanized city. Some of the land is undergoing a transformation from uses established 40 to 50 years ago into new uses that reflect life today and the changing needs of people within the City. Growth is seen as a positive economic tool and enhanced shopping, dining, and entertainment options would improve the quality of life. The City also has a strong community value to preserve the "hometown feel" and the core residential character of the community. This value supports the City's effort to bring together the community to identify a sense of place and ownership, referred to as "Placemaking".



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

2017 GARDEN GROVE ANNUAL REPORT ON THE STATUS OF THE GENERAL PLAN



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

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

Policy LU-10.3: Redevelop, consolidate and rezone properties within the Civic Center area to accommodate the *mix of uses* allowed in this focus area.

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

LU-IMP-10C: Continue to support cultural activities conducted near the Civic Center, such as *theater productions* and experiment with offering new *citywide celebrations* to be held in this area.

3rd Annual Open Streets Event April 2017



On Saturday, April 1, 2017, a 2.5-mile route was closed to cars and open to all forms of non-motorized transportation. The Open Streets route spanned from Garden Grove Boulevard at West Street, to Acacia Parkway and Historic Main Street. A relaxing, fully marked, shared bike route, and neighborhood greenway, allowed bicyclists to connect from West Street to 9th Street by way of College Avenue, Dorada Avenue, and Morgan Lane.

2017 GARDEN GROVE ANNUAL REPORT ON THE STATUS OF THE GENERAL PLAN

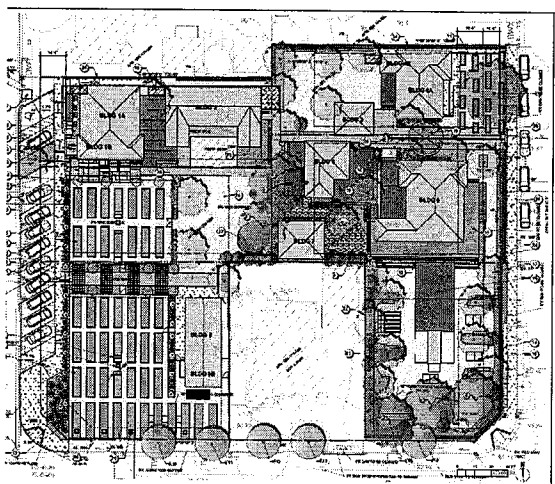


Event pop-up projects, co-sponsored by Go Human, provided a sneak peek into long-term active transportation improvements, highlighting concepts from the City's Active Streets Plan (Bicycle and Pedestrian Master Plan), as well as projects already planned for construction. Projects, such as the new buffered bike lanes on West Street, funded by a grant from OCTA, will be completed by June 2019.



Cottage Industries Project

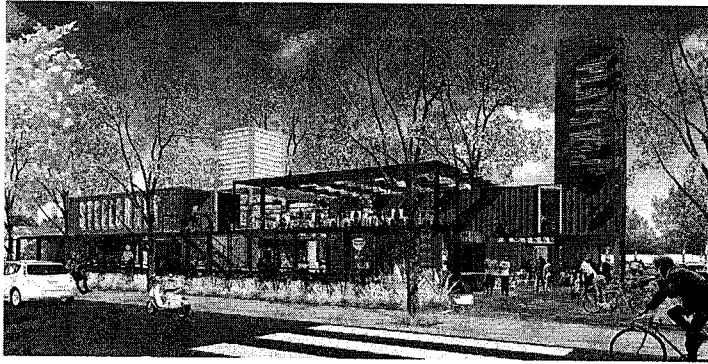
In an effort to continue to maintain the community's identity, create a sense of place while preserving historic residential structures through adaptive re-use, as well as, combining complementary uses, a new project called the Cottage Industries was proposed. The vision of this project is to use the existing residential cottages as commercial businesses and invigorate outdoor activities. The City has amended the Zoning (CC-1 Mixed Use) to allow this development located in the neighborhoods south of Acacia Parkway, north of Garden Grove Boulevard, west of Ninth Street, and east of Civic Center Boulevard. Phase one of this project is scheduled for Planning Commission in March 2018 and the City hopes that this project will encourage Adaptive Reuse and Preservation.



2017 GARDEN GROVE ANNUAL REPORT
ON THE STATUS OF THE GENERAL PLAN

SteelCraft Project

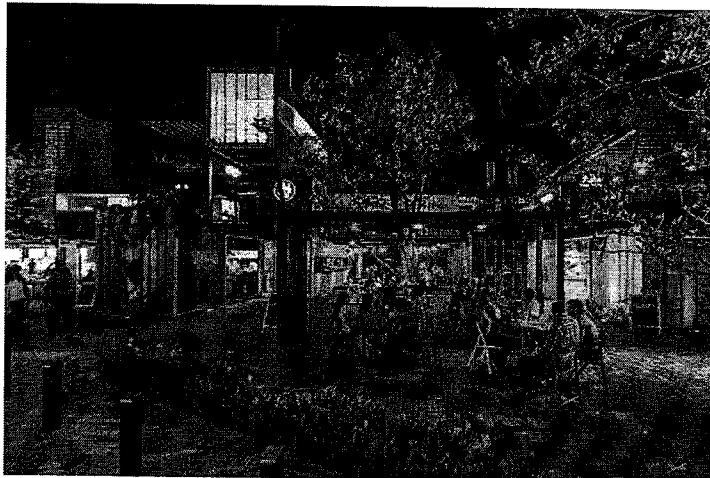
In November 2017, the Planning Commission approved a request for Site Plan approval to develop a food-focused multi-tenant project, known as SteelCraft, which included a proposal to construct a new 9,532 square foot two-story building, consisting primarily of recycled and re-purposed metal shipping containers, along with other associated site improvements. The project will be located in the Civic Center core area, adjacent to the Community Center Park, the Garden Grove Fire and Police Departments, City Hall, and various office buildings. Groundbreaking for SteelCraft is scheduled for March 2018 and is expected to complete construction by September 2018.



Some of the future tenants include Beachwood Brewery, Dark Horse Coffee Roasters, Renegade Taco, The Chick `N Shack, The Nest, Urban Pie, Honey & Butter, Cauldron Ice Cream, amongst other local artisans. The project reinforces the City's commitment to the Re:Imagine campaigns and aims to bridge the gap between Main Street and the future Cottage Industries project.

Amendment to CC-3 Zone to allow communal dining

In continuing to bring the community to identify a sense of place, expand areas that allow for mixed use development, as encouraged by the General Plan 2030, the City has amended the Civic Center zoning districts to allow the consumption of alcohol in communal dining areas and to allow entertainment in these types of projects as well.



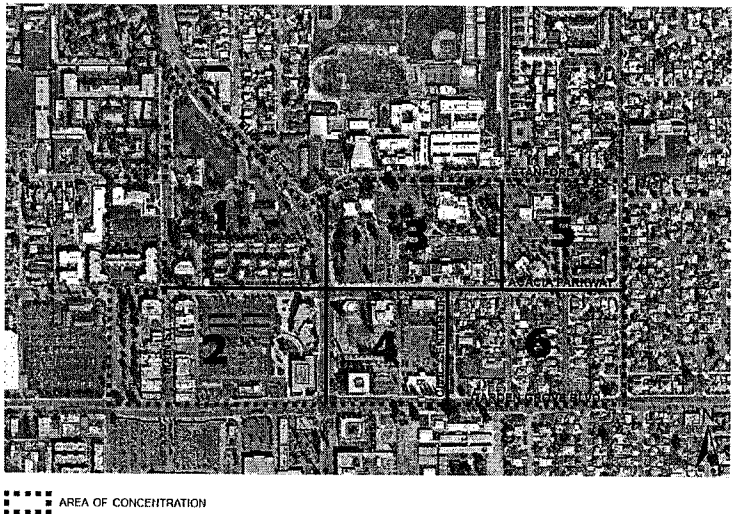
2017 GARDEN GROVE ANNUAL REPORT ON THE STATUS OF THE GENERAL PLAN

The General Plan Land Use Element expressly recognizes that, by combining complimentary uses, mixed use projects bring energy and vitality to areas during both daytime and after-work hours, and that mixed use areas offer the opportunity for symbiotic developments that benefit both residents and the businesses operating within them. The amendment encourages projects that combine complimentary uses, such as the SteelCraft project. The amendment was approved by City Council in November 2017.

Downtown Parking Management Strategic Plan

On May 9, 2017, the City selected a consulting firm, Fehr & Peers, to begin an in-depth review of parking in the downtown area and the firm will prepare a Downtown Parking Management Strategic Plan. The firm was hired to: analyze current/future parking supply and demand, evaluate the potential consolidation of surface lots, and provide information and recommendations to the City Council, existing and future business owners, and community stakeholders.

The firm collected parking counts of the downtown area on Tuesday, June 13th, and Friday, June 16th, 2017. The study also focused in the civic center area and consisted of: summary of existing land uses, breakdown by building square footages, percentage of occupancy/vacancy of the existing land uses, proposed General Plan built out, previous parking studies conducted, development standards for Mixed-Use zoning, current parking requirements, and future project information that should be included in the future demand.



The following step in the process was the launch of a Downtown Garden Grove On-Line Parking Survey, which was circulated in November 2017. The survey results will assist in determining parking preferences for the various users of parking in the Civic Center area, by providing input from downtown business owners, Civic Center employees, residents, and other visitors in the study area. In addition, staff formed an Advisory Committee, which continues to meet to assess current and future parking conditions, evaluate parking strategies, and funding recommendations. In future meetings, the Advisory Committee will discuss the results of the On-Line Parking Survey.

2017 GARDEN GROVE ANNUAL REPORT
ON THE STATUS OF THE GENERAL PLAN

COMMUNITY DESIGN ELEMENT

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

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

Policy CD-4.5: Encourage new public and private parking facilities to meet aesthetic and functional standards beneficial to the urban environment.

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

Goal CD-8: Lively and attractive activity nodes or gathering places, with a combination of quality seating, shade, fountains, and other pedestrian amenities enhance the experience for people to gather.

Policy CD-8.3: Provide ample and comfortable sitting areas, preferably moveable seating, in shaded plazas, courtyards, and arcades.

Giant Adirondack chairs added to the Civic Center Park April 2017

Inspired by Melodee Hoorcheke, a resident of Garden Grove and breast cancer survivor, who built a giant Adirondack chair in her front yard to commemorate her success in overcoming cancer, and with the help of the United Brotherhood of Carpenters, Garden Grove built two giant Adirondack chairs at the Civic Center Park. The chairs were built just in time for Open Streets 3 and have provided art and a place for gathering in the heart of the Downtown.



2017 GARDEN GROVE ANNUAL REPORT
ON THE STATUS OF THE GENERAL PLAN

ECONOMIC DEVELOPMENT ELEMENT

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

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

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

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

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

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

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

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

Small Business Assistance Loan Program (SBA)

Economic Development has been identified by the City Council as one of the top priority objectives in the City's Strategic Plan. An important goal for this element is commercial rehabilitation. In an effort to promote community investment the Department has looked into developing a Small Business Assistance Loan program (SBA). The program offers low interest loans of up to \$25,000 to small businesses as either working capital or for minor rehab. The City also has a similar program using CDBG funds, however, the CDBG program only focuses on businesses within the CDBG program areas.

2017 GARDEN GROVE ANNUAL REPORT
ON THE STATUS OF THE GENERAL PLAN

Small Business Development Center (SBDC) Workshop Series

The City is also offering a series of workshops by Small Business Development Center (SBDC) Orange County. These workshops provide small businesses with the necessary information and tools to succeed. In addition, the Department updated a new Business Portal section of the City Website that offers helpful resources and information businesses need to thrive and prosper. Workshops scheduled for 2017 were:

- February 2, 2017 – Small Business Jump Start
- February 16, 2017 – The Art and Science of Creating a Successful Business Plan
- May 3, 2017 – Basic Sales and Use tax
- June 21, 2017 – Export Essentials for Business
- August 30, 2017 – Legal Do’s and Don’ts of Business
- September 13, 2017 – Small Business Jump Start
- September 27, 2017 - The Art and Science of Creating a Successful Business Plan

GO-Biz Workshops

The City partnered with the Governor’s Office of Business and Economic Development to offer a workshop designed to help businesses apply for the California Competes Tax Credit, which offers \$230.4 million in tax credits in FY 17-18. The California Competes Tax Credit is an income tax credit available to businesses that want to come to California or stay and grow in California.

International Trade

The City has developed an International Trade initiative to support the City’s large industrial businesses in export. In an effort to be better versed on foreign investment and better assist local businesses, the City hosted a Trade Connect Introductory Workshop in partnership with the Port of Los Angeles on April 5, 2017. Additionally, the City sponsored Orange County World Trade Week and Breakfast and Forum on May 18, 2017.

Multi-Chamber Collaboration

The City has been in collaboration with the Garden Grove Chamber, Orange County Vietnamese Chamber, Orange County Korean Chamber and Orange County Hispanic Chamber to build more established relationships, and work in partnership, to better assist all businesses across the City. The City has participated in events together and continues to collaborate with all chambers and be more inclusive.

