



A G E N D A

GARDEN GROVE PLANNING COMMISSION

REGULAR MEETING

FEBRUARY 21, 2019

COMMUNITY MEETING CENTER
11300 STANFORD AVENUE

OATH OF OFFICE ADMINISTERED TO THE PLANNING COMMISSIONERS BY THE CITY CLERK

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

ROLL CALL: COMMISSIONERS KANZLER, LE, LEHMAN, NGUYEN, PEREZ, RAMIREZ, SOEFFNER

SELECTION OF CHAIR AND VICE CHAIR

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: February 7, 2019
- C. PUBLIC HEARING(S) (Authorization for the Chair to execute Resolution shall be included in the motion.)
 - C.1. CONDITIONAL USE PERMIT NO. CUP-149-2019

APPLICANT: THU PHAM ANH NGUYEN

LOCATION: SOUTH SIDE OF GARDEN GROVE BOULEVARD,
BETWEEN MAGNOLIA STREET AND CANNERY
STREET, AT 9106 GARDEN GROVE BOULEVARD

REQUEST: Conditional Use Permit approval to operate a new
body massage establishment within a 900 square
foot tenant space within an existing multi-tenant
shopping center. The site is in the GGMU-3 (Garden
Grove Boulevard Mixed Use 3) zone.

STAFF RECOMMENDATION: Approve Conditional Use Permit No.
CUP-149-2019, subject to the recommended conditions of
approval. In conjunction with the request, the Planning
Commission will consider a determination that the project is
categorically exempt from the California Environmental Quality
act (CEQA) pursuant to Section 15301 – Existing Facilities.

C.2. SITE PLAN NO. SP-066-2019

APPLICANT: SIMPSON GARDEN GROVE, INC.

LOCATION: SOUTH SIDE OF TRASK AVENUE, EAST OF
BROOKHURST STREET AT 10150 TRASK AVENUE

REQUEST: Site Plan approval to construct a 3,567 square foot
one-story auto repair building attached to an
existing one-story 846 square foot car wash
building, on a lot improved with an existing
Chevrolet auto dealership. The site is in the
PUD-110-96 (Planned Unit Development) zone.

STAFF RECOMMENDATION: Approve Site Plan No. SP-066-2019.
In conjunction with the request, the Planning Commission will
consider a determination that the project is categorically exempt
from the California Environmental Quality act (CEQA) pursuant to
Section 15303 – New Construction or Conversion of Small
Structures.

D. ITEM(S) FOR CONSIDERATION

D.1. ACKNOWLEDGEMENT OF THE 2018 ANNUAL PROGRESS REPORT
ON THE STATUS OF THE GENERAL PLAN AND HOUSING ELEMENT

E. MATTERS FROM COMMISSIONERS

F. MATTERS FROM STAFF

G. ADJOURNMENT

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

Meeting Minutes
Thursday, February 7, 2019

CALL TO ORDER: 7:00 p.m.

ROLL CALL:

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

Absent: Kanzler

PLEDGE OF ALLEGIANCE: Led by Commissioner Lazenby.

ORAL COMMUNICATIONS – PUBLIC – None.

January 17, 2019 MINUTES:

Action: Received and filed.

Motion: Lehman Second: Lazenby

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

Noes: (0) None

Absent: (1) Kanzler

PUBLIC HEARING – SITE PLAN NO. SP-062-2019 AND LOT LINE ADJUSTMENT NO. LLA-020-2019 FOR PROPERTIES LOCATED AT 8218 AND 8242 GARDEN GROVE BOULEVARD, SOUTH SIDE OF GARDEN GROVE BOULEVARD, WEST OF COAST STREET.

Applicant: DAVID NGUYEN
Date: February 7, 2019

Request: Site Plan approval to construct a 46-unit apartment complex with a 21.7% affordable housing density bonus on two parcels, along with a Lot Line Adjustment to consolidate the existing two parcels into one parcel for a total area of 66,000 square feet. The site is in the R-3 (Multi-Family Residential) zone. In conjunction with the request, the Planning

Commission will consider a determination that the project is categorically exempt from the California Environmental Quality act (CEQA) pursuant to Section 15332 – In-Fill Development Projects.

Action: Public Hearing held. Speaker(s): David Nguyen, Teresa Kim, Jeff Truong

Action: Resolution No. 5944-19 was approved with amendments to the Public Works Water Services Division Conditions of Approval, along with a request for parking space wheel stops by Commissioner Lazenby. One letter of opposition was submitted by the Law Offices of Hai H. Lai regarding density, traffic, noise, and parking.

Motion: Lazenby Second: Lehman

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

Noes: (0) None

Absent: (1) Kanzler

PUBLIC HEARING – MITIGATED NEGATIVE DECLARATION AND MITIGATION MONITORING AND REPORTING PROGRAM, PLANNED UNIT DEVELOPMENT NO. PUD-010-2019, SITE PLAN NO. SP-063-2019, VARIANCE NO. V-022-2019, AND TENTATIVE TRACT MAP NO. TT-18169-2019 FOR PROPERTY LOCATED AT 9861 11TH STREET, NORTH SIDE OF 11TH STREET BETWEEN KERRY STREET AND BROOKHURST STREET.

Applicant: MELIA HOMES, INC. (CHAD BROWN)

Date: February 7, 2019

Request: To develop a 1.8-acre lot, with a multiple family residential project consisting of 31 two- and three-story townhomes. The specific land use entitlement approvals requested include: (i) Residential Planned Unit Development zoning to facilitate the development of the townhome project; (ii) Site Plan to construct the 31 two- and three-story townhomes along with associated site improvements; (iii) Tentative Tract Map to subdivide the subject properties to facilitate the development of the townhome project; and (iv) Variance to deviate from the minimum lot size for a Residential Planned Unit Development. The site is in the R-3 (Multiple-Family Residential) zone. In conjunction with the request, the Planning Commission will also consider a recommendation that the City Council adopt a Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program for the project.

Action: Public Hearing held. Speaker(s): Chad Brown

Action: Resolution Nos. 5945-19 (PUD/MND) and 5946-19 SP/V/TT) were approved with amendments to Conditions of Approval Nos. 37 (Fire Department) and 78 (Planning Services Division).

Motion: Lehman Second: Nguyen

Ayes: (5) Lazenby, Lehman, Nguyen, Salazar, Truong
Noes: (0) None
Absent: (1) Kanzler

PUBLIC HEARING – SITE PLAN NO. SP-064-2019 FOR PROPERTY LOCATED AT 10152 WESTMINSTER AVENUE, SOUTH SIDE OF WESTMINSTER AVENUE, BETWEEN FLOWER STREET AND HOPE STREET.

Applicant: ANNIE TRAN
Date: February 7, 2019

Request: Site Plan approval to demolish an existing 800 square foot medical office building and an existing detached 400 square foot two-car garage, in order to construct a new 3,000 square foot two-story office building with associated site improvements on a lot located at 10152 Westminster Avenue (APN 099-162-38). The new office building will utilize a shared driveway with the abutting lot to the west at 10142 Westminster Avenue (APN 099-162-30), which is currently developed with an existing auto repair shop. The site is in the C-1 (Neighborhood Commercial) zone. In conjunction with the request, the Planning Commission will also consider a determination that the project is categorically exempt from the California Environmental Quality act (CEQA) pursuant to Section 15303(c) – New Construction or Conversion of Small Structures.

Action: Public Hearing held. Speaker(s): Annie Tran

Action: Resolution No. 5947-19 was approved.

Motion: Lazenby Second: Salazar

Ayes: (5) Lazenby, Lehman, Nguyen, Salazar, Truong
Noes: (0) None
Absent: (1) Kanzler

PUBLIC HEARING – SITE PLAN NO. SP-065-2019 AND LOT LINE ADJUSTMENT NO. LLA-021-2019 FOR PROPERTY LOCATED AT 10052 CENTRAL AVENUE, SOUTH SIDE OF CENTRAL AVENUE, BETWEEN BROOKHURST STREET AND FLOWER STREET.

Applicant: MY DAM
Date: February 7, 2019

Request: Site Plan approval to construct a new duplex consisting of two (2) two-story attached dwelling units on an 11,700 square foot vacant site, in addition to a Lot Line Adjustment approval to remove an existing lot line between the two (2) subject parcels, Assessor's Parcel Numbers 099-031-08 and 09, to consolidate the two lots into a single lot. The site is in the R-2 (Limited Multiple-Family Residential) zone. In conjunction with the request, the Planning Commission will also consider a determination that the project is categorically exempt from the California Environmental Quality act (CEQA) pursuant to Section 15303(b) – New Construction or Conversion of Small Structures.

Action: Public Hearing held. Speaker(s): My Dam

Action: Resolution No. 5948-19 was approved.

Motion: Lehman Second: Lazenby

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

Noes: (0) None

Absent: (1) Kanzler

Due to a conflict of interest, Vice Chair Truong recused herself from the following item at 8:42 p.m. Commissioner Lazenby assumed the duties of Chair.

PUBLIC HEARING – CONDITIONAL USE PERMIT NO. CUP-148-2019 FOR PROPERTIES LOCATED AT 10531-10561 GARDEN GROVE BOULEVARD, NORTHEAST CORNER OF GARDEN GROVE BOULEVARD AND NUTWOOD STREET.

Applicant: DAN NGUYEN

Date: February 7, 2019

Request: Conditional Use Permit approval to operate a new TV studio within an existing 23,768 square foot building at 10531-10561 Garden Grove Boulevard (Assessor's Parcel Numbers 089-081-07 and 08). The site is in the A-R (Adaptive Reuse) zone. In conjunction with the request, the Planning Commission will also consider a determination that the project is categorically exempt from the California Environmental Quality act (CEQA) pursuant to Section 15301 – Existing Facilities.

Action: Public Hearing held. Speaker(s): Pho Nguyen

Action: Resolution No. 5949-19 was approved with an amendment to Condition of Approval No. 8 (Police Department).

Motion: Salazar Second: Nguyen

Ayes: (4) Lazenby, Lehman, Nguyen, Salazar
Noes: (0) None
Absent: (2) Kanzler, Truong

Vice Chair Truong rejoined the meeting at 8:57 p.m.

MATTERS FROM COMMISSIONERS: Commissioner Lehman reiterated that parking was a recurring issue with the State and challenged the City to find a solution for impacted neighborhoods.

Commissioner Lazenby would liked to have seen more affordable units in the 46-unit apartment complex. Staff responded that as time goes on, the City would have less control over housing projects, similar to the ADU's (Accessory Dwelling Units), and that more parking enforcement/permit parking would require more funds and staffing.

Vice Chair Truong challenged the City to find more funding.

Commissioners thanked staff for their assistance over the last two years.

MATTERS FROM STAFF: Staff thanked the Planning Commission for their dedicated service and gave a brief description of the agenda items for the next Regular meeting.

ADJOURNMENT: At 9:25 p.m. to the next Meeting of the Garden Grove Planning Commission on Thursday, February 21, 2019, at 7:00 p.m. in the Council Chamber of the Community Meeting Center, 11300 Stanford Avenue, Garden Grove.

Motion: Salazar Second: Lazenby

Ayes: (5) Lazenby, Lehman, Nguyen, Salazar, Truong
Noes: (0) None
Absent: (1) Kanzler

Judith Moore
Recording Secretary

COMMUNITY AND ECONOMIC DEVELOPMENT DEPARTMENT PLANNING STAFF REPORT

AGENDA ITEM NO.: C.1.	SITE LOCATION: South side of Garden Grove Boulevard, between Magnolia Street and Cannery Street, at 9106 Garden Grove Boulevard
HEARING DATE: February 21, 2019	GENERAL PLAN: Residential/Commercial Mixed Use 1
CASE NO.: Conditional Use Permit No. CUP-149-2019	ZONE: GGMU3 (Garden Grove Boulevard Mixed Use 3)
APPLICANT: Thu Pham Anh Nguyen	CEQA DETERMINATION: Exempt
PROPERTY OWNER: Mia Kim Park	APN: 097-364-04 (Portion)

REQUEST:

The applicant is requesting Conditional Use Permit (CUP) approval to operate a new 900 square foot body massage establishment, Healthy Spa Massage, located at 9106 Garden Grove Boulevard, within an existing multi-tenant commercial center.

BACKGROUND:

The subject site is improved with an existing multi-tenant commercial center, located on the south side of Garden Grove Boulevard, between Magnolia Street and Cannery Street. The center includes seven (7) tenant spaces and includes several retail uses, a bakery, and other commercial related uses. The tenant space under application is a 900 square foot space and was previously occupied by Sejong Copy & Printing, a printing shop and equipment repair business, which closed its business in 2012, according to Business Tax records. The tenant space has remained vacant ever since.

The subject property is zoned GGMU-3 (Garden Grove Boulevard Mixed Use 3) with a General Plan Land Use Designation of Residential/Commercial Mixed Use 1. The property is adjacent to GGMU-3 zoned properties to the east, west and south, and GGMU-2 (Garden Grove Boulevard Mixed Use 2) zoned properties to the north, across Garden Grove Boulevard.

The applicant previously submitted an application to the Business Tax and License Division and the Police Department for a massage establishment operator permit. The applicant has cleared the Police Department's background check and the application process. A massage establishment operator permit (Permit #M126) has been issued, and is contingent upon the approval and effectiveness of Conditional Use Permit No. CUP-149-2019.

DISCUSSION:

Healthy Spa Massage will operate as a "massage establishment" providing "massage" and/or "massage services" to patrons requesting feet and/or body massage. These terms are defined in Chapter 5.12 of the Garden Grove Municipal Code, which contains an extensive set for regulations governing massage and massage establishments. Pursuant to Chapter 5.12, all massage establishment operators are subject to background checks and must obtain an operator's permit from the Police Department, which must be renewed annually. In addition, all employees providing massage services must be certified by the State. Chapter 5.12 also contains detailed requirements governing massage establishment facilities and operations, as well as a list of prohibited types of conduct. A copy of Chapter 5.12 is attached for the Planning Commission's reference.

The subject tenant space will consist of a front receptionist and waiting area, three (3) single-person enclosed massage rooms, a "husband and wife" two-person enclosed massage room, an open foot massage area, a unisex restroom, a shower room, and laundry facilities (washer and dryer) at the rear.