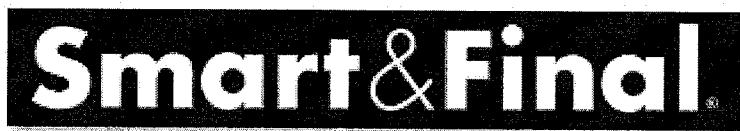
- June 29, 2017 - Korean Business District Open House

Business Ribbon Cutting/Grand Opening Ceremonies

- January 5, 2017 - Design A Smile

2017 GARDEN GROVE ANNUAL REPORT ON THE STATUS OF THE GENERAL PLAN

- February 9, 2017 - Van Nguyen Gordon Insurance & Financial Services
- February 16, 2017 - Learn 4 Life
- March 28, 2017 - Healthy Smiles (for Expansion and Tele dentistry program)
- June 2, 2017 - Brusters Garden Grove
- June 13, 2017 - Smart & Final
- June 7, 2017 - Morningside Recovery
- July 13, 2017 - Orangefield Child Development Center
- August 22, 2017 - Starbucks
- September 6, 2017 - All About the Bride/E Patisserie Café
- September 20, 2017 - Ace High Casino Rentals (Also a Mixer)
- December 7, 2017 - Kumon Math & Reading Center of Garden Grove-West
- December 14, 2017 - HomeTown Buffet (renovation)



STARBUCKS®

SCORE

SCORE is comprised of over 100 volunteer mentors who leverage their expertise to help start and grow small businesses. The City has partnered with SCORE to hold office hours at City Hall every 1st and 3rd Thursday of the month (by appointment only) to assist start-up and small businesses. The City also partners with SCORE to offer workshops in the City's Community Meeting center with instructor-led training. The following workshops were offered:

- January 24, 2017 - Basics of Accounting - The Language of Business
- March 28, 2017 - Branding & Website Strategy for your Organization
- November 28, 2017 - An EZ Trip Through Your Financial Statements

Broker Network

The Economic Development division partners with commercial real estate firms to host Broker Network Luncheons. The City team visits commercial real estate firms and hosts luncheons while updating the brokers on Garden Grove projects along with sharing the vision of the City. Brokers are on the frontline of real estate transactions and partnering with them assist the Economic Development team on the businesses that are leaving the City, entering the City and looking at expanding in the City. The luncheons hosted included the following:

- Ashwill & Associates - March 15, 2017
- Newmark Night Frank - May 9, 2017
- CBRE Newport Beach - May 16, 2017

Strategic Plan

The Economic Development Division has retained the services of Kimley-Horn to update the Economic Development Strategic Plan. The 3-Year Plan will map out the

2017 GARDEN GROVE ANNUAL REPORT ON THE STATUS OF THE GENERAL PLAN

priorities and goals of the division. The Economic Development Strategic Plan ("EDSP") is a baseline assessment of existing conditions that drive economic investment and outlines strategic recommendations to address the community's economic issues and opportunities. Through implementation of the 2014 Economic Development Strategic Plan, the City of Garden Grove has achieved a tremendous track record of success with its economic base in the areas of hospitality and tourism, Re:Imagine Downtown Initiative, and job creation efforts in the industrial/manufacturing sectors. Going forward, the purpose of the EDSP is to serve as a guide to sustain ongoing efforts for economic development activities and policies.

Conferences

Economic Development staff attended ICSC's 2017 RECon Convention. The City exhibited in the Cities of the World Pavilion. Founded in 1957, ICSC is the premier global trade association of the shopping center industry. Its more than 70,000 members in over 100 countries include shopping center owners, developers, managers, marketing specialists, investors, retailers and brokers, as well as academics and public officials. As the global industry trade association, ICSC links with more than 25 national and regional shopping center councils throughout the world.

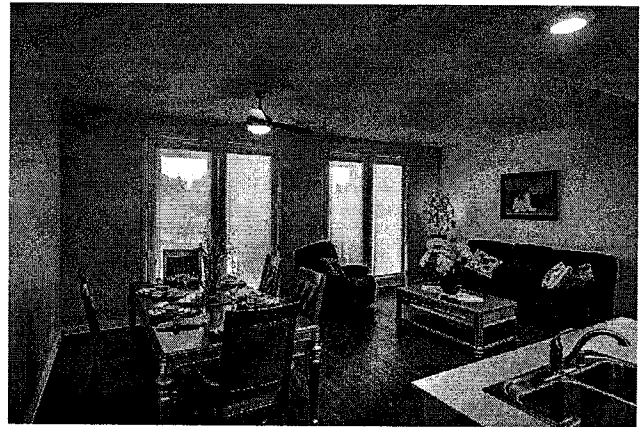
Westley Village (Jamboree Affordable Housing Project)

Wesley Village is a creative transformation of excess church property into a vibrant multigenerational affordable housing project. This collaborative partnership began in August 2014 with the City of Garden Grove, Jamboree Housing Corporation and the Garden Grove United Methodist Church. Comprised of 2.2 acres, Wesley Village has been developed into a 47-unit affordable housing community for 31 working families and 16 senior households to create a true multigenerational community asset. Opened in August 2017, Wesley Village showcases the success of an in-fill mixed use adaptive reuse project into a unique multi-use urban campus of quality affordable housing with educational, social and health services.

The project scope incorporates the addition of two, three-story residential buildings and approximately 10,000 square feet of combined active open space designed within a podium deck courtyard atop the family building and the roof top of the senior building. Additional amenities enjoyed by the residents include: a barbecue/dining area, tot lot, outdoor fitness area, and well-landscaped community spaces for outdoor recreation, and a low-impact active trail linking the two residential buildings. A third building accommodates an Orange County Head Start Learning Center. The community recreation center houses the management offices, a health clinic, computer center, library, and multipurpose rooms accessible to local community service providers.

The multigenerational aspects of Wesley Village was designed to provide quality, affordable housing for families and seniors, and serves to expand critically needed community services coordinated throughout this 47-unit development.

2017 GARDEN GROVE ANNUAL REPORT
ON THE STATUS OF THE GENERAL PLAN



Sycamore Court (Mariman & Company Housing Project)

Mariman & Company is an affordable housing developer who purchased a 78-unit apartment complex located at 10632 Bolsa Avenue in Garden Grove. The complex (formally Garden Grove Manor) has been transformed into Sycamore Court through a \$22 million acquisition/rehabilitation project. The rehabilitation was budgeted at over \$40,000 per door and included new floors, counter tops, cabinets, fixtures, and appliances, as well as a complete renovation of the landscape and exterior façade. The City infused \$1.2 million in HOME funds into the project, which allowed the City to fulfill its HOME funds disbursement deadline. Rehabilitation was completed in January 2018 and all units are occupied by income-eligible households.

Euclid/Katella Business Center (Red Mountain Group)

The Red Mountain Group (RMG) purchased and is renovating a 90,000 square-foot retail space, which will be divided into 5 to 7 separate businesses including Gold's Gym, Smart & Final "Extra", and Octapharma. In addition to the commercial space, RMG is completely renovating the parking lot to include new asphalt, parking stalls, and landscaping. Smart and Final held their groundbreaking on June 13, 2017 and the remaining businesses are anticipated to open by end of summer 2017.

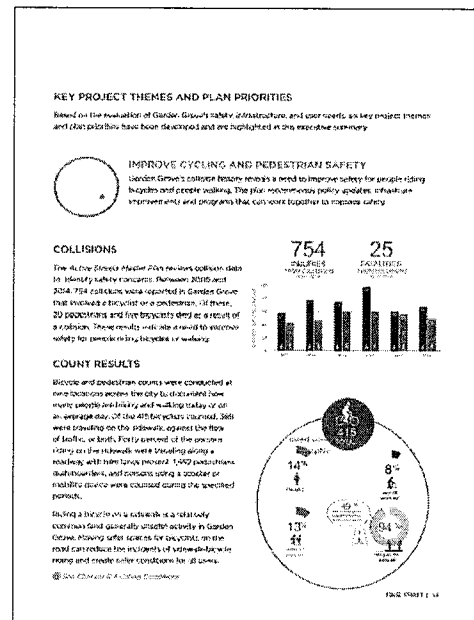
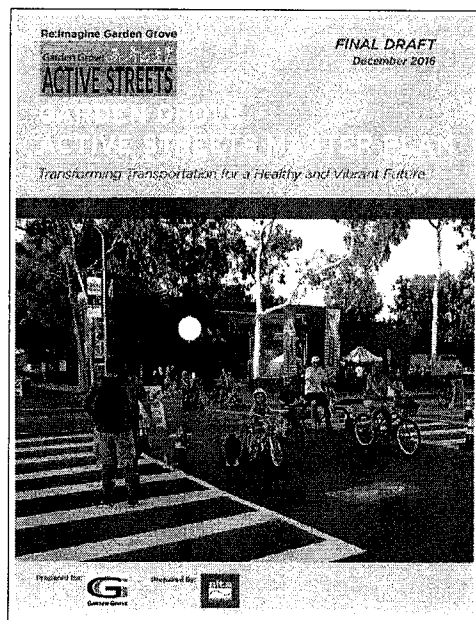


2017 GARDEN GROVE ANNUAL REPORT ON THE STATUS OF THE GENERAL PLAN

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 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.

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.

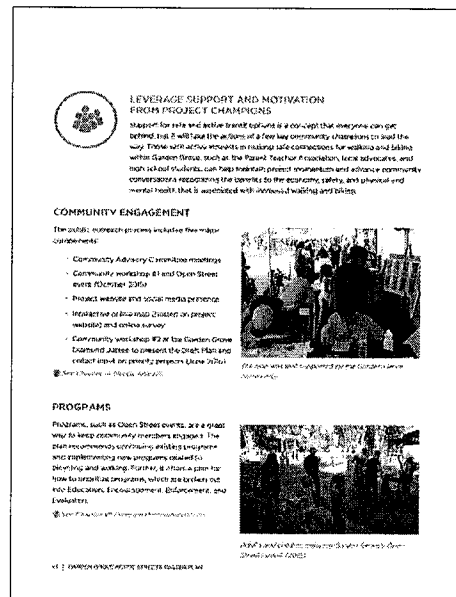
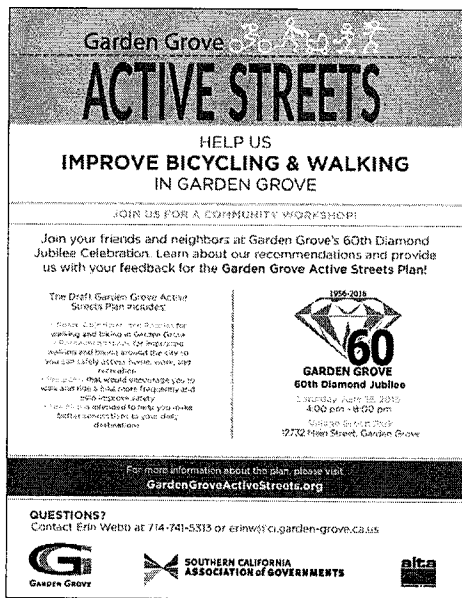
Goal CIR-6: A safe, appealing, and comprehensive *bicycle network* provides additional recreational opportunities for Garden Grove residents and employees.

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

2017 GARDEN GROVE ANNUAL REPORT
ON THE STATUS OF THE GENERAL PLAN

Bike and Pedestrian Master Plan (BPMP) Active Streets

In 2015, Alta Planning & Design was chosen by the City to develop a Bike and Pedestrian Master Plan (BPMP) along with their sub consultants: Iteris Engineering, to cover the engineering portion, and Community Arts Resources (CARs) to conduct a community event such as Open Streets 2015. Programming for the Open Streets 2015 event was influenced by the Goals and Policies in the General Plan that support the awareness of bike safety and bike education, as well as implementing some of the ideas from the Re:Imagine community forum short term goals to explore new ways to enjoy biking and walking in the civic center while combining it with a street fair, food, music, art, and adding a night time component.



The first draft of the Bike and Pedestrian Master Plan (BPMP) was available to the public for viewing in June 2016. The City celebrated their 60th Anniversary for the City and Alta had another interactive booth to gather public input on the draft including interactive maps. Comments were incorporated and a second draft was available for comment during Open Streets 3, which occurred in April 2017. An RFP was released in April 2017 for the environmental review of the BPMP and a consultant, Blodgett Baylosis Environmental Planning, has been selected. The environmental document is currently being reviewed by City Staff as is expected to be approved by June 2018.

SCAG Campaign Tactical Urbanism Program (Go Human Initiative)

The City was awarded a Planning Grant for the Pop-Up Garden Grove project which includes temporary pop-up installations to promote the Bike and Pedestrian Master Plan and the Downtown Parking Study. This includes street improvements such as vinyl striping of crosswalks and creating temporary traffic circles in busy intersections bringing “live” examples of potential improvements. (Examples were exhibited during Open Streets 2015). The pop up examples help the community to understand the benefits staged around the Downtown and show a “cycle track” on the street and traffic calming measures. The City was selected 1 out of 5 “eligible

2017 GARDEN GROVE ANNUAL REPORT ON THE STATUS OF THE GENERAL PLAN

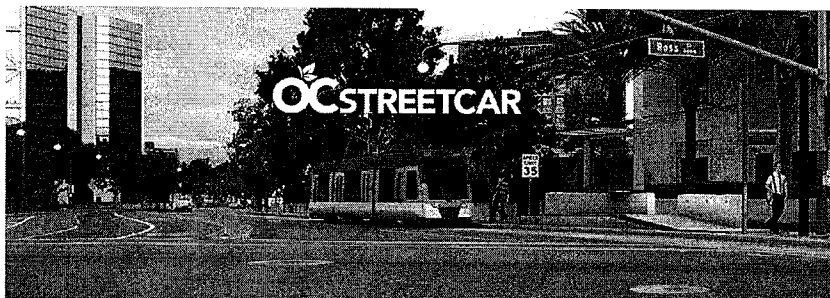
projects” located in the Orange County Region to be awarded \$65,000 in assistance for a pop up event. The new name for the initiative was changed to “Go Human” and the City decided to combine it with the Open Streets 3 Event in 2017. The Open Streets committee decided to display the temporary bike lanes that run north on West Street as a part of the overall Open Streets route for the event.



OC Streetcar Project

Finding better ways to commute enhances the quality-of-life for our labor base and the residents. This idea has led the City to create economic collaboration with the City of Santa Ana. Garden Grove and Santa Ana have developed a project called the OC Streetcar to complement Orange County’s Metrolink service. After getting off the train in Garden Grove or Santa Ana, passengers need a way to get to their final destination and this project will connect key employment, population, and activity centers from Santa Ana with those in Garden Grove. This project is underway and the design and engineering phase is now complete. The project is expected to be completed and begin operations in 2020.

The OC Streetcar Project will help the area around Westminster Avenue and Harbor Boulevard grow where the new transit center is planned. This is a great opportunity for the City to develop that area for low and



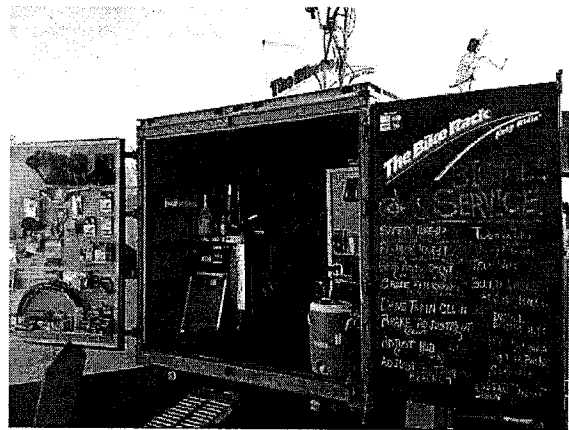
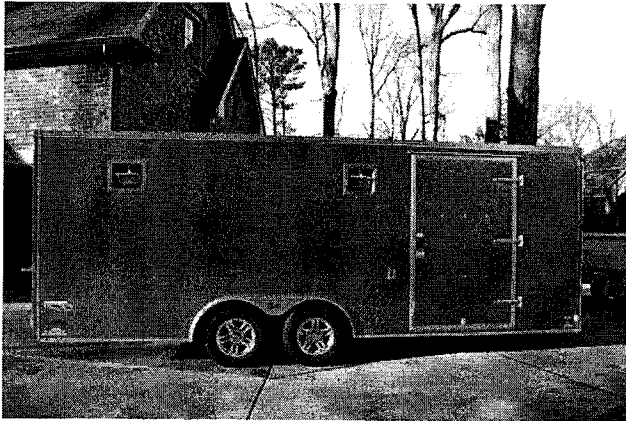
moderate housing, as well as businesses that will support transit-oriented development. A potential stop is being proposed at the Willowick Golf Course site, which is owned by Garden Grove, but located in the City of Santa Ana. Currently, the site is being considered for redevelopment by both cities.

Bike Trailer Program

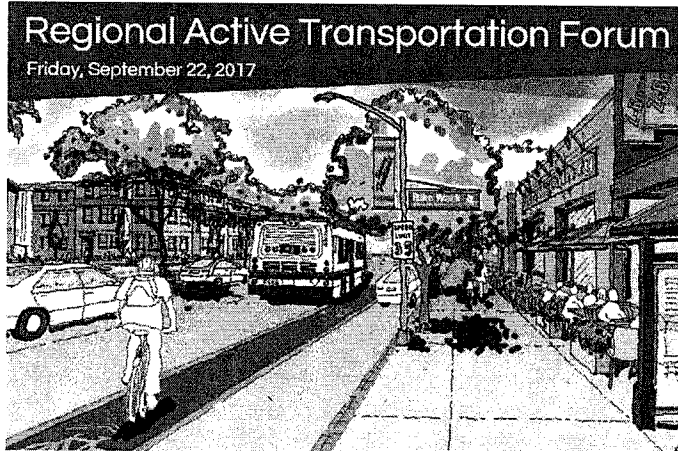
The Community and Economic Development Department is working together with the Police Department on a Bike Trailer Program. The Police Department will implement mobile workshops to show participants how to repair and refurbish donated bikes. The mobile workshops will occur at schools and low-income

2017 GARDEN GROVE ANNUAL REPORT
ON THE STATUS OF THE GENERAL PLAN

neighborhoods near the new pedestrian and bicycle trail extension along the PE Right-of-Way from Downtown between Stanford and Nelson to Brookhurst Street. The program will utilize a box trailer to transport all of the equipment and materials needed to conduct the workshops. The trailer will be wrapped in colorful high-quality vinyl designed to make the trailer look like a chain-locked 'safe' (playing on the program's BikeSafe name). The purpose of the vinyl wrapping is mobile advertising and to raise awareness of the BikeSafe program. We hope to generate interest and excitement among children to find out what is within the 'safe'. The Police Department already owns a Ford F250 pickup truck for use in hauling the trailer and will be implementing the program in 2018.



Regional Active Transportation Forum (Alliance For a Healthy Orange County)



In September 2017, the Alliance for a Healthy Orange County (AHOC) held the Regional Active Transportation Forum hosted by the City of Santa Ana. This forum brought advocates, practitioners, and policy makers to chart the progress and future of Active Transportation in Orange County. Garden Grove's City Manager, Scott Stiles, participated in the forum. The theme of the forum was "Smarter, Sustainable and Connected Communities: Moving Orange County Forward with ONE Voice." The forum featured one full day of inspiring sessions, networking with interactive learning, and a walking tour through the Delhi neighborhood in the City of Santa Ana. This year's keynote speaker was Strong Towns Founder and

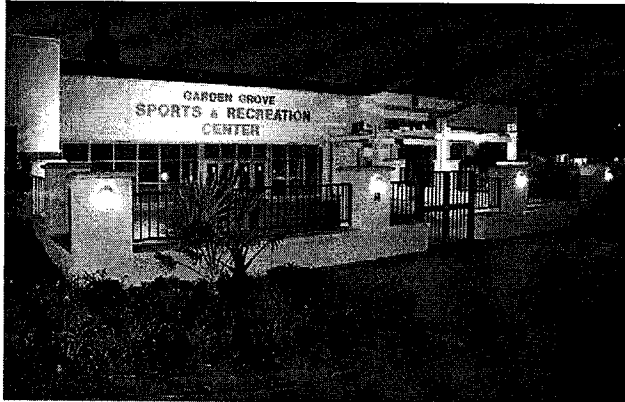
2017 GARDEN GROVE ANNUAL REPORT
ON THE STATUS OF THE GENERAL PLAN

President, Charles "Chuck" Marohn. Strong Towns is an organization that challenges Americans to rethink how cities are built. Charles Marohn is a Professional Engineer (PE) licensed in the State of Minnesota and a member of the American Institute of Certified Planners (AICP). During the walking tour, led by Charles Marohn, discussed topics such as housing, transportation, and the importance of multi-level collaboration in helping solve the issues we face today.

2017 GARDEN GROVE ANNUAL REPORT
ON THE STATUS OF THE GENERAL PLAN

PARKS, RECREATION, AND OPEN SPACE ELEMENT

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



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

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

PRK-IMP-7E: Promote the Public Works program for the Safe Routes to Schools to qualify for funding.

PRK-IMP-7G: Encourage bicycle safety awareness classes at community centers or parks where facilities are currently located.

PRK-IMP-8C: Encourage and promote the use of the Gem Theater and the Festival Amphitheater.

Parks, Recreation, and Facilities Master Plan

The City initiated a Parks, Recreation and Facilities Master Plan to guide our strategic decisions in planning, maintaining, developing and rehabilitating Garden Grove parks and our recreation facilities. As the community's evolving needs and public demand are developed, funding and financing strategies will be simultaneously be developed to enable the City to implement the Master Plan's recommendations by the year 2031.

2017 GARDEN GROVE ANNUAL REPORT ON THE STATUS OF THE GENERAL PLAN

Garden Grove Dog Park Improvement Project

Garden Grove Dog Park, located at 13601 Deodara Drive, in Garden Grove Park, re-opened in November 2017. In early October 2017, Garden Grove Dog Park closed for improvements. Along with new fencing and signage, the park underwent complete turf renovation, the installation of new public benches, dog waste enclosures, and a drinking fountain for owners and pets.



Originally open in 2009, Garden Grove Dog Park offers canine owners a spacious and enclosed area for their pets to play off the leash and with other dogs. The park features separate play areas for large and small breeds. The improvements reinforce the goals of the General Plan 2030 by improving recreational parkland and facilities, to provide the community with increased usage.

SCAG Sustainable Planning Grant (Safe Routes to School)

The City applied for a planning grant through SCAG and was awarded: 2016 Sustainability Planning Grant Award for the Garden Grove Safe Routes to School: Phase 1 Plan, in the amount of \$160,000. The City partnered with the Garden Grove Unified School District (GGUSD) and selected six (6) primary target schools to be included in the Project Area. The selected schools include: Brookhurst Elementary, Cook Elementary, Hill Elementary, Murdy Elementary, Paine Elementary, and Jordan Intermediate. The OC Health Care Agency conducted a walkability audit and surveyed the students in addition to taking photos of the area. OC Health Care Agency has offered to provide training and guidance to the selected Consultant as well as participate in the proposed Safe Routes to School planning process to share their insight, observations, and recommendations.

2017 GARDEN GROVE ANNUAL REPORT
ON THE STATUS OF THE GENERAL PLAN

AJ Cook Elementary School and Donald S. Jordan Intermediate will be hosting a community event on Wednesday, January 24, 2018, as part of the City’s first Safe Routes to School Plan. To highlight Phase 1 of the plan, both schools will be demonstrating future bicycle and pedestrian infrastructure improvements, and the Police Department’s Accident Reduction Team will be educating students on the importance of following traffic safety rules. To encourage more students to walk and bike to school, and for their safety, the City’s Public Works Department will be installing additional pedestrian safety signs, school crosswalks, “Slow School Xing” and “Keep Clear” pavement markings, red curbs at various locations to improve sight distance, and signs restricting on-street parking near both schools.

GARDEN GROVE
Safe Routes to School

Re-Imagine Garden Grove &
The Safe Routes to School Team
invite YOU to

MAKE COOK & JORDAN SAFER DAY

STARRING:
*Cook Elementary & Jordan Intermediate
Schools*

Wednesday, January 24, 2018
1:45 pm to 3:15 pm

Join us for a fun **COMMUNITY EVENT** with new Safety Improvements and Pop-up Demonstrations featuring future fixes to make it easier and safer for students to walk and bike to school. The City and the Garden Grove Unified School District are partnering to help six schools through the "Safe Routes to School Program". Cook Elementary and Jordan Intermediate are the first two schools.

A. J. Cook Elementary School
9802 Woodbury Ave. Garden Grove, CA 92844

The City of Garden Grove
invites you to:

Safe Routes to School Community Workshop:

Brookhurst Elementary

Interested in making your streets around the school safer? Join the Safe Routes to School team to give your ideas on how the City can help you! Garden Grove is working on a Safe Routes to School (SRTS) plan that will make it easier and safer for students to walk and bike to school. Your ideas and opinions will make a difference!

There will be activities for the kids.
Wear comfortable walking shoes.

**Wednesday, February 28, 2018
2:00PM- 4:30PM**

Brookhurst Elementary School
Multipurpose Room (MPR)
9821 William Dalton Way
Garden Grove, CA 92841

GARDEN GROVE
Safe Routes to School

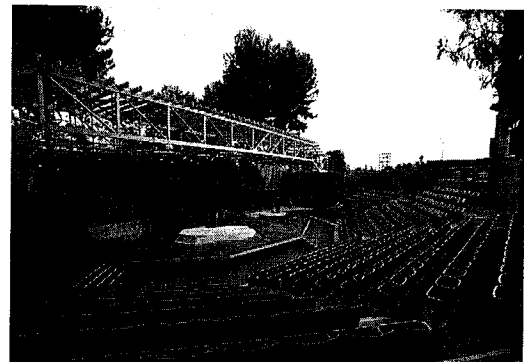
For more information call (657) 206-6820 or email us at GardenGrovesRTS@gmail.com.

If you cannot join us, scan the QR code or visit <https://tinyurl.com/GGSRTS> to fill an electronic survey.

Brookhurst Elementary will also be hosting a Safe Routes to School Community Workshop on Wednesday, February 28, 2018 to gather public input regarding making streets near the school safer.

GG Amphitheater new agreement with LFA Group, LLC

In February 2017, the City approved a new facility usage agreement between LFA Group, LLC and the Garden Amp, formerly known as the Strawberry Bowl Festival Amphitheater. The agreement was approved by City Council for a 10-year lease, with two additional five-year options. LFA agreed to invest a minimum of \$125,000 to improve and update the facility over four years. In addition to providing capital improvements, LFA improved lighting



2017 GARDEN GROVE ANNUAL REPORT ON THE STATUS OF THE GENERAL PLAN

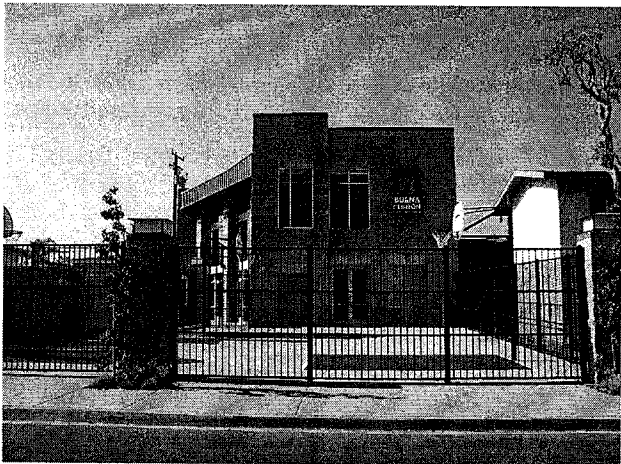
and sound equipment in the Amphitheater. LFA has also entered into sublease agreements with Shakespeare Orange County (SOC) and M&D Silva.