In November of 2015, the City of Garden Grove adopted Ordinance No. 2861 and approved Amendment No. A-014-2015, which was a zoning text amendment to portions of Title 9 pertaining to massage establishments and other uses at which massage services are provided. In part, A-014-2015 permitted massage establishments, subject to a Conditional Use Permit, in the following zones: C-2 (Community Commercial), GGMU-1 (Garden Grove Mixed Use 1), GGMU-2 (Garden Grove Mixed Use 2), GGMU-3 (Garden Grove Boulevard Mixed Use 3), and NMU (Neighborhood Mixed Use).

Pursuant to Municipal Code Section 9.18.030.245, all massage establishment uses are subject to the following conditions:

1. No massage establishment shall be located closer than 1,000 feet from any other massage establishment.
2. Unless infeasible due to existing structural or physical constraints and otherwise authorized in conjunction with approval of a Conditional Use Permit, the entrance to a massage establishment shall be oriented, accessed, and visible from a principal, major, or primary arterial street, as defined in the General Plan Circulation Element. In no case shall the entrance to a massage establishment be oriented toward a residential street or toward residential uses.
3. The massage establishment, each owner, operator and manager thereof, and each person providing massage services on the premises shall comply with all provisions of Chapter 5.12 (Massage Regulations) of this Code at all times.
4. Each person engaged in the business of massage on the premises shall obtain and maintain an Operator's Permit from the Police Chief pursuant to

Chapter 5.12. No massage services may be provided on the premises without a current and valid Operator's Permit for the premises.

5. Permitted hours of operation may not exceed those set forth in Chapter 5.12.

The subject property is zoned GGMU-3, and the tenant space under application is not located within 1,000 feet from any other existing massage establishment. The entrance of the proposed massage establishment is oriented to, and directly faces, a primary arterial street, Garden Grove Boulevard. As previously mentioned, the applicant has applied for and obtained a massage establishment operator permit from the Police Department. The proposed massage establishment will be required to operate in compliance with all provisions as prescribed in Municipal Code Chapter 5.12 (Massage Regulations).

The applicant is proposing to operate the massage establishment between the hours of 10:00 a.m. to 8:00 p.m., seven (7) days a week. However, the proposed Conditions of Approval would limit the massage establishment's hours of operation to 7:00 a.m. to 10:00 p.m., seven (7) days a week, to be consistent with Municipal Code Section 5.12. In the event problems arise concerning the operation of the business, the Police Department is authorized to reduce the hours of operation.

The subject tenant space was previously occupied by Sejong Copy & Printing, a printing shop and equipment repair business. For a massage establishment, the Municipal Code requires one (1) parking space per 200 square feet of gross floor area, which is identical to the parking requirements for a printing use, which is also one (1) parking space per 200 square feet of gross floor area. Considering that the prior use and proposed use have identical parking requirements, parking demand is not expected to change.

However, out of an abundance of caution, the proposed Conditions of Approval provide that if the shopping strip center development cannot accommodate the parking demand generated by the massage establishment, resulting in a nuisance, hindrance, and/or problem with either on-site and off-site parking and circulation, the applicant will be required to devise and implement a plan approved by the City to relieve the situation.

The Community and Economic Development Department and the Police Department have reviewed the request and are supporting the proposal.

RECOMMENDATION:

Staff recommends that the Planning Commission take the following action:

1. Adopt Resolution No. 5950-19 approving Conditional Use Permit No. CUP-149-2019, subject to the recommended conditions of approval.



Lee Marino
Planning Services Manager

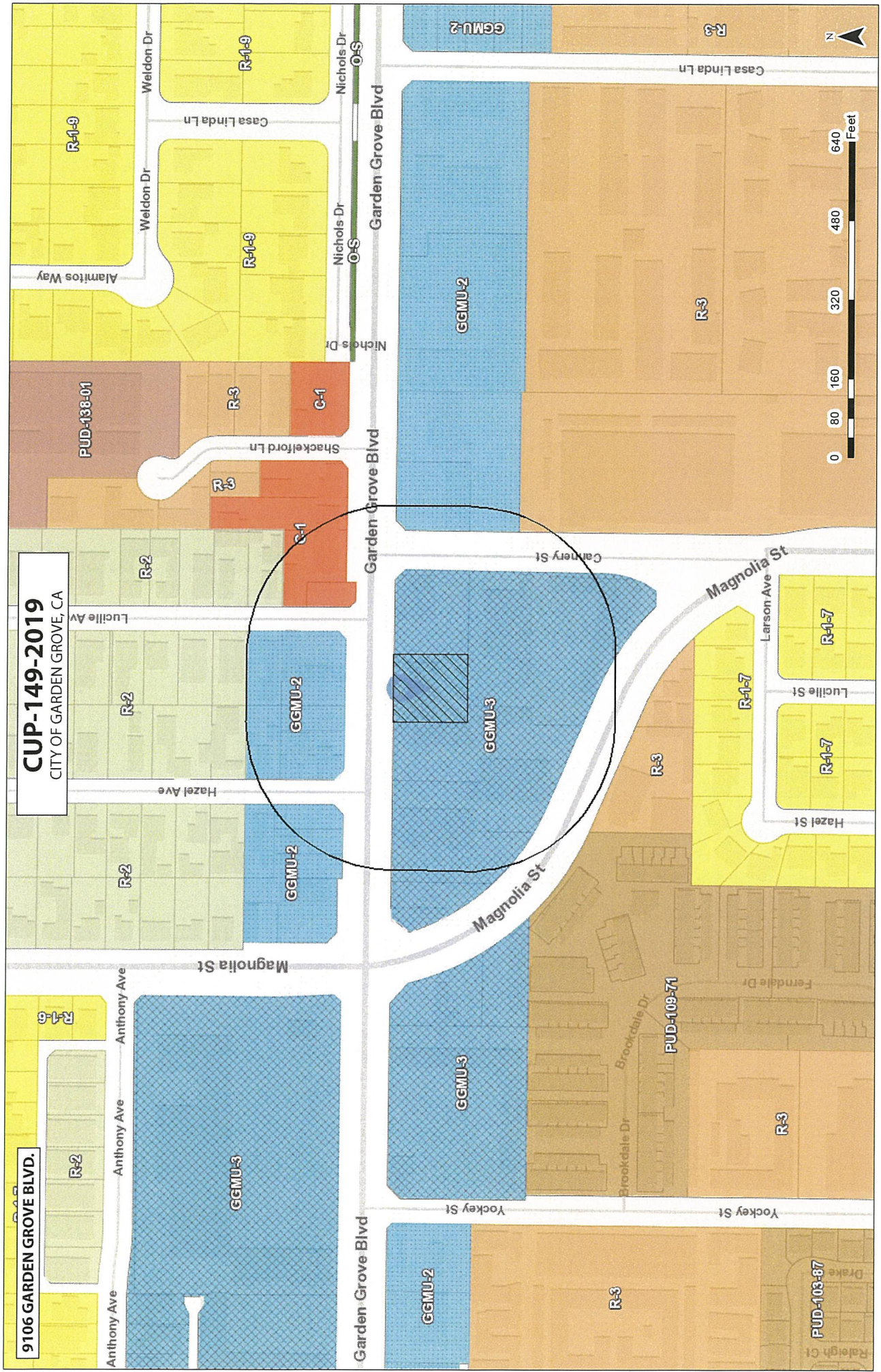


By: Mary Medrano
Associate Planner

Attachment: Chapter 5.12 of the Garden Grove Municipal Code (Massage
Regulations)

CUP-149-2019
CITY OF GARDEN GROVE, CA

9106 GARDEN GROVE BLVD.



Garden Grove Municipal Code

[Up](#) [Previous](#) [Next](#) [Main](#) [Collapse](#) [Search](#) [Print](#)

[Title 5 BUSINESS OPERATION TAXES, PERMITS AND REGULATIONS](#)

Chapter 5.12 MASSAGE REGULATIONS**Note**

- * **Prior ordinance history:** Ord. Nos. 674, 714, 1307, 1995, 2290, 2464, 2611, 2667 and 2808.
Prior code history: §§ 4191, 4192, 4193, 4193.1, 4194, 4195, 4196, 4196.1, 4196.2 and 4198.

5.12.010 Findings and Purpose

The City Council finds and declares as follows:

- A. The permit requirements and restrictions imposed by this chapter are reasonably necessary to protect the health, safety, and welfare of the citizens of the City.
- B. The City is authorized to regulate massage establishments pursuant to California Business and Professions Code Sections 460(c), 4612(b) and 16000, California Government Code Section 51030 et seq., and Section 7 of Article XI of the California Constitution.
- C. There is a significant risk of injury to massage clients by improperly trained and/or educated massage practitioners and this chapter provides reasonable safeguards against injury and economic loss.
- D. There is opportunity for acts of prostitution and other unlawful sexual activity to occur in massage establishments. Courts have long recognized massage as a pervasively regulated activity and that some massage establishments are brothels in disguise. The establishment of reasonable standards and restrictions on operations will serve to reduce the risk of illegal activity.
- E. The City Council recognizes that massage establishments may have a serious deleterious effect upon adjacent areas, as well as the areas in which they are located, when illegal activities such as pandering or prostitution occur thereat.
- F. The City Council understands that illegal activities occurring in massage establishments often incorporate the exploitation of women and new immigrants to this country.
- G. The regulations and restrictions contained in this chapter tend to discourage massage establishments from degenerating into houses of prostitution and the means utilized in this chapter bear a reasonable and rational relationship to the goals sought to be achieved. (Ord. 2856 § 1, 2015)

5.12.020 Definitions

The following definitions of words shall apply to this chapter:

- “Acupressure” means the act of applying manual pressure to parts of the body with the intention of treating illness and/or disease or relieving pain.
- “Applicant” means an applicant for an operator’s permit.
- “CAMTC” means the California Massage Therapy Council, a non-profit organization formed pursuant to California Business and Professions Code Section 4600 et seq.
- “Certified massage practitioner” means any individual certified by CAMTC as a certified massage practitioner or as a certified massage therapist pursuant to California Business and Professions Code Section 4600 et seq.
- “City” means the City of Garden Grove.
- “City Manager” means the City Manager of the City or designee.
- “Employee” includes every owner, partner, operator, manager, supervisor, person and worker, whether paid or not, full-time or part-time, who renders personal services of any nature or is otherwise employed in support of the operation

of a massage establishment. For purposes of this chapter, the term “employee” shall also include certified massage practitioners who provide massage services, whether as independent contractors or otherwise, in or for a massage establishment.

“Manager” means a person or persons designated or permitted by the owner or operator of the massage establishment to act as the agent of the owner or operator in managing day-to-day operations. Evidence of management may include, but is not limited to, evidence that the individual has power to direct or hire and dismiss employees, control hours of operation, create policy or rules, or purchase supplies. A massage establishment may have more than one manager.

“Massage” or “massage services” means any method of applying pressure on, causing friction against, stroking, kneading, rubbing, tapping, pounding, vibrating, acupressure, stimulating, compression on or movement of the external parts of the human body of another, either directly via the use of hands or some other body part, with or without the aid of or by means of any mechanical or electrical apparatus, or other appliance or device, for money or any form of consideration. Massage may incorporate supplementary aids such as rubbing alcohol, liniment, antiseptic, oil, powder, cream, lotion, ointment or other similar preparations commonly used in this practice.

“Massage establishment” means any business or establishment with a fixed location where any individual, firm, association, partnership, limited liability company, corporation, or combination of individuals, offers, engages in, conducts, carries on or permits to be engaged in, conducted or carried on, massage services within the City, including the residence or business office of a sole provider who provides massage services at such residence or business office. Any type of business or establishment at which massage services are provided shall be considered a massage establishment for purposes of this chapter, regardless if the business holds itself out as something other than a massage establishment and/or also offers or provides other types of products or services. Any business or establishment that offers any combination of massage services and bath facilities, including, but not limited to, showers, baths, wet and dry heat rooms, pools and hot tubs, shall be deemed a massage establishment under this chapter. The residence or business office of a sole provider who only engages in out-call massage and does not provide massage services at such residence or business office shall not be considered a massage establishment.

“Operator’s permit” means a permit issued to any person desiring to operate a massage establishment by the City upon submission of satisfactory information and satisfaction of the requirements pursuant to the provisions of this chapter.

“Out-call massage” shall mean the provision of massage services at a location other than at a massage establishment. Such locations may include, but are not limited to, hotel rooms, offices, or patron residences.

“Owner” or “operator” means any and all persons who have an ownership interest in a massage establishment and/or responsibility, in whole or in part, for its ongoing operations including, but not limited to, any of the following persons: the sole proprietor of a sole proprietorship, any general or limited partner of a general or limited partnership, any shareholder of a corporation, any member or manager of a limited liability company, or any person who has an ownership interest in a massage establishment, whether as an individual, corporation, limited liability company, general partner, limited partner, shareholder, member or otherwise.

“Person” means any individual or combination of individuals, sole proprietor, firm, association, partnership, corporation, limited liability company, joint venture, or other entity.

“Police Chief” means the City’s Police Chief, or designee, who is responsible for promulgating rules, regulations, and requirements consistent with the provisions of this chapter and all other laws in connection with the issuance of an operator’s permit.

“Sole provider” means any legal form of business organization where the business owner owns 100% of the business, is the only person who provides massage services for compensation for that business pursuant to a valid and active State Certificate, and has no other employees or independent contractors.

“State Certification” or “State Certificate” means a valid and current certificate issued by CAMTC pursuant to California Business and Professions Code Section 4600 et seq., as may be amended from time to time. (Ord. 2856 § 1, 2015)

5.12.030 State Certification and Operator's Permit Required

A. Except as otherwise provided in Section 5.12.110, no individual shall engage in, conduct, carry on, practice or perform massage services within the City without first obtaining and thereafter maintaining State Certification and presenting proof of such State Certification, in accordance with the provisions of this chapter.

B. Except as otherwise provided in Section 5.12.110, no person shall engage in, conduct or carry on, or permit to be engaged, conducted, or carried on in or upon any premises within the City, the operation of a massage establishment without first obtaining and thereafter maintaining an operator's permit pursuant to this chapter, and without otherwise complying with the provisions of this chapter.