LFA books live entertainment (indie bands, comedy, and theater), corporate meetings/seminars, and special events (holiday, non-profit, and private) at the Amphitheater. In August 2017, KLOS, in collaboration with LFA, presented the first annual two-day High and Mighty Festival at Village Green Park. Part of the programming included performances from Sublime with Rome and The Dirty Heads. In addition to providing improvements to the facility, LFA plans to obtain an alcohol license, which will further support the amphitheaters operation.

Buena Clinton Youth and Family Center Shade Structure

The Buena Clinton Youth and Family Center plans to install a shade structure in the outdoor basketball court area with goals to increase the use of the space during the summer months. Due to limited park and open space in the neighborhood, the center relies on their outdoor court area to provide outdoor activities for the community. The improvements will allow additional programming and increase facility usage. The shade structure will be funded via Community Development Block Grant (CDBG) and park fee funds. The estimated project cost is \$50,000.



The center, located at 12660 Sunswept Avenue, was originally built in 2009 and provides multi-purpose rooms for homework clubs and day camps, a teen center with large screen televisions, ping-pong tables and computers, classrooms for counseling, case management, workshops and training, and an outdoor basketball court/sports area. The center was strategically located as a way to combat high crime, open drug markets, overcrowding, and substandard housing in the neighborhood. The Buena Clinton Youth and Family Center opened in an effort to empower the residents to make a positive difference and impact within their community.

2017 GARDEN GROVE ANNUAL REPORT ON THE STATUS OF THE GENERAL PLAN

CONSERVATION ELEMENT

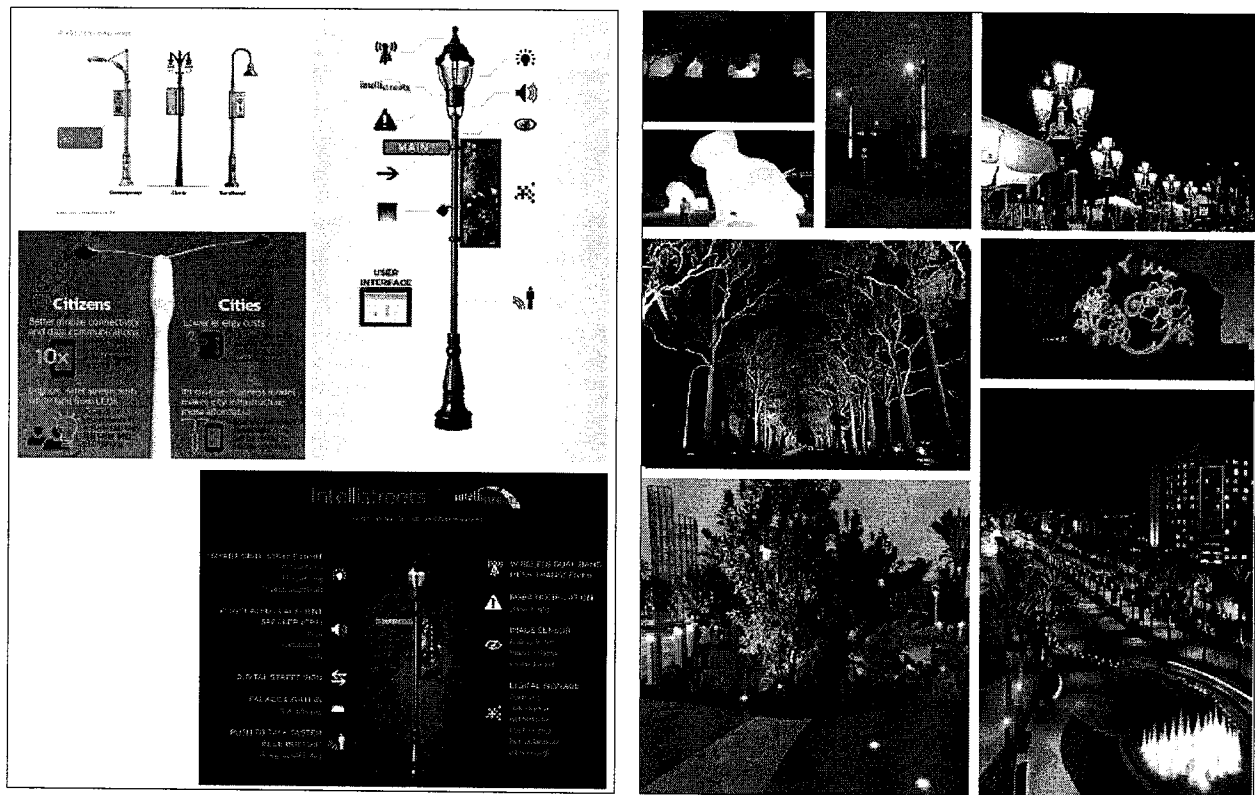
The purpose of the Conservation Element is to provide direction regarding the conservation, development, and utilization of natural, historical, and cultural resources. It serves as a guide for the City, its residents, and businesses to understand what natural or other resources exist in the City, how development impacts these resources and the methods to maintain, preserve or conserve these resources.

Goal CON-4: Reduce per-capita non-renewable energy waste and City-wide peak electricity demand through energy efficiency and conservation.

Policy CON-4.3: Integrate energy efficiency and conservation technologies and practices into new City facilities and, where feasible, existing buildings as well as at City functions.

Energy Resources

Energy resources determine a City's ability to support future development within the Community. Conservation of energy resources through community design and innovated building systems capture efficient technologies such as cogeneration, solar heating, and use of photovoltaic systems. Southern California Edison (SCE) is the primary supplier of electricity and natural gas for the City of Garden Grove.



The Community and Economic Development Department is working on a Request for Proposal to hire a Lighting Consultant to develop a Lighting Conceptual Master Plan for the Civic Center Area. The goal is to upgrade our existing electrical

2017 GARDEN GROVE ANNUAL REPORT ON THE STATUS OF THE GENERAL PLAN

infrastructure to save City funds on electrical costs, and beautify the downtown area by adding decorative lighting to make the area more inviting.

Lighting upgrades are one of the main goals from RE: Imagine and the General Plan and are mentioned frequently in the City's General Plan under various elements. The implementations encourage increased pedestrian level lighting for safety, and integrate energy efficiency and conservation technologies and practices around the City facilities as well City functions.

Upgrading the infrastructure would possibly consist of installing a new technology called "smart lighting". Benefits include upgrading the light bulbs to LED bulbs, and having the capability of attaching receivers for WIFI use. Another option offered for light posts would be exterior electrical outlets for plugging into the post during events or for music. The post could also provide surveillance technology, and alerts for emergency services assistance.

2017 GARDEN GROVE ANNUAL REPORT
ON THE STATUS OF THE GENERAL PLAN

SAFETY ELEMENT

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

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

The Garden Grove Fire Department responds to fire emergencies, release of hazardous toxic substances, and medical emergencies from their seven local Fire Stations. As the type of built environment has changed in the City of Garden Grove, the Fire Department has reviewed and adapted its operation. The General Plan update in 2008 noted Fire Stations No. 6 and No. 7 were temporary stations that have less staffing and resources than the City's other five stations.

Goal SAF-1: Ongoing collaborative efforts between the community and the Garden Grove Police Department will assist in reducing and preventing crime in the City.

Policy SAF-1.1: Provide opportunities for community involvement in crime prevention and control through community policing and other public participation programs.

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



Policy SAF-2.3: Identify specific high crime areas in the City and encourage and, when feasible, create plans/strategies to improve these areas.

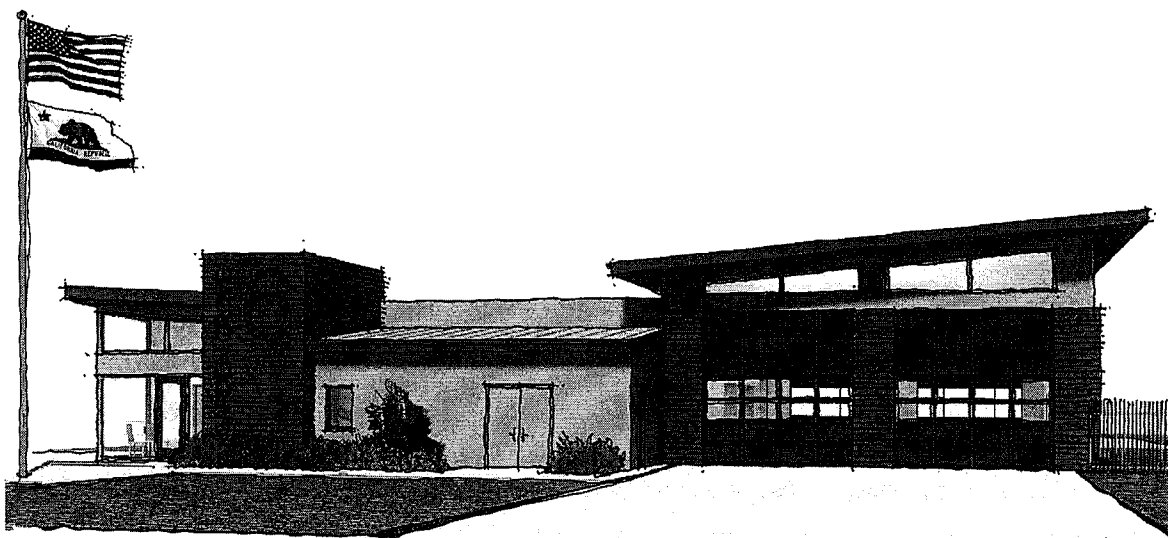
SAF-IMP-3A: Continue to use the graffiti removal programs, restitution programs, or other effective programs.

Policy SAF-5.2: Ensure that the City has adequate resources to respond to health and fire emergencies, such as Fire Stations, personnel, and equipment.

2017 GARDEN GROVE ANNUAL REPORT ON THE STATUS OF THE GENERAL PLAN

Fire Station No. 6

In February 2017, the Planning Commission approved the replacement of Fire Station No. 6. The approval involves a request to construct and operate an approximately 8,308 square foot fire station, replace a 1,000 square foot community building with a 2,000 square foot community building, and make associated site improvements at West Haven Park. The new facility will replace the fire station currently located at 12111 Chapman Avenue. The total estimated cost of the project is \$5.5 million. Funding comes from the Certificate of Participation Bond granted in 2015. The new fire station is currently under construction and is expected to be completed by end of 2018. The improved fire station will meet the needs and accommodate the future growth of the community.



Palma Vista & El Dorado Neighborhoods

The Palma Vista and El Dorado neighborhoods, located on the south side of Katella Avenue, west of Euclid Street, have been identified as neighborhoods with high calls for service from the Police Department. In 2017, the City of Garden Grove's Neighborhood Improvement Committee (NIC) hosted four free mobile food pantries and community outreach events in the Palma Vista and El Dorado neighborhoods to encourage public participation to prevent crime and



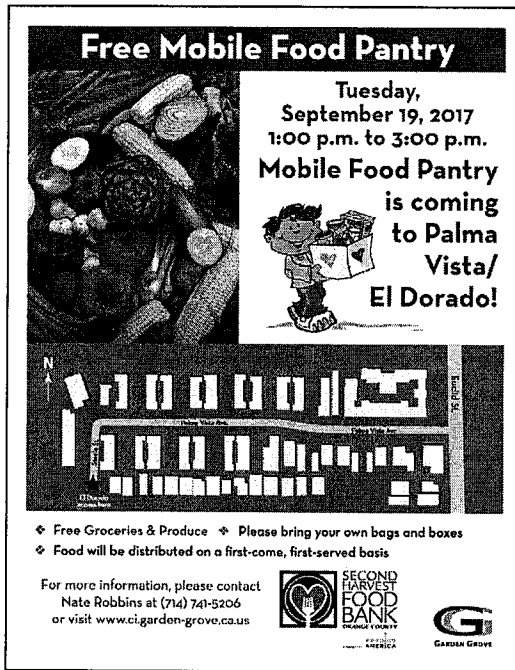
encourage beautification of the neighborhoods.

Both neighborhoods received food from the Orange County Food Bank that included apples, granola bars, chips, pasta, and more. Participants also had access to a

2017 GARDEN GROVE ANNUAL REPORT ON THE STATUS OF THE GENERAL PLAN

variety of community resources, opportunities for interaction with the Garden Grove Police and Fire Departments, and a chance to provide their opinions regarding efforts to make their neighborhoods better places to live in.

The Neighborhood Improvement Committee is committed to developing strategies to address the physical improvements, reduce crime and graffiti, and address social concerns of neighborhoods.



Free Mobile Food Pantry

Tuesday,
September 19, 2017
1:00 p.m. to 3:00 p.m.

Mobile Food Pantry
is coming
to Palma
Vista/
El Dorado!

◆ Free Groceries & Produce ◆ Please bring your own bags and boxes
◆ Food will be distributed on a first-come, first-served basis

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

SECOND HARVEST FOOD BANK
GARDEN GROVE, CALIFORNIA

G
GARDEN GROVE



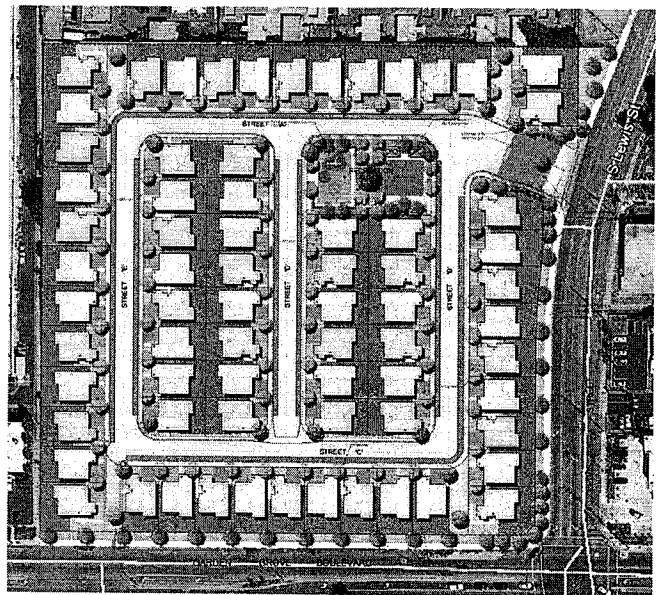
2017 GARDEN GROVE ANNUAL REPORT
ON THE STATUS OF THE GENERAL PLAN

General Plan Amendments

There were four (4) General Plan Amendments processed in 2017. See project descriptions below:

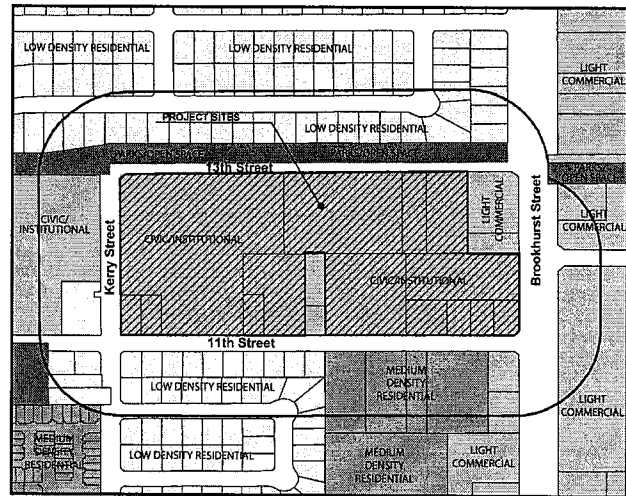
1. GPA-001-2017 – The City approved a request by Shea Homes to develop a gated residential subdivision with 70 single-family detached residential units and related street and open space improvements on a 9.01 acre site located in the Cities of Garden Grove and Orange at Lewis Street and Garden Grove Boulevard, at 12901 Lewis Street. The project proposed two floor plans, each of which would feature four bedrooms and a two-car garage accessed from the front of each unit. All units feature private outdoor areas to the sides and rear of the units. The project includes the development of a private recreation area that will be located near the entrance of the residential community. The recreation area will feature the following amenities: a playground, an open turf area, two covered barbeque dining areas, and a shade structure with bench seating. The project site previously contained a church and a school consisting of nine buildings, two play yards, and a parking lot. The project included a proposed sphere of influence change and annexation of 0.901 acres from the City of Orange to the City of Garden Grove.

As part of the project, the City Council approved amendments to the City's General Plan Land Use map and Zoning map in conjunction with the proposed annexation and modified the General Plan Land Use designation of the project site from Civic Institution to Low Density Residential and adopted a Residential Plan Unit Development zoning with R-1 (Single-Family Residential) base zoning for the entire site.

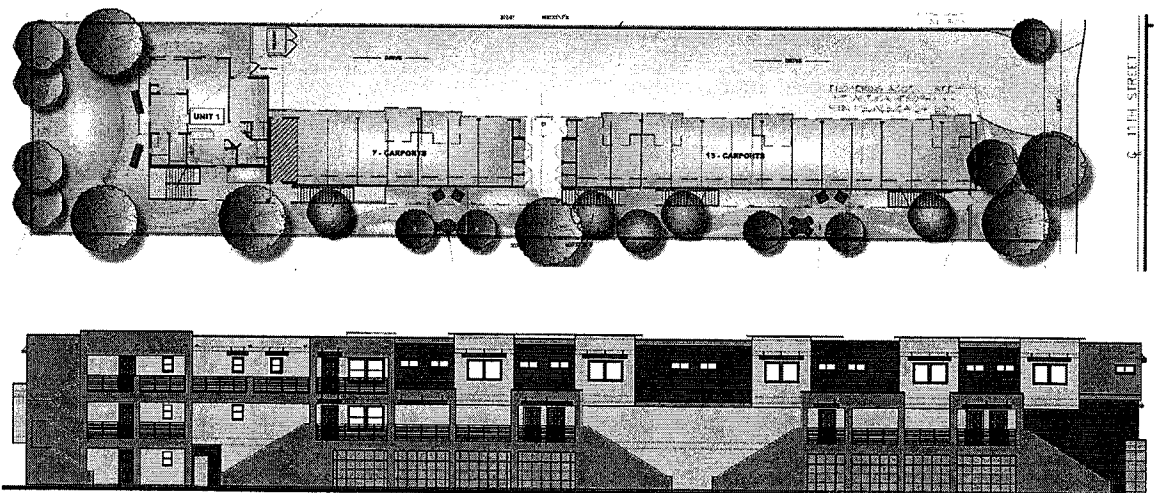


2017 GARDEN GROVE ANNUAL REPORT
ON THE STATUS OF THE GENERAL PLAN

2. GPA-002-2017(A) – The City Council approved a change the General Plan Land Use designation of approximately 15-acres of land, comprised of 14 parcels, from Civic/Institutional to Medium Density Residential that corrected an inconsistency between the zoning and the General Plan Land Use designations of the parcels. The properties are zoned R-3 (Multiple-Family Residential) and PUD-130-99 (Planned Unit Development), which is consistent with the proposed Medium Density Residential General Plan Land Use designation. No new development was proposed with this request.



3. GPA-002-2017(B) – The City approved a request to develop a parcel, approximately 19,152 square feet in size, with a 10-unit apartment complex with a 35% affordable housing density bonus for low-income households. The project included a General Plan amendment, to change the General Plan Land Use designation of the property from Civic/Institutional to Medium Density Residential (MDR), and a Site Plan to construct 10-units within a three-story apartment building. Pursuant to the State Density Bonus Law, the applicant requested three waivers from the R-3 zone development standards: 1) to allow the third-story configuration to be greater than 50 percent of the building footprint, 2) to deviate from the required 10'-0" distance separation between the units and the drive aisle located on the first, second, and third floors, and 3) to deviate from the required 11'-3" third-story side yard setback.



2017 GARDEN GROVE ANNUAL REPORT
ON THE STATUS OF THE GENERAL PLAN

4. GPA-003-2017 – The City approved a Site Plan to construct 17 attached townhouses in two (2) new buildings consisting of one eight-plex and one nine-plex. The City also approved a General Plan amendment to change the Land Use designation from Civic/Institutional to Medium Density Residential to allow the development of the project. Two setback variances were also requested, one for the separation of habitable space from the drive aisle (10'-0" required, 5'-0" provided) and the second for the separation of a unit from the active recreation areas (5'-0" required, 3'-0" provided). A tentative tract map to subdivide the property into a single parcel with condominiums was also approved with the request.



2017 GARDEN GROVE ANNUAL REPORT
ON THE STATUS OF THE GENERAL PLAN

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 (SB12) 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. As determined by SCAG, Garden Grove's fair share allocation is 747 new housing units during the 2014-2021 cycle. Currently we are in planning year four (4) of eight (8) years, which covers the periods from January 1, 2014 through December 30, 2021.

As of December 31, 2017 the City is on track to meet its annual and long-term goals. The RHNA numbers adopted for Garden Grove are presented in the Tables attached for the Annual Element Progress Report for 2017.

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:

Property Maintenance Ordinance

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

Building and Land Use Code Enforcement

Preserve the quality of housing in the City's target areas through building code enforcement inspections. Inspect all newly constructed and remodeled units.

Continue to use Land Use Code enforcement activities to reduce the incidences of zoning violations.

2017 GARDEN GROVE ANNUAL REPORT
ON THE STATUS OF THE GENERAL PLAN

Proactively prevent violations through education and outreach of home improvement assistance.

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.

Marketing

Continue to inform non-profit and for-profit developers of assistance available for the construction of affordable housing, including density bonuses.

Energy Conservation

Encourage residential developments that lower housing costs through reduced energy consumption. Maximizing energy efficiency and the incorporation of energy conservation and green building features can reduce housing costs for homeowners and renters.

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. Provide first time homebuyer assistance to 1 household, subject to availability of funding.

2017 GARDEN GROVE ANNUAL REPORT
ON THE STATUS OF THE GENERAL PLAN

Program 7: Preservation of Affordable Rental Housing

Objectives: Assist in the preservation of 528 affordable units at risk of converting to market rents by: Periodically monitor status of the units that are at risk of converting to market rate during the planning period.

If any property owners indicate plans to convert affordable units to market rate rents, the City will contact qualified entities to explore transfer of ownership options. The entities will be selected from the State's list of qualified entities to acquire/manage affordable housing.

Make the State's list of qualified entities to acquire/manage affordable housing available to interested residents, developers, or property owners.

Inform residents in units that are converting to market rents of affordable housing programs available in the City, including Section 8 and other affordable housing developments.

Program 8: Sites Inventory

Objectives: 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-owned parcels for lower-income housing developments to housing providers. Technical assistance may include development counseling and lot consolidation assistance.

Update the vacant and underutilized residential sites inventory every two years to maintain accurate information.

Publish the residential sites inventory and housing opportunity list on the City's website.

Address sewer infrastructure constraints by completing sewer upgrades to the sewer capacity deficiency zone as units are constructed and reimbursing developers for sewer upgrades that are consistent with the Sewer Capital Improvements Plan.

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.

Play a proactive role in development of mixed use areas by pursuing strategic partnerships with developers, lenders, and property owners to ensure the development of housing at appropriate densities and the inclusion of affordable housing units.

2017 GARDEN GROVE ANNUAL REPORT ON THE STATUS OF THE GENERAL PLAN

Establish a protocol to annually monitor development interest, inquiries, and progress towards mixed use development and affordable housing creation. Periodically re-evaluate approach and progress. Should monitoring reveal a shortfall in residential and affordable residential uses in mixed use developments, the City will develop additional incentives and approaches (including examination of development standards) to ensure the City satisfies its identified housing need (RHNA).

Program 10: Special Needs Housing

Objectives: Periodically evaluate emergency shelter development and siting standards and based on existing needs and development interest and as warranted, re-evaluate and make appropriate changes to facilitate the development of emergency shelters.

Prioritize projects that include special needs housing or housing for extremely/very low-income households in the development application review process.

Refer residents to the Regional Center of Orange County for housing and services available for persons with developmental disabilities. Provide information on services on the City's website. As available, the City will pursue State and federal monies for direct support of housing construction and rehabilitation specifically targeted for housing for persons with disabilities.

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.

Continue using ministerial procedures for reducing parking based on proximity to transit lines, larger projects, projects with on-site amenities, projects near community facilities (shopping, schools, recreation, etc.), projects with a variety of unit types, and projects for senior, disabled, or that are affordable.

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).

2017 GARDEN GROVE ANNUAL REPORT
ON THE STATUS OF THE GENERAL PLAN

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. Advertise the availability of fair housing services through: flyers at public counters. Posting of available fair housing services will also be made available on the City's website.

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). Or the intent to have it completed within 60 days of the deadline.

Use the Neighborhood Improvement and Conservation Commission as an avenue for public input on housing issues and housing element implementation.

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction GARDEN GROVE
Reporting Period 01/01/2017 - 12/31/2017

Pursuant to GC 65400 local governments must provide by April 1 of each year the annual report for the previous calendar year to the legislative body, the Office of Planning and Research (OPR), and the Department of Housing and Community Development (HCD). By checking the "Final" button and clicking the "Submit" button, you have submitted the housing portion of your annual report to HCD only. Once finalized, the report will no longer be available for editing.

The report must be printed and submitted along with your general plan report directly to OPR at the address listed below:

Governor's Office of Planning and Research
P.O. Box 3044
Sacramento, CA 95812-3044

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction GARDEN GROVE
 Reporting Period 01/01/2017 - 12/31/2017

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
						Housing Development Information					Affordability by Household Incomes		Total Units per Project			
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*	See Instructions	See Instructions	Deed Restricted Units	See Instructions	Note below the number of units determined to be affordable without financial or deed restrictions and attach an explanation how the jurisdiction determined the units were affordable. Refer to instructions.			
														Wesley Village	5+	Renter
(9) Total of Moderate and Above Moderate from Table A3													13	9		
* Not(60) The total of the total units													13	33	9	
(11) Total Extremely Low-Income Units*													0			

ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction GARDEN GROVE
 Reporting Period 01/01/2017 - 12/31/2017

**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 its 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 subsection (c)(7) of Government Code Section 65583.1
	Extremely Low Income*	Very Low Income	Low Income	TOTAL UNITS		
(1) Rehabilitation Activity	0	0	0	0	0	
(2) Preservation of Units At-Risk	0	0	0	0	0	
(3) Acquisition of Units	0	0	0	0	0	
(5) Total Units by Income	0	0	0	0	0	

* Note: This field is voluntary

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction GARDEN GROVE
 Reporting Period 01/01/2017 - 12/31/2017

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	0	0	0	13	0	13	0
No. of Units Permitted for Above Moderate	8	0	0	0	0	8	0

* Note: This field is voluntary

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction GARDEN GROVE
 Reporting Period 01/01/2017 - 12/31/2017

Table C
Program Implementation Status

Program Description (By Housing Element Program Names)	Objective	Timeframe in H.E.	Status of Program Implementation
<p>Housing Programs Progress Report - Government Code Section 65583. Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.</p>			

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction GARDEN GROVE
Reporting Period 01/01/2017 - 12/31/2017

General Comments:

COMMUNITY AND ECONOMIC DEVELOPMENT



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

NOTE: The significant achievements included in this Performance Report are in a reporting period between Fiscal Year 2016-17 for the Community and Economic Development Department, which is a different reporting period from the Calendar Year 2017 reflected in the Measures Associated with the Implementation of the General Plan prior to this section.