C. No owner, operator or manager shall employ or retain any individual to conduct, carry on, practice or perform massage services within the City unless such individual has a State Certificate. For purposes of this chapter, an owner, operator or manager employs or retains a person if: (1) that individual is a directly paid employee of the massage establishment; (2) that individual's association with the massage establishment is that of an independent contractor who receives compensation for massage services provided to patrons of the massage establishment; or (3) that individual receives a patron referral(s) from the massage establishment for massage services and arranges in any way for compensation relating to such services to flow to such owner, operator, manager or massage establishment. (Ord. 2856 § 1, 2015)

5.12.040 Application for Operator's Permit

A. An application for an operator's permit shall be filed on forms provided by the Police Chief, and submitted under penalty of perjury. The application shall include, without limitation, the following information, documents, and fees:

1. The type of legal entity or entities owning the proposed massage establishment, i.e., whether a sole proprietorship, partnership, limited liability company, corporation, or otherwise. If the applicant is a corporation, the name of the corporation shall be set forth exactly as shown in its articles of incorporation or charter together with the state and date of incorporation and the names and residence addresses of each of its current officers and directors, and of each shareholder or other person who has an ownership interest in the corporation. If the applicant is a limited liability company, the name of the limited liability company shall be set forth exactly as shown in its articles or organization or other organizational document together with the state and date of organization and the names and residence addresses of each of its current officers and directors, and of each member or other person who has an ownership interest in the limited liability company. If the applicant is a partnership, the application shall set forth the name and residence addresses of each of the partners, including limited partners. If it is a limited partnership, it shall furnish a copy of its certificate of limited partnership filed with the Secretary of State. If one or more of the partners is a corporation or limited liability company, the provisions of this subsection pertaining to corporations and limited liability companies shall apply. An applicant that is a corporation, limited liability company or partnership shall designate one of its officers, members, managers, or general partners to act as its responsible managing officer. Such designated individual shall complete and sign all application forms required for an individual applicant under this chapter, but only one application fee shall be charged.

2. The precise name under which the massage establishment is to be conducted.

3. The present or proposed address and telephone numbers of the massage establishment.

4. The tax identification number used for income tax reporting for the massage establishment.

5. A complete description of all services to be provided at the proposed massage establishment.

6. A complete current list of the names and residence addresses of all current or proposed employees of the massage establishment and the name and residence address of each current or proposed manager(s) proposed to be principally in charge of the operation of the massage establishment.

7. True and correct copies of the current State Certificate and CAMTC-issued identification card for each employee who will be providing massage services at the massage establishment.

8. A description of any other business to be operated on the same premises as the massage establishment.

9. The name, address, and description of any other business within the City or the State which is owned, wholly or in part, or operated by the applicant.

10. A statement signed by the applicant authorizing the City, its officers, agents and employees, to seek information and conduct an investigation into the truth of the statements set forth in the application and to ensure continual compliance with the applicable provisions of law.

11. A statement signed by the applicant confirming that the massage establishment shall employ and only permit certified massage practitioners to provide massage services at the massage establishment.

12. A statement signed by the applicant confirming that the massage establishment shall ensure that all independent contractors who provide massage services at the massage establishment shall be in possession of a valid and current City business tax certificate at all times when massage services are provided.

13. A statement signed by the applicant acknowledging that the applicant, owner(s), operator(s) and manager(s) shall each be responsible for the conduct of all employees on the premises of the massage establishment and that failure to comply with this chapter, or any local, state or federal law, including California Business and Professions Code Section 4600 et seq., may result in the revocation of the operator's permit and civil, administrative, or criminal penalties.

14. The following personal information concerning the applicant and each owner, operator, and manager of the massage establishment:

- a. Full complete name and all aliases or fictitious names used within the last 10 years.
- b. A valid and current driver's license and/or identification card issued by a state or federal government agency or other photographic identification bearing a bona fide seal by a foreign government.
- c. Current and all previous residential addresses for the last eight years.
- d. Date of birth.
- e. Height, weight, color of hair, eyes, and sex.
- f. Two front-faced portrait photographs at least two inches by two inches in size taken within 30 days of submission of the application.
- g. The complete business, occupation, and employment history for eight years preceding the date of application, including, but not limited to, the massage or similar business history and experience of the applicant and each owner, operator, and manager.
- h. The complete massage permit history of the applicant and each owner, operator, and manager; whether such person has ever had any permit or license issued by any agency, board, city, county, territory, or state; the date of issuance of each such a permit or license; whether any such permit or license was ever denied, revoked, suspended or refused to be renewed, and the reasons therefor.
- i. All criminal convictions, including pleas of nolo contendere, within the last 10 years including those dismissed or expunged pursuant to California Penal Code Section 1203.4, but excluding minor traffic violations, and the date and place of each such conviction and reason therefor.
- j. A complete set of fingerprints taken by the Police Department, subject to a fee to cover actual costs.

15. The name and address of the owner and lessor of the real property upon or in which the massage establishment is to be conducted. In the event the applicant is not the legal owner of the property, the application must be accompanied by a copy of the lease and a notarized acknowledgment from the owner of the property that a massage establishment will be located on his or her property, and that the massage establishment shall be subject to this chapter.

16. Such other identification and information as the Police Chief may reasonably require in order to discover the truth of the matters herein specified and as required to be set forth in the application.

17. A written statement signed and dated by the applicant that he or she certifies under penalty of perjury that all information contained in the application is true and correct.

B. An application for an operator's permit shall be accompanied by a non-refundable application fee in an amount established by resolution of the City Council.

C. If, at any time during the application process or during the term of an operator's permit, any of the information

provided in the application for an operator's permit on file with the City changes, for example by a change in employees or manager(s), the owner or operator shall notify the Police Chief in writing of such change within 10 business days after such change. (Ord. 2856 § 1, 2015)

5.12.050 Issuance or Denial of Operator's Permit

A. Upon receipt of a complete application for an operator's permit, the Police Chief shall conduct an investigation to ascertain whether such permit should be issued as requested. The Police Chief shall, within 60 days of receipt of a complete application, approve, conditionally approve, or deny the application. The 60-day period may be extended by the Police Chief for up to 30 additional days to complete the investigation. The Police Chief shall issue such permit unless he or she makes any of the following findings:

1. Any owner, operator, manager or employee of the massage establishment has been convicted of a violation of Section 266i, 315, 316, 318, or subdivision (b) of Section 647 of the California Penal Code, or has been convicted in any other state of any offense that, if committed or attempted in the State of California, would have been punishable as one or more of the above-mentioned offenses.

2. Any owner, operator, manager or employee of the massage establishment has been convicted of any felony offense involving the sale of a controlled substance specified in Section 11054, 11055, 11056, 11057, or 11058 of the California Health and Safety Code, or has been convicted in any other state of any offense that, if committed or attempted in the State of California, would have been punishable as one or more of the above-mentioned offenses.

3. Any owner, operator, manager or employee of the massage establishment is required to register under the provisions of Section 290 of the California Penal Code.

4. Any owner, operator, or manager of the massage establishment has within eight years preceding the date of the application:

a. Engaged in conduct in another jurisdiction which, if it had occurred within the City, would have been a violation of law and/or would constitute grounds for denial, suspension, or revocation of an operator's permit under this chapter.

b. Been subjected to a permanent injunction against the conducting or maintaining of nuisance pursuant to Sections 11225 through 11235 of the California Penal Code, or any similar provisions of law in a jurisdiction outside the state.

c. Engaged in conduct which would constitute an offense as described in subsection (A)(1) of this section.

d. Been convicted of an act involving dishonesty, fraud, deceit or moral turpitude or an act of violence, which act or acts are related to the qualifications, functions, or duties of the owner, operator, or manager.

e. Had a massage operator or massage technician permit or other similar license or permit denied, suspended, revoked, or refused to be renewed for cause by a licensing authority or by any city, county, or state.

5. The applicant has made a false, misleading, or fraudulent statement or omission of fact to the City in the permit application process.

6. The application does not contain all of the information required by Section 5.12.040 of this chapter.

7. The massage establishment as proposed by the applicant does not comply with all requirements of this chapter and all other applicable laws, including, but not limited to, health, zoning, fire and safety requirements and standards.

8. Within a 24-month period prior to the submittal of the application, the location of the proposed massage establishment: (i) has been the site of a violation of this chapter, or any similar criminal or civil ordinance, law, rule, or regulation of the State of California or any other public agency related to the operation of massage establishments; or (ii) has been the site of a massage establishment that was closed due to criminal activity. For purposes of this subsection, closure due to criminal activity includes voluntary closure of a massage establishment after there have been arrests at the location or other notices relating to criminal activity.

B. Prior to commencing operations pursuant to an operator's permit issued by the Police Chief pursuant to this chapter, applicants shall obtain a business tax certificate pursuant to Title 5 of the Garden Grove Municipal Code and any and all appropriate zoning or land use approvals required pursuant to Title 9 of the Garden Grove Municipal Code,

including any amendments thereto.

C. An operator's permit issued pursuant to this chapter does not authorize the owner or operator to operate a massage establishment until the owner or operator has complied with all applicable business licensing or tax requirements, zoning requirements, building requirements, and all other applicable federal, state, and City laws and regulations. (Ord. 2856 § 1, 2015)

5.12.060 Requirements of Operation

Each owner, operator and manager of a massage establishment shall be responsible for ensuring compliance with each of the requirements of operation, which shall apply to all massage establishments.

A. Facilities.

1. Subject to applicable provisions of the City's codes, a recognizable and legible sign shall be posted at the main entrance identifying the business as a massage establishment.

2. No massage establishment located in a building or structure with exterior windows fronting a public street, highway, walkway, or parking area, shall, during business hours, block visibility into the interior reception and waiting area through the use of curtains, closed blinds, or any other material that obstructs, blurs or darkens the view into the premises.

3. The hours of operation shall be displayed in a conspicuous place in the reception area and in any front window clearly visible from outside of the massage establishment. Patrons and visitors shall be permitted in the massage establishment only during the posted hours of operation.

4. Front doors used for patron access shall remain unlocked during business hours unless the massage establishment is a business entity owned by one individual with one or no employees or independent contractors.

5. Minimum lighting shall be provided in accordance with the City's electrical code and, in addition, at least one artificial light of not less than 40 watts shall be provided in each room or enclosure where massage services are performed and shall be activated at all times while a patron is in such room or enclosure.

6. Closed cabinets or other covered space shall be provided and utilized for the storage of clean linens, and receptacles acceptable to the City shall be provided for the deposit of soiled linen.

7. The walls in all rooms where water or steam baths are given shall have a washable, mold-resistant surface.

8. A minimum of one toilet and one separate wash basin shall be provided for patrons in each massage establishment, which basin shall provide soap or detergent and hot running water at all times. A permanently installed soap dispenser, filled with soap, and a single service towel dispenser shall be provided at the restroom handwash sink. A trash receptacle shall be provided in each toilet room. Showers may be provided at the operator's option.

9. All massage establishments shall have clean and sanitary towels, sheets and linens in sufficient quantity to meet the requirements of this chapter. Reuse of towels, sheets and linens is prohibited unless the same have first been laundered. Heavy white paper may be substituted for sheets, provided that such paper is used only once and then discarded into a sanitary receptacle.

10. All walls, ceilings, floors, pools, showers, bathtubs, steam rooms and all other physical facilities including appliances and apparatuses for the massage establishment must be in good repair and maintained in a clean and sanitary condition. Wet and dry heat rooms, steam or vapor rooms, or steam or vapor cabinets, shower compartments and toilet rooms shall be thoroughly cleaned and disinfected each day the business is in operation. Bathtubs shall be thoroughly cleaned and disinfected after each use.

11. Disinfecting agents and sterilizing equipment shall be provided for any instruments used in performing acts of massage and the instruments shall be disinfected and sterilized after each use.

12. A massage table shall be provided in each massage room or enclosure and the massage shall be performed on this massage table. The tables must have a minimum height of 18 inches. Two-inch thick foam pads with a maximum width of four feet may be used on a massage table and must be covered with durable, washable plastic or other waterproof material. Beds, mattresses, waterbeds, futons, sofa beds, or any type of portable or convertible beds are not

permitted on the premises.

13. No part of the massage establishment shall be used for residential or sleeping purposes.

B. Operations.

1. No massage establishment shall be open for business or operated between the hours of 10:00 p.m. and 7:00 a.m.

2. a. A register of all certified massage practitioners who are currently providing, or who have previously provided, massage services on the premises, showing the names, nicknames, and aliases used by such employees, along with the dates of their employment and termination, if applicable; and

b. Copies of each certified massage practitioner's current State Certificate and CAMTC-issued identification card, shall be maintained on file on the premises of each massage establishment, and shall be made available upon request to any individual, including, but not limited to, any duly authorized official of the City.

3. Within 10 business days of a massage establishment hiring or contracting with a new certified massage practitioner to provide massage services, written notice of the name and residential address of the new employee and copies of his or her current State Certificate and CAMTC identification card shall be filed with the Police Chief.

4. Written notice shall be provided to the Police Chief within five days of the expiration, revocation, suspension, or surrender of an employee's State Certification, and no employee whose State Certification is expired, revoked, suspended, or surrendered shall be permitted to provide massage services at the massage establishment until and unless valid State Certification have been reestablished and notice and copies of such employee's current State Certificate and CAMTC identification card have been provided to the Police Chief.

5. All documents or information pertaining to a certified massage practitioner that is required to be maintained or provided pursuant to this subsection B shall be maintained at the massage establishment for a minimum of two years following the date that the certified massage practitioner ceases providing massage services at the massage establishment.

6. A manager shall be present on the premises at all times the massage establishment is open. A written statement designating the person or persons with power to act as a manager shall be filed with the Police Chief prior to commencement of operation of the massage establishment and within 10 days of any managerial change.

7. The name of each on-duty manager and each on-duty certified massage practitioner shall be posted in a conspicuous public place in the lobby of the massage establishment on a daily basis.

8. No massage establishment shall be open for business without having at least one certified massage practitioner on the premises and on-duty.

9. Any and all employees providing massage services shall carry and have on their persons, visible for the patron to see, a current and valid CAMTC-issued identification card that was issued to them.

10. Any and all changes of address or ownership of a massage establishment shall be reported immediately to the Police Chief. Operator's permits are issued to specific owners and for specific locations only. A new operator's permit shall be obtained prior to the proposed relocation of a massage establishment, the opening of another location, or a change in ownership of the massage establishment.