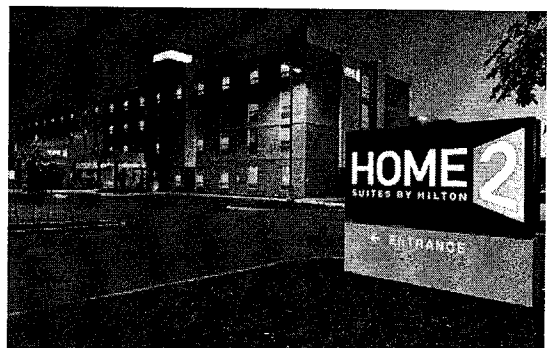
The Community and Economic Development Department offers a broad spectrum of services to the community. The Department administers the City's General Plan, as well as the City's zoning and building regulations, to ensure the orderly physical growth of the community. There are four divisions in the Department that include: the Planning Services Division comprised of advance and current Planning; Building & Safety Division consisting of plan check services, permit counter, building inspections, and building abatement; Office of Economic Development; Neighborhood Improvement and code enforcement. The Department also oversees the Community Development Block Grant program.

The significant achievements of FY 2016-17 for the Community and Economic Development Department include the following:

OFFICE OF ECONOMIC DEVELOPMENT

13650 Harbor Boulevard

In January 2016, the City approved the sale of the City-owned real property consisting of approximately 1.45 acres at 13650 Harbor Boulevard with BN Group for the development of a Home 2 Suites hotel. The developer is working on the entitlements for a



2017 GARDEN GROVE ANNUAL REPORT ON THE STATUS OF THE GENERAL PLAN

new 124 room Home 2 Suites by Hilton. The hotel is expected to start construction 4th quarter 2018.

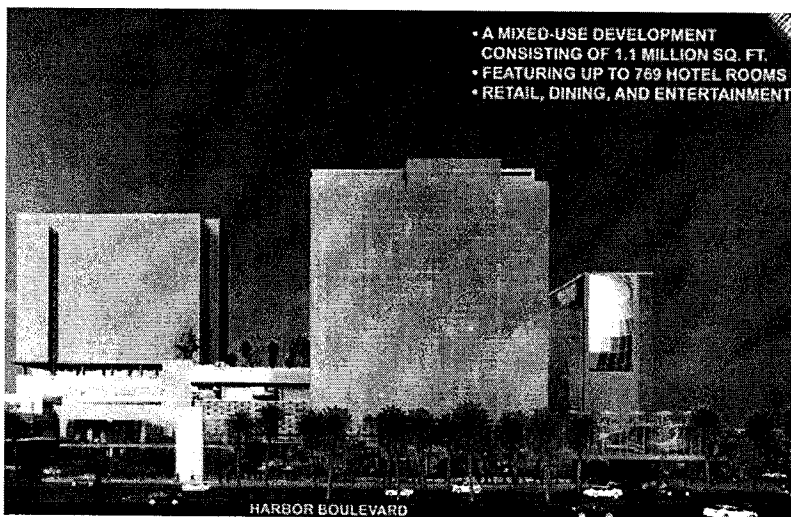
12361 Chapman Avenue

On March 22, 2016, the City of Garden Grove, as Successor Agency to the Garden Grove Agency for Community Development, approved a Purchase and Sale Agreement between Investel Harbor Resorts, LLC and the City, for the sale of property located at 12361 Chapman Avenue for the fair market value of \$1.1 million. The property consists of a vacant 10,883 square foot restaurant/banquet hall situated on an approximately 0.48-acre site adjacent to the Hyatt Regency Orange County in Garden Grove. The Buyer plans to remodel and renovate the property by late 2018.

Kam Sang Company - Nickelodeon Resort

In April 2017, City Council approved the first Amendment to the Exclusive Negotiation Agreement (ENA) between the City and New Age Garden Grove, LLC for the development of approximately 10 acres of real property. The ENA provides a period to negotiate with the City and determine the terms of the development agreement including the economics of the development, the site plan, and the specific uses of the development. The developer has proposed a Nickelodeon Resort comprised of a 600 room resort hotel with resort pool and Nickelodeon amenities.

Site C Project



The Garden Grove Planning Commission will consider approval of a Site Plan and Tentative Tract Map at the November 2017 meeting, to implement a resort hotel development project known as the Site C Project, which was previously approved by the City Council in 2012 through Planned Unit Development No. PUD-128-12. The Developer has approvals for a proposed program for the Site C

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

2017 GARDEN GROVE ANNUAL REPORT
ON THE STATUS OF THE GENERAL PLAN

Garden Grove Tourism Improvement District (GGTID)

In June 2017, the City approved the annual report for the Garden Grove Tourism Improvement District (GGTID). The GGTID was established in 2010 to fund collective tourism marketing efforts under the umbrella of the Anaheim/Orange County Visitor & Convention Bureau, now Visit Anaheim. GGTID's main task is marketing and promotion of tourism, specifically, conventions benefiting the hotels within the Grove District.

Brookhurst Place

The Office of Economic Development worked with the Kam Sang Co. developer of the Brookhurst Place to coordinate the construction of Phase I of the 13.9-acre mixed-use project. The total build-out of the project includes a mixed-use development with a minimum of 80,000 square feet and up to 200,000 square feet of commercial/retail space, and a maximum of 600 residential units. The master plan for the project includes residential rentals, for-sale condominiums, and affordable housing units. The first phase of this project is being built on the



northern portion of the site and will feature 180 apartment units, a pool, and a clubhouse. Kam Sang Co. Phase I construction is to be completed by March 2018. The developer is finalizing their plans for the first phase of Phase II construction, which will include up to 200 new apartment homes and a

one-acre park.

KIA Relocation

Negotiations are near completion to provide for economic assistance to Kia Garden Grove to be relocated in the City of Garden Grove. At the upcoming October 2017 meeting, the City Council will consider approval of an Operating Covenants and Restrictive Covenants Agreement with Garden Grove Automotive for a new Kia Dealership to be located at 13731 Harbor Boulevard.



2017 GARDEN GROVE ANNUAL REPORT
ON THE STATUS OF THE GENERAL PLAN

Red Mountain Group

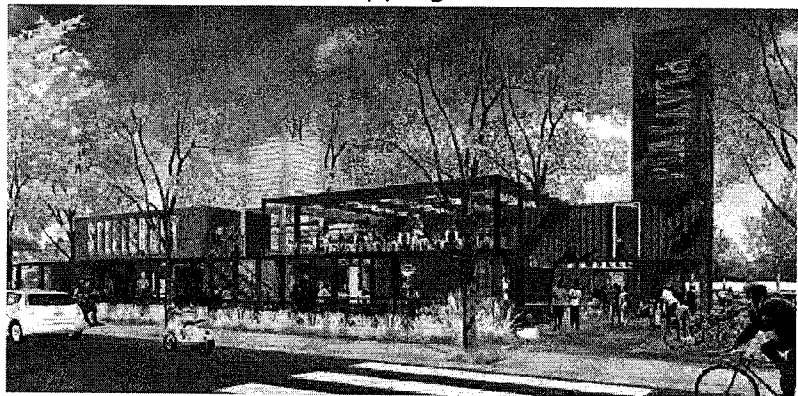
The Red Mountain Group (RMG) has is completing the renovation of the 90,000 square-foot retail space at the corner of Euclid Street and Katella Avenue, which now has new businesses including Gold’s Gym, Smart and Final “Extra”, and Octapharma. In addition to the commercial space, RMG is completely renovating the parking lot to include new asphalt, parking stalls, and landscaping.



SteelCraft Garden Grove (Re:Imagine Downtown)

On June 13, 2017, City Council approved a lease with Howard CDM for the development of SteelCraft. SteelCraft Garden Grove, is a unique venture that ties together open spaces and public places to create a sustainable indoor/outdoor urban eatery built primarily out of recycled metal shipping containers. SteelCraft

will feature boutique eateries, a brewery and wine vendor, micro-retail, and incubator space. Entrepreneurs can rent these incubators, which provide a low-risk opportunity to create a local artisanal food business. The site is located on the southwest side of City Hall at 12900 Euclid Street. SteelCraft anticipates opening in 2018.



Cottage Industries (Re:Imagine Downtown)



In May 2016, the City approved the sale of city land to Lab Holdings. Lab Holdings is developing Cottage Industries, a development that repositions cottages as commercial businesses and invigorates outdoor activities. The City has amended the Zoning (CC-1 Mixed Use) to allow this development located in the neighborhoods south of Acacia Parkway, north of Garden Grove Boulevard, west of Ninth Street, and east of Civic Center Boulevard. The first phase of Cottage Industries

known as Farm Block will open in summer of 2018.

ECONOMIC DEVELOPMENT STRATEGY PLAN

The Office of Economic Development is completing implementation of its three-year, 2014 Economic Development Strategic Plan. Accomplishments to date are detailed below:

1. Garden Grove Ambassador Business Retention Bureau Contract

On July 1, 2016, the City entered into an agreement with the Garden Grove Chamber of Commerce to provide the services as part of the Ambassador Business Retention Bureau (ABRB) program. Over 25 meetings were held with new businesses that were looking to expand in Garden Grove.

2. International Council of Shopping Centers

Staff attended the 2017 International Council of Shopping Centers Recon, the global convention for the shopping center industry. The conference provided networking, deal making, and educational opportunities. At this year's convention, staff exhibited and displayed economic development programs and opportunities within the City of Garden Grove. Staff facilitated over twenty (20) pre-scheduled meetings with investors, developers and commercial real estate brokers

3. Broker Outreach Program

Several Broker Outreach luncheons took place with CBRE, Voit, Lee & Associates, and Newmark Grubb Knight Frank. The goal of the Broker Outreach is to expand communications with the brokerage community, who is on the front line when it comes to businesses wanting to expand, relocate or develop new start-ups.

4. SCORE Workshops

The City partnered with SCORE to sponsor four quarterly workshops dedicated to assisting small businesses in planning a new business, marketing & sales, and finance.

5. Small Business Development Center (SBDC) Workshop Series

The City is also offering a series of workshops by SBDC Orange County. These workshops provide small businesses with the necessary information and tools to succeed. In addition, the Department updated a new Business Portal section of the City Website that offers helpful resources and information businesses need to thrive and prosper.



ORANGE COUNTY INLAND EMPIRE NETWORK

6. GO-Biz Workshops

The City partnered with the Governor's Office of Business and Economic Development to offer a workshop designed to help businesses apply for the California Competes Tax Credit, which offers tax credits.

7. Multi-Chamber Collaboration

The City has been in collaboration with the Garden Grove Chamber, Orange County Vietnamese Chamber, Korean American Chamber of Orange County and Orange County Hispanic Chamber to build more established relationships, and work in partnership, to better assist all businesses across the City. The City has participated in events together and continues to collaborate with all chambers and be more inclusive.

8. International Trade (Expanding Borders Initiative)

Collaboration with Federal and State agencies and non-governmental organizations was initiated to promote local business growth and explore various aspects related to exporting, trade and international trade for purposes of strengthening the City's business economy and international profile in integrating into the global economy. The City arranged a tour of the Port of Los Angeles for Garden Grove Chamber members and local business owners to demonstrate the dynamics of world trade. The City also hosted the District Export Council of Southern California (DECSE) quarterly meeting. DECSE members are all appointed by the U.S. Secretary of Commerce based on their experience and expertise in international trade.



9. Industrial Development Authority (IDA)

In 2016, the City of Garden Grove approved the Garden Grove IDA. Under the State of California guidelines, the IDA acts as the official local coordinating body for low-cost development bonds for industrial companies seeking expansion. The IDA's role is to assist industrial-related businesses by facilitating their request for tax-exempt Industrial Development Bonds.

10. West Garden Grove



In March 2017, the Office of Economic Development hosted an open house for West Garden Grove residents, business owners, and property owners meeting to discuss ongoing economic development strategies and gather community stakeholders input.

NEIGHBORHOOD IMPROVEMENT

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).

2017 GARDEN GROVE ANNUAL REPORT
ON THE STATUS OF THE GENERAL PLAN

ESG Program funded the following organizations:

- Thomas House (\$29,339) to provide shelter and resources to 30 individuals from formerly homeless families in service-enriched transitional housing apartments.
- Interval House (\$83,802) to provide support services, homeless prevention and rapid re-housing to 90 victims of domestic violence.
- Mercy House (\$17,500) to provide emergency and temporary shelter, food, hygiene and other services to 70 homeless individuals.
- Illumination Foundation (\$10,000) to provide basic needs support to 200 unsheltered individuals in Garden Grove through street outreach activities and connect them with programs and services for their homeless needs. 
- City Net (\$15,000) to serve 50 Garden Grove homeless neighbors through 10 street outreach events and connect them with emergency shelter, housing, or critical services. 

CDBG funded the following organizations:

- Fair Housing Foundation (\$34,932) to fulfill, in part, the City's commitment to affirmatively further fair housing:
 - Set up 4 booths to provide fair housing information at community events
 - Distributed 10,500 pieces of literature pertaining to fair housing
 - Held 4 management training classes (4 hours each)
 - Gave 23 presentations providing a synopsis of FHF services and statistics (20-40 minutes each)
 - Held 9 tenant/landlord workshops (2 hours each)
 - Offered 10 walk-in clinics
 - Participated in 12 media activities to promote fair housing
 - Total attendance for the above actions was 2,980 people
- Community SeniorServ, Inc. (\$20,000) served 596 Garden Grove seniors through daily hot lunches at the Senior Center and other congregate dining, as well as home-delivered meals every day of the week.
- H. Louis Lake Senior Center (\$159,759) assisted the City to enhance services and provide meals to 545 unduplicated seniors. The Center also offered a daily lunch program that provided approximately 60 meals per day (Monday-Friday).
- City of Garden Grove Gang Unit (\$109,984) improved neighborhood safety through gang violence prevention and intervention in defined CDBG areas:

2017 GARDEN GROVE ANNUAL REPORT ON THE STATUS OF THE GENERAL PLAN

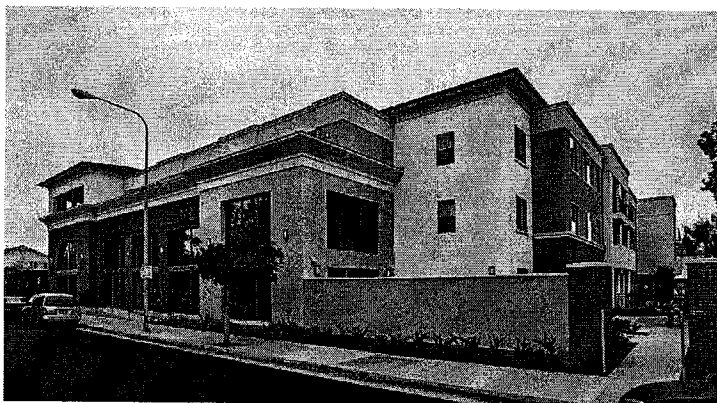
- Made 218 gang related arrests
- Conducted 326 probation/parole checks
- Completed 409 Field Interview cards
- Performed 178 café/cyber café checks
- Contacted 905 Garden Grove residents during outreach events

Tenant Based Rental Assistance Program

Provided funding for Tenant Based Rental Assistance for 4 families who were residing in the Civic Center properties that will be developed into the Cottage Industries Project.

Wesley Village

Comprised of 2.2 acres, Wesley Village has been developed into a 47-unit affordable housing community for 31 working families and 16 senior households to create a true multigenerational community asset. Opening in August 2017, Wesley Village will showcase the success of an adaptive reuse project into a unique multi-use urban campus of quality affordable housing with educational, social and health services. The community recreation center houses the management offices, a health clinic, computer center, library, and multipurpose rooms accessible to local community service providers.



Sycamore Court

In June 2017, the City entered into an Affordable Housing Agreement with Mariman and Company (Developer), for the acquisition and rehabilitation of a 78-unit apartment complex (Sycamore Court) located at 10632 Bolsa Ave. The City approved a loan to the Developer in the amount of \$1.2M in Federal HOME funds in exchange for 77-units of affordable housing, seven (7) of which are designated as HOME units. The Sycamore Court project will be completed in December 2017 and adds an additional 77 units of affordable housing to the City's inventory.

2017 GARDEN GROVE ANNUAL REPORT
ON THE STATUS OF THE GENERAL PLAN

CODE ENFORCEMENT

The Code Enforcement Division is committed to working with residents in a joint effort to preserve and improve our neighborhoods. Not only will this improve the quality of life for the families in the community, it will also protect property values.

During FY 2016-17, Code Enforcement handled 3,670 cases pertaining to property maintenance issues. During that period, the top three violations consisted of:

- 1) Storage of debris
- 2) Residential overgrown vegetation, weeds and mowing
- 3) Parking on an unpaved surface.

The Code Enforcement Division continues to monitor Code Enforcement activity to determine new trends and apply a number of techniques to gain compliance and resolve municipal code violations.

Top 3 Violations	Percentage
1. Storage of Debris	26.5%
2. Residential Overgrown Vegetation, Weeds and Mowing	21.1%
3. Parking on an Unpaved Surface	21.1%
4. Other	31.3%

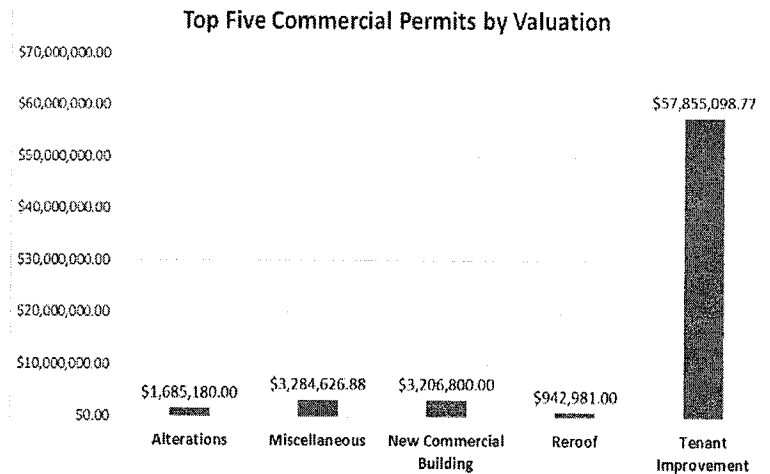
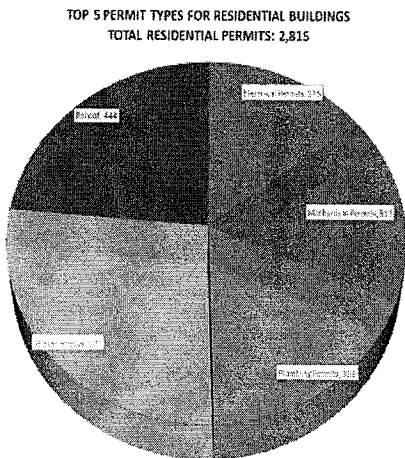
Year	Proactive	Reactive	Total Cases
2016	2092	1160	3252
2017	2476	1194	3670

2017 GARDEN GROVE ANNUAL REPORT
ON THE STATUS OF THE GENERAL PLAN

BUILDING & SAFETY

Building Permits & Inspections:

For FY 2016-17, the Building & Safety Division issued a total of 2,815 building permits with solar and reroofs topping the list with 504 and 444, respectively.

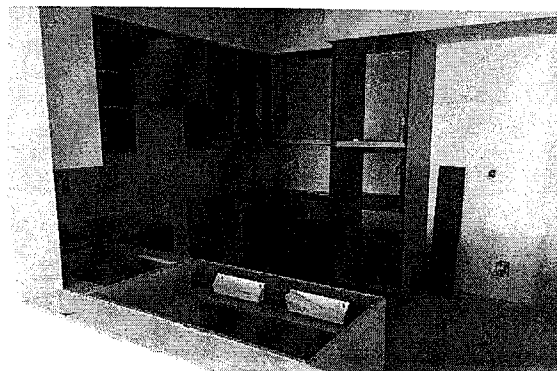


*The previous year's "New Commercial Building" valuation total was \$300,000.00 for reference

Brookhurst Triangle

Construction of the Brookhurst Triangle Housing Project, located at 12801 Brookhurst Street is now underway. Phase 1 of the development consists of a main apartment structure and community building. Building activity completed to date include:

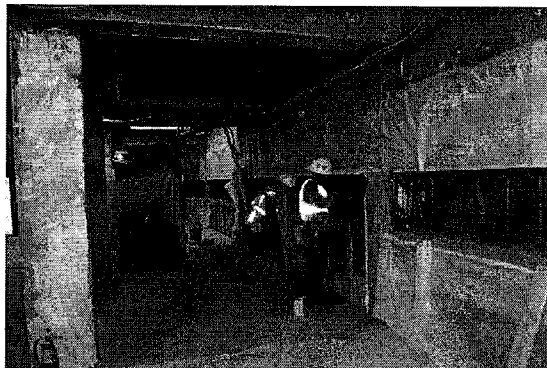
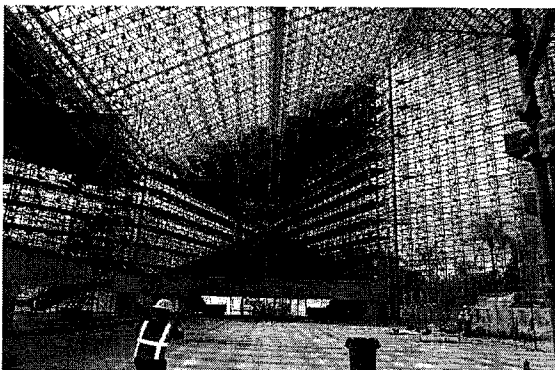
1. The main apartment 180 unit building. (Finishes are at 85 %)
2. The community building. (Framing is at 65%; mechanical, electrical, and plumbing are at 50 %)



2017 GARDEN GROVE ANNUAL REPORT ON THE STATUS OF THE GENERAL PLAN

Christ Cathedral

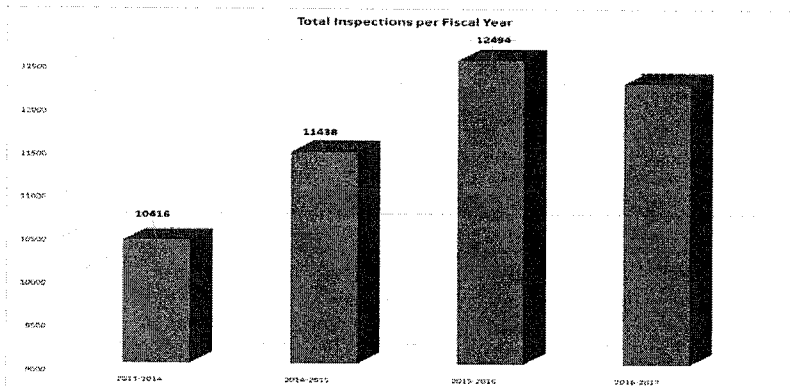
Christ Cathedral began construction on the \$45 million remodel and anticipated completion by late spring 2018. Building activity notes work is nearing completion of the foundation and alterations to the window system is in process.



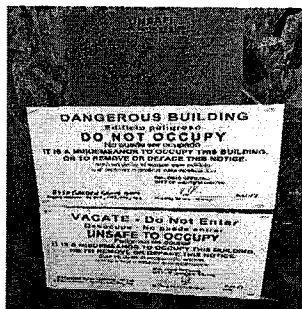
Building Inspections

■ The Building & Safety Division has implemented online inspection scheduling and time frame notification to streamline the inspection process.

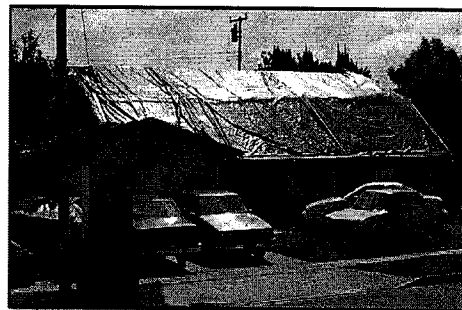
■ The City's Building Inspectors have responded to a total of 12,230 inspection requests. This averages 250 inspections a week for 3 inspectors. As the new ADU ordinance goes into effect, it is anticipated an increase with inspection requests.



Building Abatement



Building Abatement opened 479 new cases and closed 534, some of which were pending from the previous year. A majority of the cases are a result of non-permitted work associated with illegal occupancies. The area of focus will continue to be single-family dwellings converted to multi-family use, non-permitted additions, garage conversions and substandard housing conditions. Cases may range from Notices of Violations to prosecution and receiverships, or in severe cases, a red-tag to stop operation.

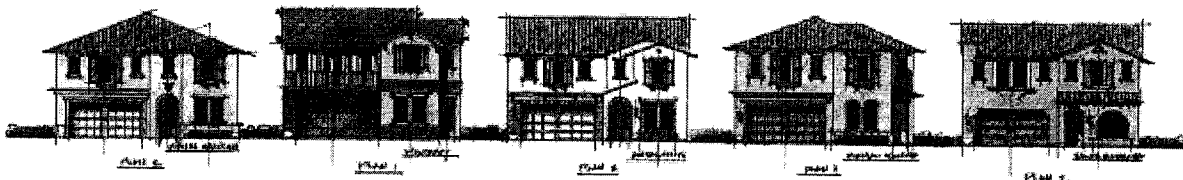


2017 GARDEN GROVE ANNUAL REPORT
ON THE STATUS OF THE GENERAL PLAN

PLANNING SERVICES

New Development Projects (Commercial & Residential)

Address	Project Description
10832 Katella Ave	Approval to construct a new 960 square foot steel-framed patio cover over an existing outdoor customer patio area.
13512 Newhope St.	Approval to relocate existing billboards and convert them into one (1) 2-sided electronic billboards along Garden Grove 22 Freeway
7180 Lampson Ave and 12570 Industry St	Approval to subdivide an existing 3.3-acre property into two separate parcels.
10150 Trask Ave.	Approval to construct a 52 foot high auto dealership electronic freeway oriented sign for an existing automobile dealership, Simpson Chevrolet.
9691 Bixby Ave.	Approval to construct 10 units within a two-story apartment complex with a 20% affordable housing density bonus for low income households.
10691 Westminster Ave.	Approval to construct a new 3,000 square foot, one-story, building to operate as retail meat market on a vacant 13,259 square foot lot.
13200-13220 Harbor Blvd.	Approval to construct a 4,954 square foot commercial pad building within an existing multi-tenant shopping center.
11222 Garden Grove Blvd.	Approval to construct a 16-unit condominium development that includes two work-live units on a vacant 25,000 square foot lot.
12901 Lewis St.	Approval to construct a 70-unit single-family residential small-lot subdivision with street and open space improvements on a 9.04 acre site, along with subdividing the property into 70 separate lots.
8882 Lampson Ave.	Approval to construct 9, two-story, residential rental units within two buildings on a 24,600 square foot site.
10232 Russell Ave.	Approval to construct 2, two-story, multi-family dwelling units on 9,260 square foot lot.
12511 Josephine St.	Approval to construct a new, two-story, dwelling unit on a lot improved with an existing single-family dwelling unit for purpose of creating a duplex.
12812 Lucille Ave.	Approval to construct two-story multi-family dwelling units on 10,875 square foot lot.
10092 Central Ave.	Approval to construct a fifth full bathroom that deviates from the maximum allowed of four bathrooms in R-1 (Single-Family Residential) development standards for new 2-story single-family residence.
12872 Hazel Ave.	Approval to allow construct a two-story, 1,571.5 square foot residential dwelling unit with 4 attached one-car enclosed garages at rear of property. The existing two-story unit will remain.
12252 West St.	Approval to allow the construction of an 8,308 square foot fire station in conjunction with associated site improvements at West Haven Park.