11. No massage establishment shall operate as a school of massage, or use the same facilities as that of a school of massage.

12. Each service offered, the price thereof, and the minimum length of time such service shall be performed shall be posted in an open and conspicuous public location in each massage establishment. All letters and numbers shall be capitals, and not less than one inch in height. No services shall be performed and no sums shall be charged for such services other than those posted. Nothing herein prohibits a voluntary tip from being paid by the patron. All arrangements for services to be performed shall be made in a room in the massage establishment which is not used for administration of massages, baths or health treatments, unless no other room exists in the massage establishment.

13. Any posted signs which are in a language other than English shall also be posted in English.

14. The operator's permit issued to the massage establishment shall at all times be displayed in an accessible and

conspicuous place, visible from the entrance and/or reception and waiting area of the massage establishment.

15. Copies of the current State Certificates held by the employees providing massage services at the massage establishment shall at all times be displayed in an accessible and conspicuous place in clear view of the public.

16. No alcoholic beverages or controlled substances shall be sold, served, furnished, kept, consumed, or possessed on the premises of any massage establishment.

17. A notice substantially similar to the notice required by Section 52.6 of the California Civil Code shall be posted in a conspicuous place near the public entrance of each massage establishment or in another conspicuous location in clear view of the public and employees where similar notices are customarily posted.

C. Prohibited Conduct.

1. Each owner, operator and manager shall be responsible for the conduct of all employees providing massage services while such employees are on the premises of the massage establishment. Any act or omission of any employee constituting a violation of this chapter shall be deemed the act or omission of each of the owners, operators, and manager(s) for purposes of determining: (a) compliance with this chapter; and (b) whether the operator's permit, business tax certificate, and/or any other permit required by the City shall be revoked, suspended, denied or renewed.

2. No owner, operator or manager shall hire, employ or allow an individual to perform massage services unless such individual possesses a valid and current State Certificate. Each owner, operator and manager of a massage establishment shall have a continuing obligation to verify that all employees providing massage services hold the State Certification required by this chapter.

3. No electrical, mechanical or artificial device shall be used by any massage establishment staff for audio and/or video recording or for monitoring the performance of a massage, of the conversation or of other sounds in the massage rooms or enclosures, without the prior written consent of the patron.

4. No employee shall violate the provisions of Section 647(b) of the California Penal Code, or any other state law involving a crime of moral turpitude.

5. No employee shall engage in any form of unprofessional conduct as defined by Section 4609(a)(1) of the California Business and Professions Code, as may be amended from time to time, including, without limitation:

a. Engaging in any form of sexual activity on the premises of a massage establishment.

b. Engaging in sexual activity while providing massage services for compensation.

c. Providing massage of the genitals or anal region.

d. Providing massage of female breasts without the written consent of the person receiving the massage and a referral from a licensed California health care provider for such massage.

6. No employee shall dress, while engaged in the practice of massage, or while visible to patrons in the massage establishment, in any of the following:

a. Attire that is transparent, see-through, or substantially exposes the person's undergarments.

b. Swim attire, if not providing a water-based massage modality approved by CAMTC.

c. A manner that exposes the employee's breast, buttocks, or genitals.

d. A manner that constitutes indecent exposure in violation of Section 314 of the California Penal Code.

7. No employee shall expose their genitals, pubic region, buttocks, anus, or in the case of a female, her breasts below a point immediately above the top of the aureole, to the view of a massage establishment patron.

8. A massage establishment patron's genitals, anus, and in the case of a female, her breasts, must be fully covered at all times while a certified massage practitioner or other employee is present in the same room as the patron. (Ord. 2856 § 1, 2015)

5.12.070 Inspection by City Officials

Any duly authorized official of the City, including, but not limited to, the City police, designated representatives, code enforcement officers, health officials and building and fire inspectors, shall have the right to enter any massage

establishment premises from time to time during regular business hours prior to the issuance of an operator's permit and subsequently thereafter for the purposes of making reasonable inspections to ensure compliance with this chapter and other applicable laws, including building, fire, electrical, plumbing or health and safety regulations. (Ord. 2856 § 1, 2015)

5.12.080 Issuance of Notice of Violation

Whenever a City official makes an inspection of a massage establishment and finds that any provision of this chapter or any other applicable provision of this Code has been violated, the City official may give notice of such violation by means of an inspection report or other written notice, including, but not limited to, issuing a citation for each and every violation of this chapter or other applicable provision of this Code. In any such notification, the investigating official shall:

- A. Set forth the specific violation or violations found;
- B. If appropriate, establish a specific and reasonable period of time for the correction of the violation or violations. If the investigating official determines that the violation or violations are minor in nature, the investigating official may issue a warning to the massage establishment owner and/or operator that any further violation of this chapter or other applicable provision of this Code may result in revocation or suspension of the operator's permit. No time to correct need be given in the event of health and safety violations or violation of criminal law; and
- C. State that failure to comply with any notice issued in accordance with the provisions of this chapter or other applicable provision of this Code may result in revocation or suspension of the operator's permit.

Nothing in this section shall preclude the investigating official from initiating suspension, revocation or other legal proceedings, or issuing a criminal or administrative citation, if he or she deems it appropriate based on the violation(s) found to exist, rather than first issuing a warning or a notice of violation. (Ord. 2856 § 1, 2015)

5.12.090 Duration of Operator's Permits and Transfers

A. No operator's permit issued hereunder shall be transferable to any other person, owner, location, or massage establishment. A new and/or separate operator's permit shall be obtained for each separate massage establishment and/or location and in the event of any change in ownership of a massage establishment. Any attempt to transfer an operator's permit to another person or location is hereby declared invalid and the operator's permit shall automatically become void effective the date of such attempted transfer.

B. An operator's permit shall be good for and expire in 12 months from the date of issuance, unless suspended or revoked.

C. Renewal applications with required application fee shall be filed with the Police Chief no later than 30 days prior to the expiration of the 12-month permit term.

D. Each applicant for renewal shall file such information as may be reasonably required by the Police Chief. (Ord. 2856 § 1, 2015)

5.12.100 Out-Call Massage

A. No person shall perform an out-call massage in the City without possessing a valid and current State Certificate.

B. Notwithstanding any other provision of this chapter, an operator's permit shall be required for any massage establishment with a fixed place of business providing out-call massage. (Ord. 2856 § 1, 2015)

5.12.110 Exemptions

The provisions of this chapter shall not apply to the following:

- A. Treatment or services administered or provided in good faith by healing arts professionals who are duly

licensed pursuant to the California Business and Professions Code or any other law of the State of California, including, but not limited to, physicians, surgeons, dentists, chiropractors, osteopaths, podiatrists, acupuncturists, physical therapists, physician assistants, or nurses, or by cosmetologists, barbers, estheticians, or manicurists who are duly licensed pursuant to California Barbering and Cosmetology Act, California Business and Professions Code Section 7300 et seq., while in the course of engaging in practices within the scope of their respective professional licenses. This exemption shall not be construed to apply or extend to treatments or services constituting “massage,” as defined in this chapter, that are administered or provided by any person acting as an independent contractor to one of the foregoing types of licensed professionals, if such person is engaged in, or is purported to be engaged in, the business of massage.

B. Chair massages administered by fully clothed individuals to fully clothed patrons in office or public locations.

C. Hospitals, nursing homes, sanatoriums, or other health facilities duly licensed by the State of California, or activities engaged in by employees of such facilities in the course of their employment while working on the premises of such state-licensed facilities.

D. The activities of coaches or trainers employed by accredited junior high schools, high schools, junior colleges, colleges, or universities, while acting within the scope of such employment.

E. Massage therapy or health treatment involving massage provided by trainers of amateur, semi-professional, or professional athletes or athletic teams, or at athletic facilities or events, while acting within the scope of their employment, so long as such persons do not provide massage services as their primary occupation at any location where they provide such services within the City.

F. Schools of cosmetology or barbering which comply with the requirements of California Business and Professions Code Section 7362 et seq., when instructors are acting within the scope of their employment or when students are working as unpaid externs pursuant to the requirements of California Business and Professions Code Section 7395.1. (Ord. 2856 § 1, 2015)

5.12.120 Operator’s Permit Suspension or Revocation

After an investigation, notice and opportunity to respond, an operator’s permit may be revoked or suspended by the Police Chief where any of the following is found:

A. The business conducted is not substantially the same as that which was permitted under the operator’s permit.

B. The massage establishment is being operated in violation of any provision of this chapter, Business and Professions Code Section 4600 et seq., or any other laws which would have been grounds for denial of the operator’s permit.

C. The applicant, owner, operator or manager has engaged in fraud, or made a material omission or misrepresentation in obtaining or maintaining an operator’s permit.

D. The massage establishment has continued to operate after the applicable operator’s permit has been suspended.

E. The applicant, owner, operator, or manager of the massage establishment has acted in a manner detrimental to the public health, safety or welfare with regard to massage services. (Ord. 2856 § 1, 2015)

5.12.130 Administrative Hearings

A. All administrative hearings regarding a denial, nonrenewal, suspension, or revocation of a massage establishment operator’s permit shall occur in accordance with this section.

B. Upon determining that grounds for denial, nonrenewal, revocation, or suspension of an operator’s permit exists, the Police Chief shall furnish written notice of a denial, nonrenewal, or proposed revocation or suspension of an operator’s permit to the affected applicant or owner (hereinafter the “appellant”). Such notice shall state the reasons for the denial, nonrenewal or proposed revocation or suspension and shall state that a written request for an administrative hearing may be filed within 15 calendar days of the date of the notice. The notice shall be personally served, or sent by certified mail, postage prepaid, to the address provided by the appellant and shall be mailed by the City within 24 hours of the date of the notice. In the case of a proposed suspension or revocation of an operator’s permit, the notice shall also

be delivered by posting the notice at the location of the massage establishment. Any request for an administrative hearing shall be filed with the City Clerk along with a filing fee, in an amount set by resolution of the City Council, to defray the cost of such hearing. The request along with the filing fee must be received by the City Clerk within 15 calendar days of the date of the City's notice or, if required, the posting of the notice, whichever date is later. The written request for an administrative hearing shall state in detail each basis on which the request is made and include copies of all documents in support of the appeal. If the request for a hearing is received by the City Clerk within 15 calendar days of the later of the date of the notice or, if required, the posting of the notice referred to herein, the City Clerk shall transmit the request to the City Manager, and a hearing shall be provided. If a written request is not received by the City Clerk within such period, the Police Chief's action shall be deemed to be the final decision.

C. Upon timely receipt of a written request for an administrative hearing, the City Manager shall conduct a hearing. Absent a timely request by the appellant for a continuance, which request is granted, the City Manager shall conduct the hearing within 30 calendar days of the City's receipt of the request for the hearing. Notice of time and place of the hearing shall be given by personal service or via certified mail, postage prepaid, at least 15 calendar days in advance of the date set for the hearing. At the hearing, the appellant and the City shall be entitled to present relevant evidence and call witnesses who shall testify under oath and be subject to cross-examination. The scope of the hearing pursuant to this section shall be limited to those issues raised in writing by the appellant, as submitted pursuant to subsection B of this section. The City Manager shall not be bound by the statutory rules of evidence in the conduct of the hearing. Technical rules relating to evidence and witnesses shall not apply to hearings provided for in this chapter. Any relevant evidence may be admitted if it is material and of a type that is customarily relied upon by responsible persons in the conduct of their affairs regardless of the existence of any common law or statutory rule which might make admission of such evidence improper over objection in civil actions. Hearsay testimony may be admissible and used for the purpose of supplementing or explaining any evidence given in direct examination, but shall not be sufficient in itself to support a finding unless such testimony would be admissible over objection in civil actions. The rules of privilege shall be applicable to the extent permitted in civil actions. Irrelevant, collateral, undue, and repetitious testimony shall be excluded.

D. At the conclusion of the hearing, the City Manager shall decide whether grounds for denial, nonrenewal, revocation or suspension exist and shall uphold, modify or overturn the decision of the Police Chief, stating factual findings, and his or her conclusion. The decision of the City Manager shall be final.

E. In the event that an operator's permit is suspended, revoked or expires, the massage establishment shall surrender the operator's permit to the Police Chief no later than the end of the third business day after the suspension or revocation decision becomes final or the expiration occurs. (Ord. 2856 § 1, 2015)

5.12.140 Burden of Proof at Hearings

Unless otherwise specifically provided by law, the burden of proof shall be on the City in any administrative hearing under this chapter to establish by a preponderance of the evidence that: (a) an application for an operator's permit shall be denied; or (b) an operator's permit shall be suspended, revoked, or not renewed. (Ord. 2856 § 1, 2015)

5.12.150 Resubmission after Denial or Revocation

In the event an operator's permit for a proposed or existing massage establishment is denied or revoked pursuant to this chapter, the owner or operator of such massage establishment may not resubmit an application for an operator's permit for a period of one year from the effective date of such denial or revocation, unless accompanied by sufficient evidence that the grounds for denial or revocation of the operator's permit no longer exist. For purposes of this section, the effective date of a denial or revocation of an operator's permit shall be the later of: (a) the date written notice of denial or revocation of the operator's permit by the Police Chief pursuant to Section 5.12.130(B) is deposited in the United States mail; or (b) the date of the decision of the City Manager following an administrative hearing pursuant to Section 5.12.130(D) becomes final. (Ord. 2856 § 1, 2015)

5.12.160 Judicial Review

Judicial review of any decision of the City Manager may be made pursuant to Section 1094.5 of the California Code of Civil Procedure only if the petition for writ of mandate is filed no later than the 90th day following the date on which the decision becomes final. If the date is not otherwise specified, the decision is final on the date it is made. In issuing a final decision, the City Manager shall provide notice to the appellant (as defined in Section 5.12.130) that the time within which judicial review must be sought is governed by Section 1094.6 of the California Code of Civil Procedure. (Ord. 2856 § 1, 2015)

5.12.170 No Refund of Business Licenses Taxes

No refund or rebate of business licenses taxes shall be allowed by reason of the fact that the massage establishment discontinues an activity for which a business license tax is required, or because the operator's permit is suspended or revoked. (Ord. 2856 § 1, 2015)

5.12.180 Violations, Penalties, and Enforcement Remedies

A. Violations of this chapter shall be a misdemeanor. Any person violating any provision of this chapter shall be subject to criminal and/or administrative citations or civil actions, pursuant to Chapters 1.04 and 1.22 of the Garden Grove Municipal Code.

B. Injunctive relief may be instituted by the City Attorney, in addition to or separate from, criminal and/or administrative sanctions, pursuant to Garden Grove Municipal Code Section 1.04.090.

C. In addition to the above-described remedies, the City Council hereby authorizes the following administrative abatement process with respect to massage establishments conducted in violation of this chapter.

1. The City Council hereby finds and declares that the conducting of a massage establishment in violation of any provision of this chapter to be detrimental to the public health, safety, and general welfare of the community, and therefore a public nuisance as defined by Civil Code Section 3480.

2. Whenever the Police Chief determines that any massage establishment, premises or property is operated in violation of any provision of this chapter, the Police Chief may give notice to the responsible party stating the violation of this chapter and the conditions that constitute a public nuisance. The notice shall set a reasonable date, not less than 10 business days from date of service, for a public hearing to be held by the City Council as to why the business should not be closed, or otherwise subjected to special conditions regarding further operation of the business. The notice shall be personally served or mailed by certified mail to the responsible party.

3. After the conduct of the hearing by the City Council, the City Council shall make a determination as to whether a public nuisance exists. The City Council may adopt an abatement order with written findings in support of its determination. If a public nuisance finding is made, the City Council shall issue an abatement order to close the business or otherwise impose operating conditions on the business so as to bring the business in compliance with this chapter. The order shall then be served by first-class mail on the responsible party.

4. If such nuisance is not abated as directed in the abatement order, then the City Attorney may file a civil action to enjoin further operation of the business.

D. Nothing in this section shall preclude the City from pursuing any other legally available enforcement remedies. (Ord. 2856 § 1, 2015)

5.12.190 Authority

A. The Police Chief shall have the power and authority to promulgate rules, regulations, and requirements consistent with the provisions of this chapter and other law in connection with the issuance of an operator's permit. The Police Chief may designate an employee of his or her department to make decisions, investigate, or take any other action permitted or required under this chapter.

B. Pursuant to California Business and Professions Code Section 4614(b), as it may be amended from time to time, the Police Chief is authorized to transmit to CAMTC copies of any final action of denial of an operator's permit

application, or revocation or suspension of an operator's permit occurring pursuant to this chapter. The Police Chief is also authorized to transmit information to CAMTC concerning: (1) any information related to criminal activity or unprofessional conduct allegedly engaged in by any certified massage practitioner or any other person providing massage services in the City, including, but not limited to, police reports and declarations of conduct. (Ord. 2856 § 1, 2015)

View the [mobile version](#).

RESOLUTION NO. 5950-19

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF GARDEN GROVE APPROVING CONDITIONAL USE PERMIT NO. CUP-149-2019 TO ALLOW THE OPERATION OF AN APPROXIMATELY 900 SQUARE FOOT MASSAGE ESTABLISHMENT WITHIN THE TENANT SPACE IDENTIFIED BY THE ADDRESS 9106 GARDEN GROVE BOULEVARD WITHIN AN EXISTING MULTI-TENANT STRIP SHOPPING CENTER LOCATED ON PROPERTY LOCATED ON THE SOUTH SIDE OF GARDEN GROVE BOULEVARD, BETWEEN MAGNOLIA STREET AND CANNERY STREET, AND IDENTIFIED AS ASSESSOR'S PARCEL NO. 097-364-04.

BE IT RESOLVED that the Planning Commission of the City of Garden Grove, in regular session assembled on February 21, 2019, does hereby approve Conditional Use Permit No. CUP-149-2019 for a portion of a parcel of land located on the south side of Garden Grove Boulevard, between Magnolia Street and Cannery Street, at 9106 Garden Grove Boulevard, Assessor's Parcel No. 097-364-04, subject to the Conditions of Approval attached hereto as "Exhibit A".

BE IT FURTHER RESOLVED in the matter of Conditional Use Permit No. CUP-149-2019, the Planning Commission of the City of Garden Grove does hereby report as follows:

1. The subject case was initiated by Thu Pham Anh Nguyen, with authorization of the owner of the subject property, Mia Kim Park.
2. The applicant is requesting Conditional Use Permit (CUP) approval to operate a new 900 square foot massage establishment, Healthy Spa Massage, located at 9106 Garden Grove Boulevard, within an existing multi-tenant commercial center on a parcel of property identified as Assessor's Parcel No. 097-364-04.
3. The Planning Commission has determined that the proposed project is exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15301, Existing Facilities, and Section 15303, New Construction or Conversion of Small Structures, of the CEQA Guidelines (14 Cal. Code Regs., Sections 15301 and 15303).
4. The property has a General Plan Land Use Designation of Residential/ Commercial Mixed Use 1, and is zoned GGMU-3 (Garden Grove Boulevard Mixed Use 3). A massage establishment is a conditionally permitted use in the GGMU-3 zone, subject to satisfaction of the conditions set forth in Garden Grove Municipal Code Section 9.18.030.245. The subject site is improved with an existing multi-tenant commercial center.
5. Existing land use, zoning, and General Plan designation of property within the vicinity of the subject property have been reviewed.
6. Report submitted by City Staff was reviewed.

7. Pursuant to a legal notice, a public hearing was held on February 21, 2019, 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 February 21, 2019, and considered all oral and written testimony presented regarding the project.

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

FACTS:

The subject site is improved with an existing multi-tenant commercial center, located on the south side of Garden Grove Boulevard, between Magnolia Street and Cannery Street. The center includes seven (7) tenant spaces and includes several retail uses, a bakery, and other commercial related uses. The tenant space under application is a 900 square foot space and was previously occupied by Sejong Copy & Printing, a printing shop and equipment repair business, which closed its business in 2012, according to Business Tax records. The tenant space has remained vacant ever since.

The subject property is zoned GGMU3 (Garden Grove Boulevard Mixed Use 3) with a General Plan Land Use Designation of Residential/Commercial Mixed Use 1. The property is adjacent to GGMU3 zoned properties to the east, west and south, and GGMU2 (Garden Grove Boulevard Mixed Use 2) zoned properties to the north, across Garden Grove Boulevard.

The subject tenant space is not located closer than 1,000 feet from any other existing massage establishment, and the entrance of the proposed massage establishment is oriented to and directly faces a primary arterial street, Garden Grove Boulevard. The Conditions of Approval limit the hours of operation to between 10:00 a.m. to 8:00 p.m. Operation of the proposed massage establishment will be subject to all provisions of Chapter 5.12 of the Garden Grove Municipal Code. The applicant previously submitted an application to the Business Tax and License Division and the Police Department for a massage establishment operator permit. The applicant has cleared the Police Department's background check and the application process. A massage establishment operator permit (Permit #M126) has been issued, and is contingent on the approval and effectiveness of Conditional Use Permit No. CUP-149-2019. As conditioned, the proposed massage establishment will satisfy the requirements for massage establishments set forth in Garden Grove Municipal Code Section 9.18.030.245.

FINDINGS AND REASONS:

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

The subject site has a General Plan Land Use Designation of Residential/Commercial Mixed Use 1 and is zoned GGMU-3 (Garden Grove Boulevard Mixed Use 3). The City expressly created the GGMU-3 zoning district to implement the Residential/Commercial Mixed Use 1 General Plan Land Use Designation. A "massage establishment" use is conditionally permitted in the GGMU-3 zone. Therefore, provided that the conditions of approval are complied with, the use will be consistent with the General Plan.

2. 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 proposed massage establishment use is compatible with the existing retail uses in the integrated commercial shopping center. Additionally, operation of the proposed massage establishment use is not anticipated to impact parking that is available to the existing tenants located within the integrated shopping center since there is ample on-site parking to support the proposed use and the existing uses on-site. The proposed massage establishment will be subject to all provisions of Chapter 5.12 of the Garden Grove Municipal Code and the conditions of approval, which will minimize potential impacts to property and persons residing or working in the surrounding 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.

3. The proposed site is 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 proposed massage establishment will be located within a 900 square foot tenant space within an existing multi-tenant commercial center. No additional yards, walls, fences, parking or loading facilities, or landscaping are required. The site, with the existing site improvements and modifications, is of adequate size to accommodate the proposed use and to ensure it is integrated with the other uses in the surrounding area. The Public Works Department has reviewed the plans and all appropriate conditions of approval to minimize adverse impacts to surrounding areas have been incorporated.

The subject tenant space was previously occupied by a printing shop and equipment repair business. For a massage establishment, the Municipal Code requires one (1) parking space per 200 square feet of gross floor area, which is identical to the parking requirements for a printing use, which is also one (1) parking space per 200 square feet of gross floor area. Considering that the prior use and proposed use have identical parking requirements, parking demand is not expected to change.

4. The proposed site is 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 site is adequately served by Garden Grove Boulevard and has accessible driveways providing both ingress and egress. 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 FINDINGS SET FORTH IN THE STAFF REPORT

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

BE IT FURTHER RESOLVED that the Planning Commission does conclude:

1. Conditional Use Permit No. CUP-149-2019 does possess characteristics that would indicate justification of the request in accordance with Municipal Code Sections 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-149-2019.

EXHIBIT "A"

Conditional Use Permit No. CUP-149-2019

9106 Garden Grove Boulevard

CONDITIONS OF APPROVAL

General Conditions

1. Each owner of the property shall execute, and the applicant shall record, a "Notice of Discretionary Permit Approval and Agreement with Conditions of Approval," as prepared by the City Attorney's Office, on the property within 30 days of approval. This Conditional Use Permit runs with the land and is binding upon the property owner, 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, the owner(s) and tenant(s) of the property, and each of their respective successors and assigns, including all subsequent purchasers and/or tenants. The applicant and subsequent owner/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. Conditional Use Permit No. CUP-149-2019 only authorizes the operation of a 900 square foot massage establishment within that certain tenant space identified as 9106 Garden Grove Boulevard and depicted on the plans submitted by the applicant and made part of the record of the February 21, 2019 Planning Commission proceedings. 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 site plan, floor 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 approved use, floor plan, site plan 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.

Police Department

6. The permitted hours of operation shall be between 7:00 a.m. to 10:00 p.m., seven (7) days a week. In the event that problems arise concerning the operation of this business, the hours of operation may be reduced by order of the Chief of the Police Department.
7. There shall be no customers or patrons in or about the premises when the establishment is closed.
8. There shall be no gaming tables or gaming machines as outlined in City Code Sections 8.20.010 and 8.20.050 on the premises at any time.
9. In the event security problems occur, and at the request of the Police Department, the permittee, at his/her own expense, shall provide a California licensed, uniformed security guard(s) on the premises during such hours as requested by the Police Department.
10. The sale of alcohol for consumption on or off the premises is prohibited. There shall be no consumption of alcoholic beverages on the premises.
11. Any violations or noncompliance with the conditions of approval may result in the issuance of an Administrative Citation up to \$1,000 pursuant to GGMC 1.22.010(a).
12. A sign shall be posted on the exterior of the building noticing that there shall be no illegal dumping around the premises of the establishment.

Fire Department

13. The occupant load shall be determined by the Fire Department, and shall be posted in the tenant space in a location approved by the Fire Department.
14. If the building is fire sprinklered, the applicant shall provide fire sprinkler plans for review and approval by the Fire Department.

Public Works Water Services Division

15. Should a new water meter or meter upgrade be proposed, installations 2" and smaller, shall be installed by the City of Garden Grove at owner's/developer's expense. Installation shall be scheduled upon payment of applicable fees, unless otherwise noted. Fire services and larger water

services 3" and larger, shall be installed by developer/owner's contractor per City Standards.

16. If needed, water meters shall be located within the City right-of-way or within dedicated waterline easement. Fire services and large water services 3" and larger, shall be installed by contractor with Class A or C-34 license, per City water standards and inspected by approved Public Works inspection.
17. If not already installed, a Reduced Pressure Principle Device (RPPD) backflow prevention device shall be installed for meter protection. The landscape system shall also have RPPD device. Any carbonation dispensing equipment shall have a RPPD device. Installation shall be per City Standards and shall be tested by a certified backflow device tester immediately after installation. Cross connection inspector shall be notified for inspection after the installation is completed. Owner shall have RPPD device tested once a year thereafter by a certified backflow device tester and the test results to be submitted to Public Works, Water Services Division. Property owner must open a water account upon installation of RPPD device.
18. Any new or existing water valve located within new concrete driveway or sidewalk construction shall be reconstructed per City Standard B-753.
19. If required, fire service shall have above ground backflow device with a double check valve assembly. Device shall be tested immediately after installation and once a year thereafter by a certified backflow device tester and the results to be submitted to Public Works, Water Services Division. Device shall be on private property and is the responsibility of the property owner. The above-ground assembly shall be screened from public view as required by the Planning Division. Contact Water Engineering for additional requirements for plan submittal at (714) 741-5346.
20. If needed, owner shall install new sewer lateral 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.
21. 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.

Public Works Engineering Division

22. The applicant shall be subject to Traffic Mitigation Fees, and other applicable mitigation fees identified in Chapter 9.44 of the Garden Grove Municipal Code, along with all other applicable fees duly adopted by the City. The

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

Community and Economic Development Department

23. The establishment shall only be operated as a "massage establishment" use as defined in the Municipal Code. The massage establishment, each owner, operator and manager thereof, and each person providing massage services on the premises shall comply with all provisions of Chapter 5.12 of the Garden Grove Municipal Code (Massage Regulations) at all times. Further, each person engaged in the business of massage on the premises shall obtain and maintain an operator's permit from the Police Chief pursuant to Chapter 5.12. No massage services may be provided on the premises without a current and valid operator's permit for the premises. The failure to maintain a valid operator's permit and/or to comply with said permit and all provisions of Chapter 5.12 shall be grounds for revocation of Conditional Use Permit No. CUP-149-2019.
24. All activities associated with the massage establishment shall be conducted within a fully enclosed permanent building.
25. No area of the premises may be rented out or used for private parties at any time.
26. No outside storage or displays shall be permitted at any time.
27. A prominent, permanent sign stating "NO LOITERING IS ALLOWED ON OR IN FRONT OF THE PREMISES" shall be posted in a place that is clearly visible to patrons of the licensee. The sign lettering shall be four (4) to six (6) inches high with black letters on a white background. The sign shall be displayed near or at the entrance, and shall also be visible to the public.
28. No live entertainment, i.e., dancing, karaoke, live music, sport bar or disc-jockey entertainment, etc., shall be permitted on the premises. Amplified music may be permitted, but the sound emitted from the premises shall not be audible outside the boundaries of the establishment. No intercom or music is permitted in any outdoor areas of the premises.
29. Parking for the massage establishment is provided in a shared lot within the shopping center. If, at any time, the shopping center cannot accommodate the parking demand generated by the massage establishment resulting in a nuisance, hindrance, and/or problem with either on-site and off-site parking

and circulation, the applicant shall devise and implement a plan, prepared by a licensed traffic engineer and approved by the City, to relieve the situation.