Shea Homes Development with 70 single-family homes at Garden Grove Boulevard and Lewis Street

2017 GARDEN GROVE ANNUAL REPORT
ON THE STATUS OF THE GENERAL PLAN

CONDITIONAL USE PERMITS / ABC LICENSES

- Processed one (1) Type 41 (On-Sale, Beer and Wine) License for a restaurant.
- Processed two (2) Type 48 (On-Sale, Public Place) for a bar/lounge within a hotel lobby area, and a restaurant.
- Processed one (1) Type 20 (Off-Sale, Beer & Wine) License for convenience store.
- Processed three (3) Type 21 (Off-Sale, General) Licenses for a grocery stores and a liquor store.

CONDITIONAL USE PERMITS / LAND USE ENTITLEMENTS

Address	Project Description
12755 Brookhurst Street	Approval to operate a 1,850 square foot after-school tutoring center for 46 students and six (6) instructors.
12827 Harbor Blvd.	Approval to operate a 9,454 square foot UFG Gym within an existing shopping center.
12072 Knott St #A	Approval to modify the approved floor plan and the hours of operation for an existing 2,400 square foot tenant space.
10870 Katella Ave.	Approval to operate a 44,007 square foot gym, Gold's Gym, in an existing shopping center
12455 Haster St.	Approval to expand an existing restaurant into an adjacent tent space.
9892 Westminster Avenue #311	Approval to expand a 1,995 square foot restaurant into an adjacent tenant space.
7274 Lampson Ave.	Approval to allow the construction & operation of 60' tall stealth wireless telecommunication facility disguised as eucalyptus (mono-eucalyptus).
9822 Katella Ave.	Approval to operate a new, 25,013 square foot gym, Crunch Fitness, in an integrated shopping center.
13904 Brookhurst St.	Approval to operate a 3,800 square foot karaoke studio.
14271 Corporate Dr.	Approval to construct and operate a 60'-0" mono-pole

CODE AMENDMENTS

- Code amendment to update the definition, the land use matrix, and special operating conditions for Accessory Dwelling Units.
- Code amendment to update portions of Title 9 of the Municipal Code to be consistent with state law relating to cannabis activities.
- Code amendment to update definitions, operating conditions, and development standards in the City's Land Use Code, pertaining to crematoriums, mortuaries, funeral homes, and cemeteries
- Code amendment to update the landscape water efficiency requirements.

2017 GARDEN GROVE ANNUAL REPORT
ON THE STATUS OF THE GENERAL PLAN

RE:IMAGINE DOWNTOWN CAMPAIGN

The Planning Division continues its efforts to bring together the community, identify a sense of place and ownership, and improve Garden Grove's Downtown through the Re:Imagine Downtown initiative. The following highlights the General Plan Elements and activities for FY 2016-17.

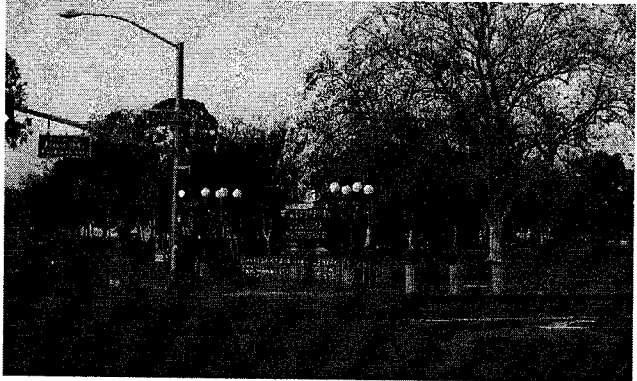


LAND USE ELEMENT

The Land Use Element, more than any other element, will shape the way that the City develops and redevelops over the next 20+ years. It will serve as a guide for both public officials and private citizens in its description of the type, intensity, and general distribution of uses of land for housing, business, industry, open space and public uses.

Downtown Parking Management Strategic Plan

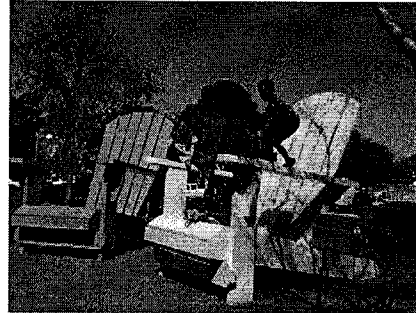
In accordance with the Land Use Element, a Downtown Parking Study is now underway to determine future parking needs for the downtown area. The objectives of the study are to analyze the City's current public and private parking utilization and design, and anticipate future parking needs. The consulting firm of Fehr and Peers is working in collaboration with an Advisory Committee of local stakeholders including Downtown Business Association (DBA) members, business owners from Main Street and Lab Holdings, the Garden Grove School District (GGUSD), and the LFA Company (the Amphitheater). The study will also provide ideas for new uses and shared parking opportunities that will create a more cohesive, walkable, lively Downtown, such as adding pocket parks, plazas, kiosks, and other retail uses.



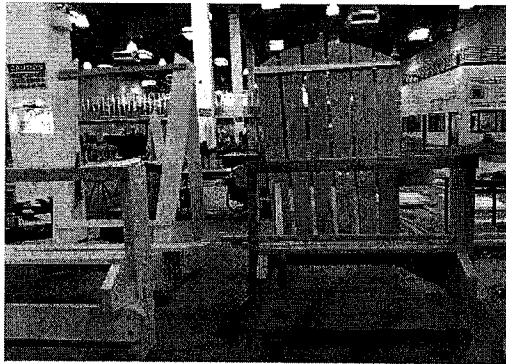
2017 GARDEN GROVE ANNUAL REPORT
ON THE STATUS OF THE GENERAL PLAN

COMMUNITY DESIGN ELEMENT

The Community Design Element represents a community identity and a visual image of the community that is held in the minds of residents and visitors.



Giant Adirondacks chairs at Civic Center Park



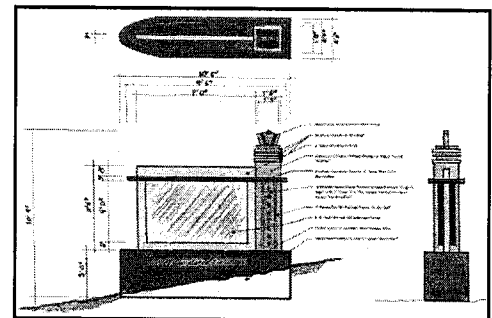
Construction of the giant Adirondacks chairs by the Southwest Carpenters Trust Fund

Public Art

In October 2016, multi-colored Adirondack chairs were introduced around Civic Center Park in connection with the AHOC Active Transportation Forum. This art installation spurred conversation and ideas for the walk audit that traversed the Downtown during the Active Transportation Forum. These colorful chairs were scattered around the Civic Center Park and became popular seating spots. For Open Streets 2017, the second part of the art installation appeared. Two giant Adirondack chairs had been built by the Southwest Carpenter’s Training Fund and installed at Civic Center Park.

Signage Enhancement

The Planning Division worked on a new sign design to create a unique design for the Theater District including the GEM Theater and the Festival Amphitheater. The sign was designed with detailing from the GEM and the Amphitheater that included Art Deco inspired elements. The installation of the Theater District sign was completed in November 2016.

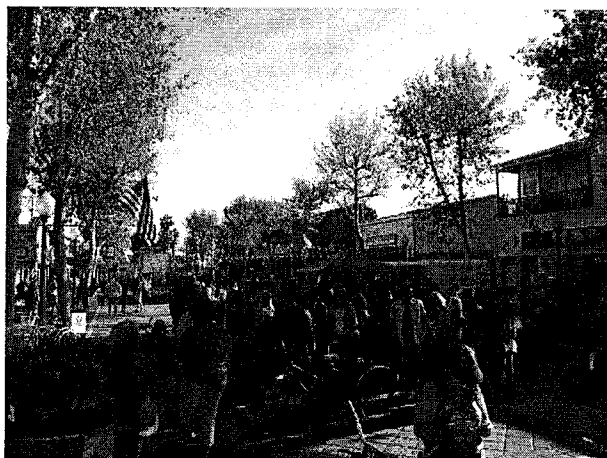


Proposed Sign Design for the Theaters

2017 GARDEN GROVE ANNUAL REPORT ON THE STATUS 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 the various modes of transportation, such as cars, buses, trucks, rail, bicycles, ridesharing and walking.



Open Streets 2017

As part of the Re:Imagine Campaign to promote the City of Garden Grove as forward-thinking, modern, and responsive to ideas about Active Transportation and Healthy Living, the City presented the third Open Streets Event held in partnership with SCAG's Go Human Campaign. The event further highlighted the future bikeway improvements to be implemented through the grant under the OCTA BCIP Program. West Street showcased a bike lane and a Neighborhood Greenway through a residential neighborhood connected West Street with the Downtown. Open Streets 2017 was the most successful event with an estimated 15,000 participants in attendance.

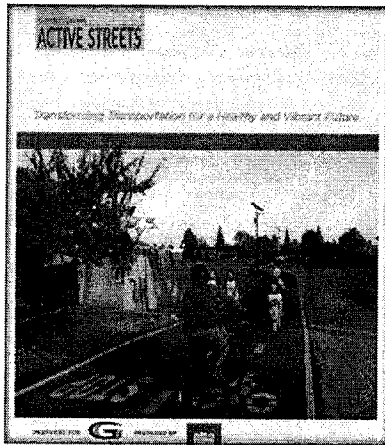
OCTA Grant Bike Corridor Improvement Plan (BCIP)

In May 2016, a BCIP application was submitted requesting \$1,201,978 of grant funds to improve the on-street bicycle infrastructure by 75 percent and to provide a more consistent network by creating 14.76 miles of comfortable bikeways. The City competed among 27 countywide projects and was ultimately awarded \$1.2 million from the BCIP Program. The City's 12% local match would come from Ride Share funds. Of the 13 projects expected to receive BCIP grants, Garden Grove's bikeway improvement project was ranked No. 5 on the project award list.

Implementation the grant anticipates the road rebalancing of West Street and the northern portion of Gilbert Street, from 4 lanes to 3 lanes. This rebalancing required an amendment through OCTA of the Master Plan of Arterial Highways (MPAH). On December 12, 2016, the OCTA Board of Directors approved the amendment to the MPAH. The next step is to amend the general plan and comply with the requirements of the California Environmental Quality Act. Once the Environmental Review is sufficiently complete for both CEQA and NEPA, the City will

2017 GARDEN GROVE ANNUAL REPORT ON THE STATUS OF THE GENERAL PLAN

have funds available. Design will begin in 2018, with the construction phase to be completed by 2019/2020.

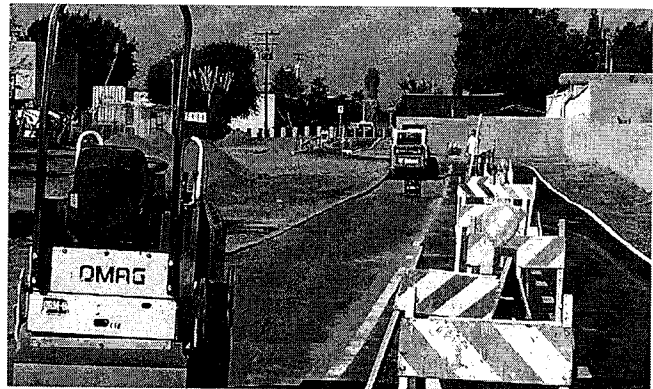
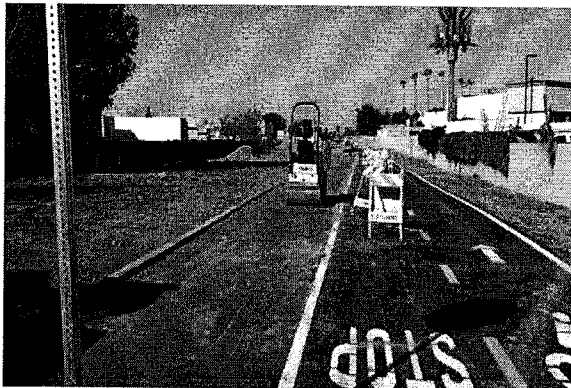


Bike and Pedestrian Master Plan

- The Final Active Streets Bicycle and Pedestrian Master Plan was completed in Spring of 2017.
- Planning Staff has consolidated the Environmental Review for the Active Streets Plan, the BCIP Grant, and the MPAH Amendment and currently has a consultant completing the Initial Study.
- The Active Streets Plan, BCIP Grant Bikeway Improvements, and the MPAH Amendment, will be taken to Planning Commission and the City Council in the first quarter of 2018.

Active Transportation Program Cycle 2 Grant 2015 (ATP)

The City was awarded \$1.8 million in funding to continue the temporary ROW bike path extension from Downtown (Stanford Avenue and Nelson Street) to Brookhurst Street. This project includes the design and construction of the "First Mile" of the bike and pedestrian path extension. The Environmental Review and Engineering phases of the project are in process.



2017 GARDEN GROVE ANNUAL REPORT
ON THE STATUS OF THE GENERAL PLAN

Conclusion

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

Neighborhood Improvement & Conservation Commission: March 5, 2018

Planning Commission Date: May 3, 2018

City Council Date: TBD