Upon written request by the City, the applicant shall submit a plan to manage the parking issues for review and approval by the Community and Economic Development Department. The plan may include, but is not be limited to: reducing the hours of operation, instituting an off-site parking arrangement; having on-site parking control personnel; and/or other actions that may be deemed applicable to the situation.

If the City's Community and Economic Development Director deems such action is necessary to address parking and circulation problems, such action shall be implemented within 30 days of written notice. Failure to take appropriate action shall be deemed a violation of these Conditions of Approval and may result in the City restricting the overall use of the facility and/or revocation of Conditional Use Permit No. CUP-149-2019.

30. There shall be no uses or activities permitted of an adult-oriented nature as outlined in City Code Section 9.16.020.070.
31. There shall be no deliveries to or from the premises before 10:00 a.m. and after 8:00 p.m., seven (7) days a week.
32. All rear doors shall be kept closed at all times, except to permit employee ingress and egress, and in emergencies.
33. Litter shall be removed daily from the premises, including adjacent public sidewalks, and from all parking areas under the control of the licensee. These areas shall be swept or cleaned, either mechanically or manually, on a weekly basis, to control debris.
34. All trash bins shall be kept inside the trash enclosure(s), and gates closed at all times, except during disposal and pick-up. The applicant shall provide sufficient trash bins and pick-up to accommodate the site. Trash pick-up shall be at least once per week.
35. The applicant shall abate all graffiti vandalism within the premises. The applicant shall implement best management practices to prevent and abate graffiti vandalism within the premises throughout the life of the project, including, but not limited to, timely removal of all graffiti, the use of graffiti resistant coatings and surfaces, the installation of vegetation screening of frequent graffiti sites, and the installation of signage, lighting, and/or security cameras, as necessary. Graffiti shall be removed/eliminated by the applicant

as soon as reasonably possible after it is discovered, but not later than 72 hours after discovery.

36. The applicant is advised that the establishment is subject to the provisions of State Labor Code Section 6404.5 (ref: State Law AB 13), which prohibits smoking inside the establishment as of January 1, 1995.
37. No roof-mounted mechanical equipment, including exhaust vents, shall be permitted unless a method of screening complementary to the architecture of the building is approved by the Community and Economic Development Department, Planning Division. Said screening shall block visibility of any roof-mounted mechanical equipment from view of public streets and surrounding properties.
38. No satellite dish antennas shall be installed on said premises unless, and until, plans have been submitted to and approved by the Community and Economic Development Department, Planning Division. No advertising material shall be placed thereon.
39. Permits from the City of Garden Grove shall be obtained prior to displaying any temporary advertising (i.e., banners).
40. Signs shall comply with the City of Garden Grove sign requirements. No more than 15% of the total window area and clear doors shall bear advertising or signs of any sort. Any opaque material applied to the store front, such as a window shall count toward the maximum window coverage area.
41. Any modifications to existing signs or the installation of new signs shall require approval by the Community and Economic Development Department, Planning Services Division prior to issuance of a building permit.
42. 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 Conditional Use Permit No. CUP-149-2019. 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.

43. A copy of the decision approving Conditional Use Permit No. CUP-149-2019 shall be kept on the premises at all times.
44. The permittee shall submit a signed letter acknowledging receipt of the decision approving Conditional Use Permit No. CUP-149-2019, and his/her agreement with all conditions of the approval.
45. Any Conditional Use Permit previously governing the subject tenant space shall become null and void, and superseded in its entirety, by the approval of Conditional Use Permit No. CUP-149-2019.
46. The tenant space shall fully comply with the applicable 2016 California Building Code Standards, including Chapter 11B for accessibilities.
47. If deemed necessary by the Community and Economic Development Director, this Conditional Use Permit may be reviewed periodically by the City in order to determine if the business is operating in compliance with all Conditions of Approval. On a yearly basis, as determined by Staff, the business operator shall meet with members of the Planning Department and Police Department to discuss operating conditions of the business and to determine if the business is operating in compliance with the Conditions of Approval.
48. 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-149-2019 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.: C.2.	SITE LOCATION: South side of Trask Avenue, east of Brookhurst Street, at 10150 Trask Avenue
HEARING DATE: February 21, 2019	GENERAL PLAN: Heavy Commercial
CASE NO.: Site Plan No. SP-066-2019	ZONE: PUD-110-96 (Planned Unit Development)
APPLICANT: Simpson Garden Grove, Inc.	CEQA DETERMINATION: Exempt 15303 (c) New Construction or Conversion of Small Structures
PROPERTY OWNER(S): Simpson Holdings Garden Grove, LLC	APN: 099-681-01, 02, and 099-682-01, 02, 03

REQUEST:

A request for Site Plan approval to construct a 3,567 square foot one-story auto repair building/addition attached to an existing one-story 846 square foot car wash building, on a lot improved with an existing Chevrolet auto dealership, located at 10150 Trask Avenue.

BACKGROUND:

The subject five-acre property (the "property") is currently improved with an existing Chevrolet automobile dealership for motor vehicle sales. The property has a General Plan Land Use Designation of Heavy Commercial and is zoned PUD-110-96 (Planned Unit Development). The existing surrounding uses include single- and multi-family residential developments and a service (gas) station, across Trask Avenue, to the north, a Hyundai auto dealership, across Brookhurst Street, to the west, industrial buildings to the east, and the Garden Grove SR-22 freeway to the south.

In 1995, the City approved PUD-103-95 (Planned Unit Development), Site Plan No. SP-154-95, Parcel Map No. PM-95-155, Street Vacation No. SV-104-95, and a Development Agreement to facilitate and allow the construction of a new two-level automotive sales and service facility, to allow a rezone of the existing parcels to a Planned Unit Development, and to vacate a portion of Flower Street, which at the time had bisected the site.

In 1996, the "Garden Grove Auto Center" had been comprised of, at the time, three (3) separate PUDs, along the south side of Trask Avenue: PUD-103-82 (Lew Webb Ford, Toyota of Garden Grove, and Quality Nissan), PUD-103-95 (Nicholas Chevrolet), and PUD-106-96 (Union Dodge). In 1996, the City approved

PUD-110-96, which rezoned an approximately five-acre site zoned PUD-103-95 and an approximately two-acre site zoned PUD-106-96, to PUD-110-96, as well as modified the Standards of Development applicable to the aforementioned dealerships, as part of the Garden Grove Auto Center. The purpose of the rezone was to modify the development standards of the Garden Grove Auto Center to allow the construction of two (2) new entry signs at the southeast and southwest corners of Trask Avenue and Brookhurst Street, which identified the auto center as well as two (2) adjoining auto dealerships, and allowed the storage of vehicles and employee parking on the easterly portion of the Chevrolet dealership.

In 2012, the City approved PUD-110-96 (REV. 12) and Conditional Use Permit No. CUP-347-12, which allowed an amendment to the Sign and Graphic Standards section in an existing Planned Unit Development (PUD-110-96) to allow a 59-foot high freeway-oriented electronic readerboard sign for an automobile dealership on a minimum two-acre site, in conjunction with a Conditional Use Permit request to install a freeway-oriented electronic readerboard sign for an existing auto dealership (Garden Grove Hyundai), located at 9898 Trask Avenue.

DISCUSSION:

SITE PLAN:

Site Design, Circulation & Floor Plan:

The existing Chevrolet dealership is improved with an existing two-level automotive sales and service facility. The lower level (1st floor) has a gross floor area of 26,354 square feet and is comprised of the following: showroom, offices, detail canopy, detail bays, parts, parts storage, service areas, service canopy, and service bays. The upper level (2nd floor) has a gross floor area of 23,920 square feet and is comprised of the following: additional parts storage, rooftop parking, and mechanical rooms.

In 2013, the applicant obtained a building permit to construct an 846 square foot detached, one-story, car wash accessory building, located on the eastern portion of the site. The applicant is proposing to construct a one-story 3,567 square foot auto repair building/addition attached to the existing car wash building. The interior of the proposed addition will consist of six (6) vehicle lifts accessible via two (2) roll-up doors. The new auto repair building/addition will provide additional service/repair area to support the existing incidental auto repair services of the Chevrolet dealership.

The proposed location of the new building/addition will not encroach into any existing drive aisles, thereby maintaining adequate circulation on-site. The new building/addition will be located in an area currently improved with fourteen (14) open parking stalls, which are currently used for employee parking and/or vehicle storage purposes only. Additional parking spaces are provided in designated areas to accommodate guest/customer parking on other portions of the site.

Based on the Municipal Code parking requirements for auto dealerships, a total of 99 parking spaces are currently required for the Chevrolet auto dealership. A review of the existing parking provisions (the number of parking spaces provided on-site), found that a total 99 parking spaces are provided on-site, not including the number of parking spaces reserved for display areas of new and used vehicles for sale. The subject site provides a total of 198 parking stalls, which equals an existing surplus of 99 parking spaces.

To accommodate the new auto repair building/addition, Code requires four (4) additional parking spaces. Combining the expected loss of fourteen (14) parking stalls and the four (4) additional required parking stalls to accommodate the repair building, the net total loss of parking equals eighteen (18) stalls. Considering the existing surplus of 99 parking spaces, Staff finds that adequate parking will remain on-site to accommodate the existing dealership operation and the new auto repair building/addition. Should the proposed auto repair building/addition be approved and constructed, the new surplus of parking for the dealership will equal 81 stalls.

Building Architectural Design:

The architecture of the new auto repair building/addition will be consistent with the architecture of the existing car wash building, which reflects CMU (concrete masonry unit) block wall building materials.

California Environmental Quality Act:

The proposed development is exempt from the California Environmental Quality Act ("CEQA") pursuant to CEQA's Class 3, New Construction or Conversion of Small Structures (CEQA Guidelines §15303).

RECOMMENDATION:

Staff recommends that the Planning Commission take the following action:

1. Adopt the attached Resolution approving Site Plan No. SP-066-2019, subject to the recommended Conditions of Approval.



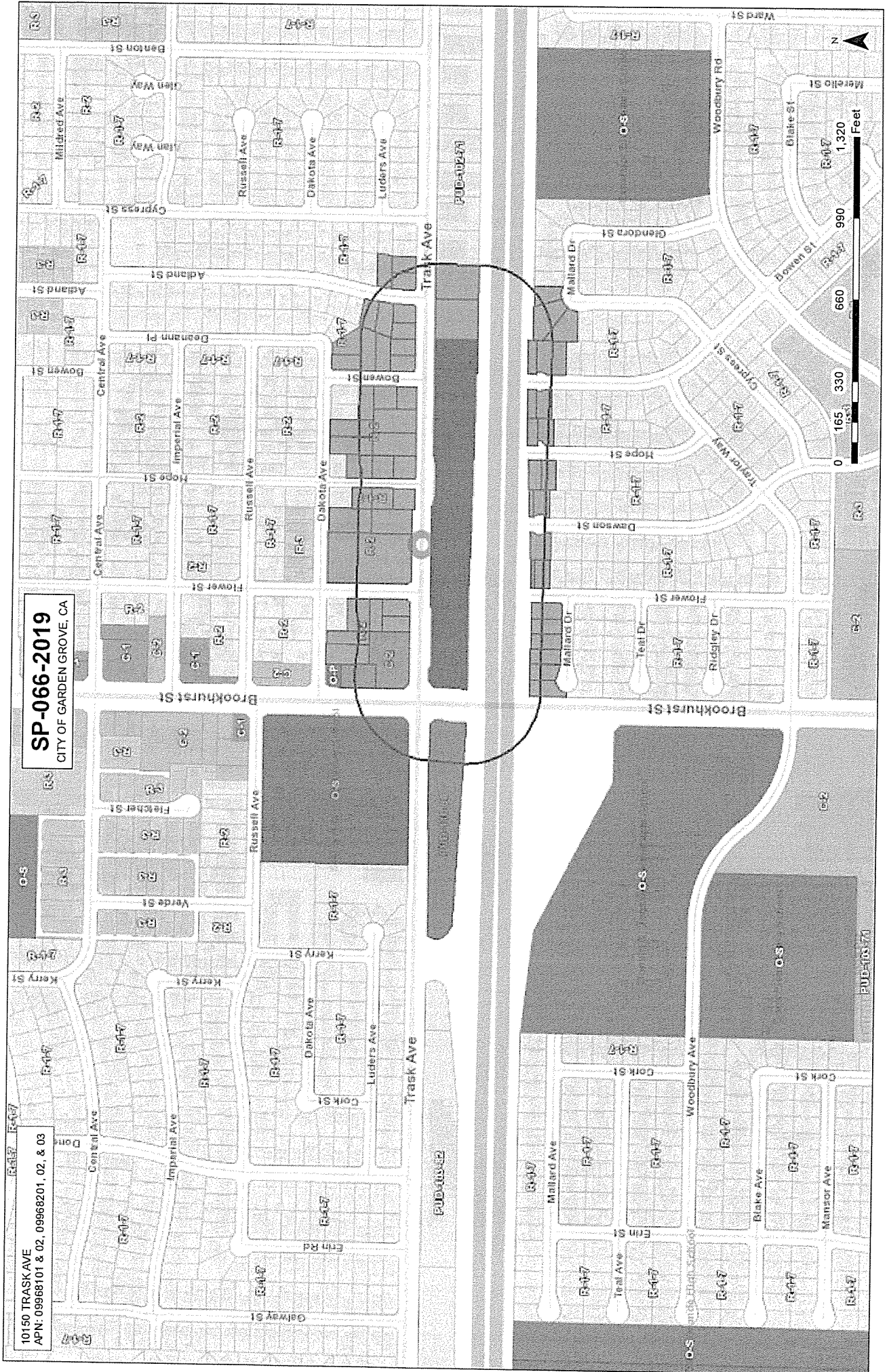
LEE MARINO
Planning Services Manager



By: Chris Chung
Urban Planner

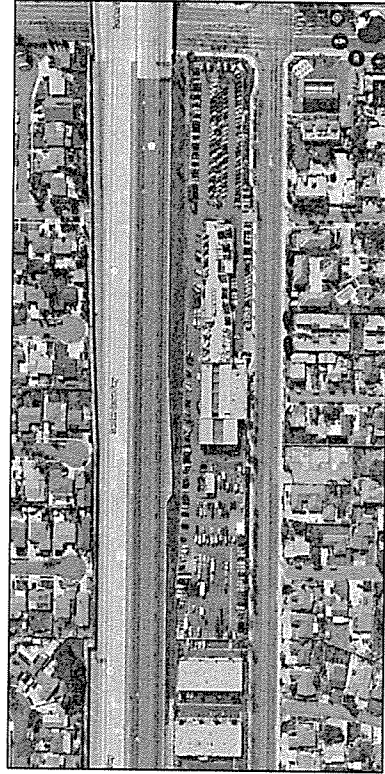
10150 TRASK AVE
APN: 09968101 & 02, 09968201, 02, & 03

SP-066-2019
CITY OF GARDEN GROVE, CA



SIMPSON CHEVROLET

A TENANT IMPROVEMENT 10150 TRASK AVENUE GARDEN GROVE, CA



SHEET INDEX:

- A-1 TITLE SHEET & PROJECT DATA
- A-2 ARCHITECTURAL NOTES
- A-3 EXISTING SITE PLAN
- A-4 CONSTRUCTION FLOOR PLAN
- A-5 REFLECTED CEILING PLAN
- A-6 ROOF PLAN
- A-7 INTERIOR ELEVATIONS
- A-8 EXTERIOR ELEVATIONS
- A-9 DETAILS
- A-10 DETAILS

- ### MECHANICAL
- M-1 MECHANICAL NOTES AND ABBREVIATIONS
 - M-2 MECHANICAL SCHEDULES & DETAILS
 - M-3 MECHANICAL DEMOLITION PLAN
 - M-4 MECHANICAL DEMOLITION PLAN
 - M-5 TITLE 24 ENERGY COMPLIANCE
 - M-6 TITLE 24 ENERGY COMPLIANCE
- ### ELECTRICAL
- E-1 ELECTRICAL NOTES & SCHEDULES
 - E-2 ELECTRICAL DEMOLITION PLAN
 - E-3 SINGLE LINE DIAGRAM, DETAILS
 - E-4 ELECTRICAL LIGHTING PLAN
 - E-5 ELECTRICAL NOTES & LEGENDS
 - E-6 ELECTRICAL SPECIFICATIONS
 - E-7 ELECTRICAL SPECIFICATIONS
 - E-8 TITLE 24 COMPLIANCE FORMS
 - E-9 TITLE 24 COMPLIANCE FORMS
- ### PLUMBING
- P-1 PLUMBING NOTES, ABBREVIATIONS & SCHEDULES
 - P-2 PLUMBING DETAILS
 - P-3 PLUMBING PLAN - HOT AND COLD WATER
 - P-4 PLUMBING PLAN - WASTE AND VENT
- ### STRUCTURAL
- SGN STRUCTURAL GENERAL NOTES
 - S1 PARTIAL FRAMING PLANS AND DETAILS

PROJECT TEAM:

OWNER:
 NAME: DAVID SIMPSON
 ADDRESS: 10150 TRASK AVENUE, GARDEN GROVE, CA 92844
 CONTACT: SCOTT OLSON
 PHONE: (927) 895-2134

ARCHITECT:
 NAME: RICHARDT DESIGN
 ADDRESS: 1041 W. 18TH STREET #A-106, COSTA MESA, CA 92627
 ARCHITECT: MICHAEL SANTILLAN, ARCHITECT
 PHONE: (714) 803-9464

GENERAL CONTRACTOR:
 NAME: PROCON DEVELOPMENT, INC.
 ADDRESS: 4522 KATELLA AVE., SUITE A, LOS ALAMITOS, CA 92720
 CONTACT: SCOTT OLSON
 PHONE: (562) 856-2134

ELECTRICAL:

NAME: TONY VU
 ADDRESS: 15211 SEVERYNS ROAD, TUSTIN, CA 92782
 CONTACT: TONY VU
 PHONE: (949) 925-5379

MECHANICAL & PLUMBING:

NAME: SPIRIT ENGINEERING
 ADDRESS: 15565-C ROCKFIELD BLVD., # 204, IRVINE, CA 92618
 CONTACT: PETER CHEN
 PHONE: (949) 225-9286

STRUCTURAL:

NAME: AAA ENGINEERING
 ADDRESS: 3130 E. WILLOW STREET, SIGNAL HILL, CA 90755
 CONTACT: SHAWN SALAHALDIN
 PHONE: (800) 291-7203

PROJECT INFORMATION:

APN: 336-573-01
 JURISDICTION: CITY OF GARDEN GROVE
 CURRENT ZONING: AUTOMOTIVE GENERAL COMMERCIAL

TYPE OF CONSTRUCTION: V-B
 SPRINKLERED? YES
 NUMBER OF STORIES: 1 (NO CHANGE)
 BLDG. HEIGHT: 24'-0"
 OCCUPANCY: S-1 AUTOMOTIVE REPAIR
 AREA OF NEW BUILDING: 3,576 S.F.

SUMMARY OF THE WORK:

WORK INCLUDES THE FOLLOWING:
 CONSTRUCT A NEW 3,567 S.F. VEHICLE REPAIR BUILDING, ADJACENT TO AN EXISTING VEHICLE WASH BUILDING.
 RELATED MECHANICAL, ELECTRICAL AND PLUMBING WORK.
 WITH THE CONSTRUCTION OF THE NEW BLDG., THERE WILL BE A NET LOSS OF 8 PARKING SPACES

PARKING TABULATIONS				BASED ON GARDEN GROVE PARKING STANDARDS			
OCCUPANCY	USE	EXISTING	NEW	LOAD FACTOR	# OF SPACES	# OF SPACES	# OF SPACES
A-2	OUTSIDE DISPLAY	1,620	0	0	2,000	0	1
M	INSIDE DISPLAY	12,207	0	0	400	0	31
B	REPAIR	21,971	3,576	500	500	44	44
B	PARTS/SALES	3,900	0	0	300	0	13
				TOTAL SPACES REQUIRED	680		
				TOTAL SPACES PROVIDED	440		
				NET LOSS OF SPACES	240		
				NEW TOTAL SPACES PROVIDED	416		

NET LOSS OF SPACES: 240 (INCLUDES 4 ACCESSIBLE SPACES)

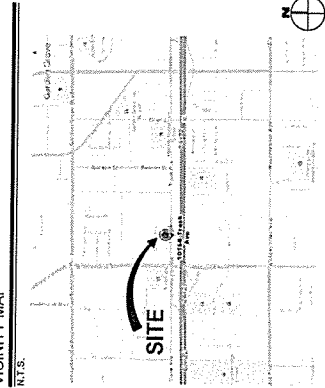
CODE COMPLIANCE:

- ALL WORK AND MATERIALS SHALL BE PERFORMED AND INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE CITY OF GARDEN GROVE, CALIFORNIA. THESE PLANS IS TO BE CONSTRUED IN ACCORDANCE WITH THESE PLANS TO BE CONFORMING TO THE LATEST EDITIONS OF THE FOLLOWING CODES:
1. 2016 CALIFORNIA ADMINISTRATIVE CODE
 2. 2016 CALIFORNIA BUILDING CODE (CBC)
 3. 2016 CALIFORNIA ELECTRICAL CODE (CEC)
 4. 2016 CALIFORNIA ENERGY CODE (CEC)
 5. 2016 CALIFORNIA FIRE CODE (FC)
 6. 2016 CALIFORNIA PLUMBING CODE (CPLC)
 7. 2016 CALIFORNIA MECHANICAL CODE (CMC)
 8. CITY OF GARDEN GROVE AMENDMENTS
 9. CA CODE OF REGULATIONS, TITLE 24, CBC
 10. 2016 BUILDING ENERGY CODE

FIRE DEPARTMENT NOTES:

1. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE CITY OF GARDEN GROVE, CALIFORNIA. THESE PLANS IS TO BE CONSTRUED IN ACCORDANCE WITH THESE PLANS TO BE CONFORMING TO THE LATEST EDITIONS OF THE FOLLOWING CODES:
2. IN THE EVENT OF POWER SUPPLY FAILURE, AN EMERGENCY ELECTRICAL SERVICE SHALL BE PROVIDED TO THE BUILDING. THE SERVICE SHALL BE PROVIDED BY THE LOCAL AREA FIRE DEPARTMENT. THE SERVICE SHALL BE PROVIDED BY THE LOCAL AREA FIRE DEPARTMENT. THE SERVICE SHALL BE PROVIDED BY THE LOCAL AREA FIRE DEPARTMENT.
3. APPROVED DOT SIGNS SHALL BE LOCATED AS REQUIRED BY THE LOCAL AREA FIRE DEPARTMENT. THE SIGNS SHALL BE LOCATED AS REQUIRED BY THE LOCAL AREA FIRE DEPARTMENT. THE SIGNS SHALL BE LOCATED AS REQUIRED BY THE LOCAL AREA FIRE DEPARTMENT.
4. APPROVED DOT SIGNS SHALL BE LOCATED AS REQUIRED BY THE LOCAL AREA FIRE DEPARTMENT. THE SIGNS SHALL BE LOCATED AS REQUIRED BY THE LOCAL AREA FIRE DEPARTMENT. THE SIGNS SHALL BE LOCATED AS REQUIRED BY THE LOCAL AREA FIRE DEPARTMENT.
5. APPROVED DOT SIGNS SHALL BE LOCATED AS REQUIRED BY THE LOCAL AREA FIRE DEPARTMENT. THE SIGNS SHALL BE LOCATED AS REQUIRED BY THE LOCAL AREA FIRE DEPARTMENT. THE SIGNS SHALL BE LOCATED AS REQUIRED BY THE LOCAL AREA FIRE DEPARTMENT.
6. APPROVED DOT SIGNS SHALL BE LOCATED AS REQUIRED BY THE LOCAL AREA FIRE DEPARTMENT. THE SIGNS SHALL BE LOCATED AS REQUIRED BY THE LOCAL AREA FIRE DEPARTMENT. THE SIGNS SHALL BE LOCATED AS REQUIRED BY THE LOCAL AREA FIRE DEPARTMENT.
7. ALL NEW SECURITY GRILLES, DOORS AND WINDOWS MUST COMPLY WITH BUILDING SECURITY STANDARDS, ORDINANCE #7-79

VICINITY MAP





RICHART DESIGN
 ARCHITECTURE • PLANNING • INTERIORS
 10111 W. 16TH STREET, SUITE A-106, CARLE WOOD, CA 92027
 (949) 422-8191 • (949) 428-2072
 www.richartdesign.com

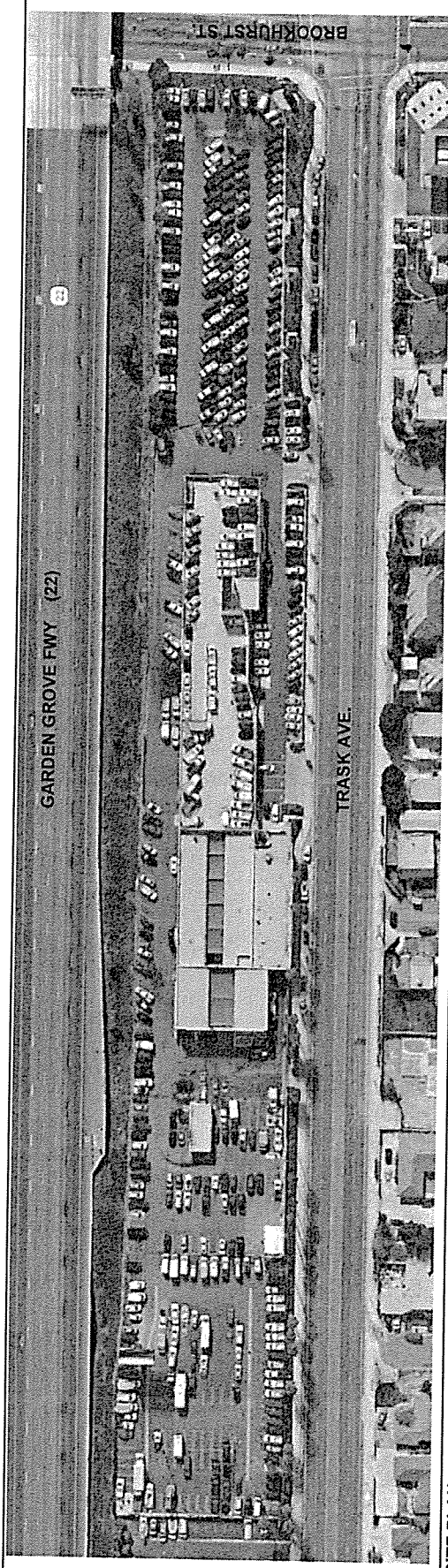
SIMPSON CHEVROLET
 10150 TRASK AVE.
 GARDEN GROVE, CA

MS ARCHITECTS
 822 HARTWOOD ROAD
 COVINA, CA 91724
 (714) 808-8484

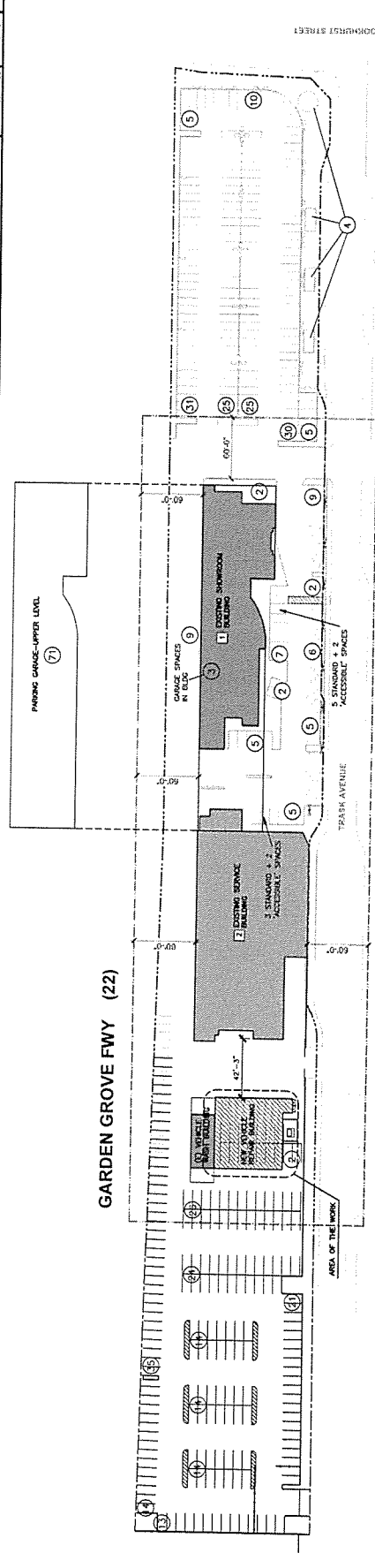


SITE PLAN (FOR REFERENCE PURPOSES ONLY)

Checked By:	Checked By:
MS	MS
Scale:	Date:
1/8" = 1'-0"	08/27/14
Proj. No.:	CHEVROLET
Sheet:	A-2



SITE PLAN



BUILDING OCCUPANCY BREAKDOWN

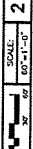
USE	PLANS	SPT. 100	DOC. 111
1 EXISTING SHARPOON BUILDING	1440	1440	1440
2 EXISTING SERVICE BUILDING	21	21	21
3 NEW WASH CAR WASH BUILDING	21	21	21
COVERED OUTDOOR AREA	8234	8234	8234
AVG. GLASSY	6770	6770	6770
FIRST FLOOR TOTAL	21112	21112	21112
BUILDING AREA TOTAL	44698	44698	44698

- LEGEND**
- 1 SHOWROOM BLDG.
 - 2 SERVICE BUILDING BLDG.
 - 3 CAR WASH BLDG.
 - 4 GARAGE SPACES
 - 5 STANDOFF
 - 6 ACCESSIBLE SPACES
 - 7 PARKING GARAGE-UPPER LEVEL
 - 8 AREA OF THE WORK
 - 9 NEW WASH CAR WASH BUILDING
 - 10 EXISTING SERVICE BUILDING
 - 11 EXISTING SHARPOON BUILDING

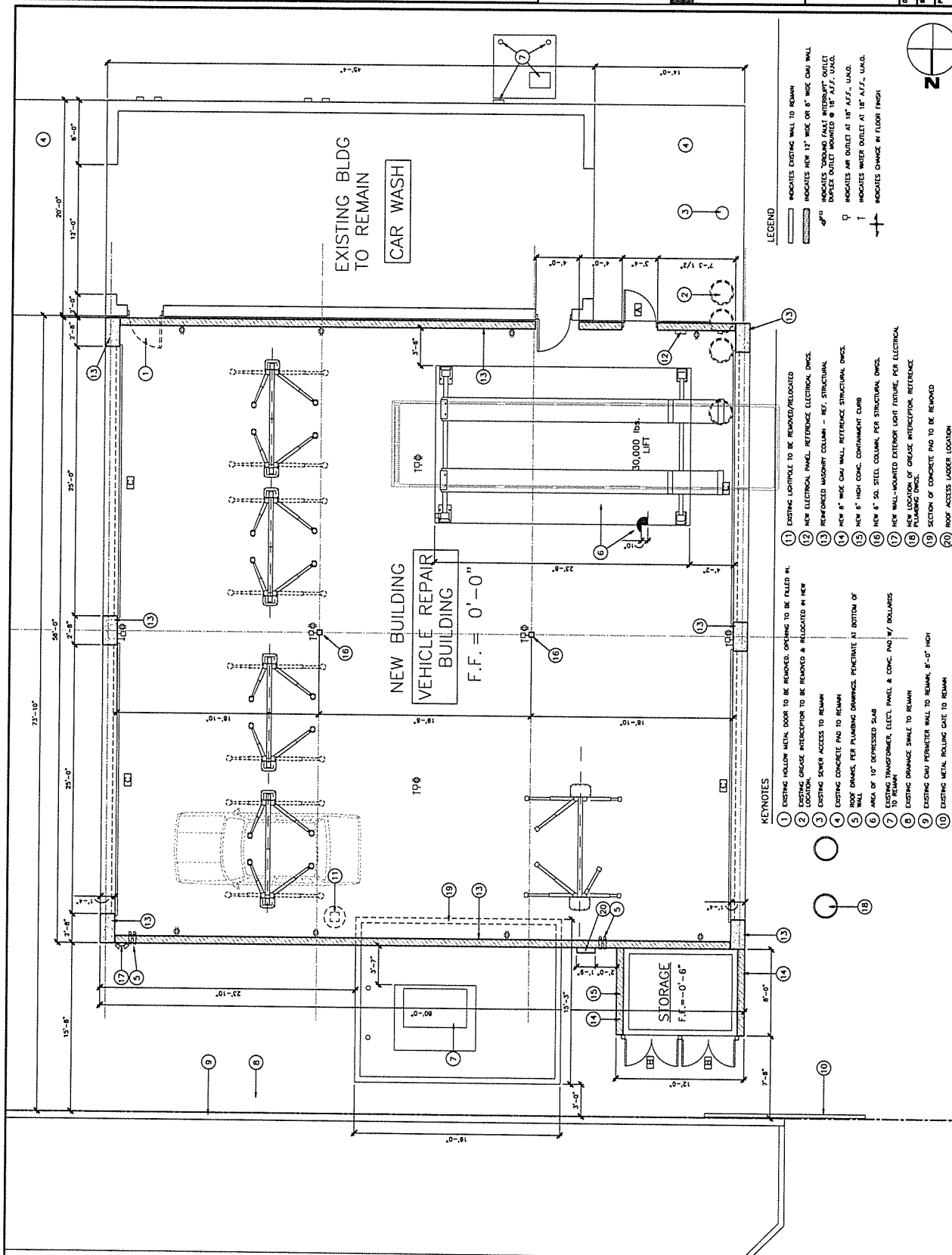
SITE PLAN

LOSS OF 14 SPACES
 NEW BUILDING WILL HOUSE 8 SPACES
 NET LOSS OF 6 SPACES

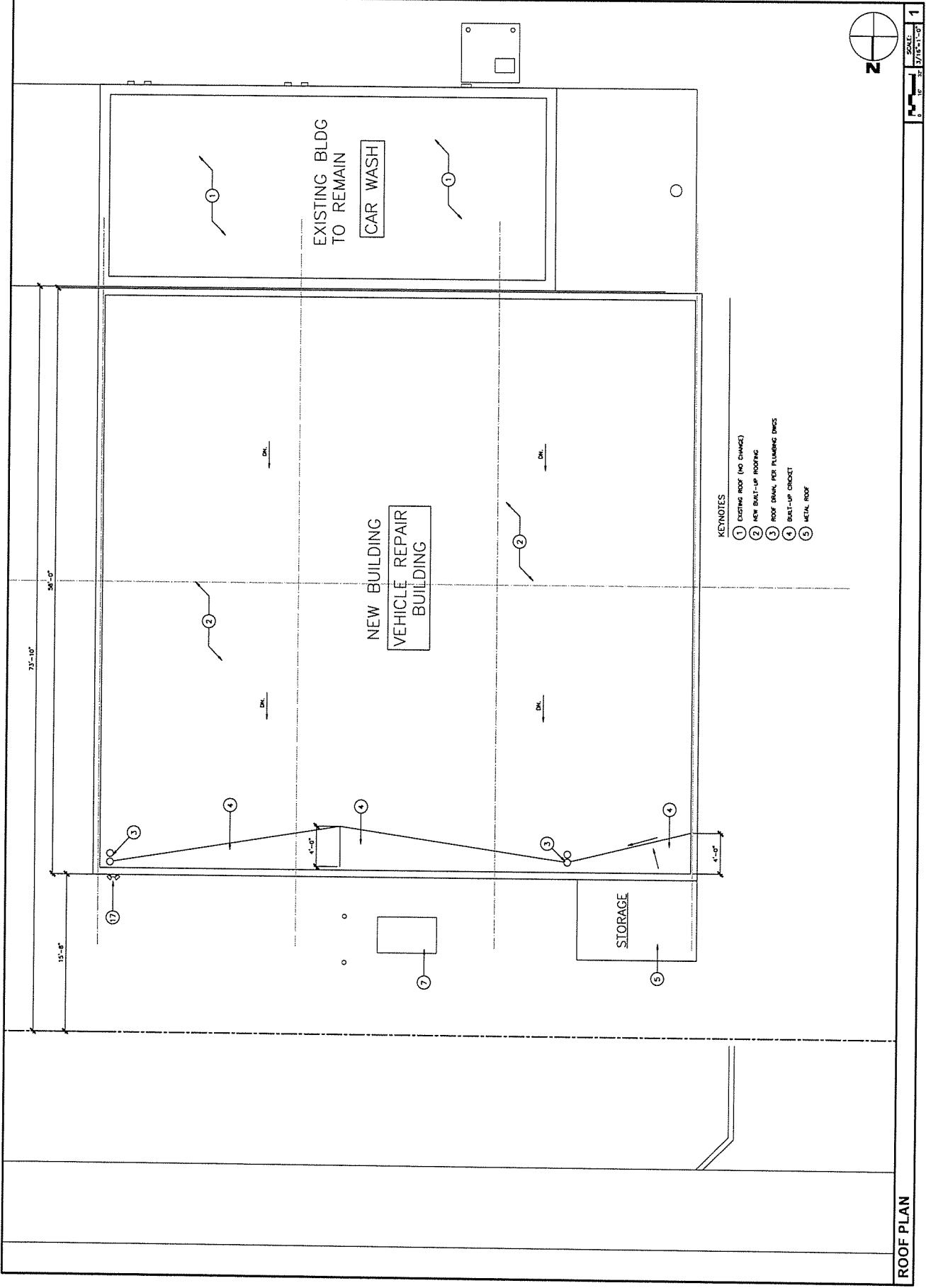
SITE PLAN



SCALE: 1" = 100'-0"



- LEGEND**
- INDICATES EXISTING WALL TO REMAIN
 - INDICATES NEW 12" WIDE OR 8" WIDE CMU WALL
 - INDICATES NEW 8" WIDE CMU WALL
 - INDICATES NEW 4" WIDE CMU WALL
 - INDICATES NEW 2" WIDE CMU WALL
 - INDICATES NEW 1" WIDE CMU WALL
 - INDICATES NEW 1/2" WIDE CMU WALL
 - INDICATES NEW 1/4" WIDE CMU WALL
 - INDICATES NEW 1/8" WIDE CMU WALL
 - INDICATES NEW 1/16" WIDE CMU WALL
 - INDICATES NEW 1/32" WIDE CMU WALL
 - INDICATES NEW 1/64" WIDE CMU WALL
 - INDICATES NEW 1/128" WIDE CMU WALL
 - INDICATES NEW 1/256" WIDE CMU WALL
 - INDICATES NEW 1/512" WIDE CMU WALL
 - INDICATES NEW 1/1024" WIDE CMU WALL
 - INDICATES NEW 1/2048" WIDE CMU WALL
 - INDICATES NEW 1/4096" WIDE CMU WALL
 - INDICATES NEW 1/8192" WIDE CMU WALL
 - INDICATES NEW 1/16384" WIDE CMU WALL
 - INDICATES NEW 1/32768" WIDE CMU WALL
 - INDICATES NEW 1/65536" WIDE CMU WALL
 - INDICATES NEW 1/131072" WIDE CMU WALL
 - INDICATES NEW 1/262144" WIDE CMU WALL
 - INDICATES NEW 1/524288" WIDE CMU WALL
 - INDICATES NEW 1/1048576" WIDE CMU WALL
 - INDICATES NEW 1/2097152" WIDE CMU WALL
 - INDICATES NEW 1/4194304" WIDE CMU WALL
 - INDICATES NEW 1/8388608" WIDE CMU WALL
 - INDICATES NEW 1/16777216" WIDE CMU WALL
 - INDICATES NEW 1/33554432" WIDE CMU WALL
 - INDICATES NEW 1/67108864" WIDE CMU WALL
 - INDICATES NEW 1/134217728" WIDE CMU WALL
 - INDICATES NEW 1/268435456" WIDE CMU WALL
 - INDICATES NEW 1/536870912" WIDE CMU WALL
 - INDICATES NEW 1/1073741824" WIDE CMU WALL
 - INDICATES NEW 1/2147483648" WIDE CMU WALL
 - INDICATES NEW 1/4294967296" WIDE CMU WALL
 - INDICATES NEW 1/8589934592" WIDE CMU WALL
 - INDICATES NEW 1/17179869184" WIDE CMU WALL
 - INDICATES NEW 1/34359738368" WIDE CMU WALL
 - INDICATES NEW 1/68719476736" WIDE CMU WALL
 - INDICATES NEW 1/137438953472" WIDE CMU WALL
 - INDICATES NEW 1/274877907520" WIDE CMU WALL
 - INDICATES NEW 1/549755815040" WIDE CMU WALL
 - INDICATES NEW 1/1099511630080" WIDE CMU WALL
 - INDICATES NEW 1/2199023260160" WIDE CMU WALL
 - INDICATES NEW 1/4398046520320" WIDE CMU WALL
 - INDICATES NEW 1/8796093040640" WIDE CMU WALL
 - INDICATES NEW 1/17592186081280" WIDE CMU WALL
 - INDICATES NEW 1/35184372162560" WIDE CMU WALL
 - INDICATES NEW 1/70368744325120" WIDE CMU WALL
 - INDICATES NEW 1/140737488650240" WIDE CMU WALL
 - INDICATES NEW 1/281474977300480" WIDE CMU WALL
 - INDICATES NEW 1/562949954600960" WIDE CMU WALL
 - INDICATES NEW 1/1125899909201920" WIDE CMU WALL
 - INDICATES NEW 1/2251799818403840" WIDE CMU WALL
 - INDICATES NEW 1/4503599636807680" WIDE CMU WALL
 - INDICATES NEW 1/9007199273615360" WIDE CMU WALL
 - INDICATES NEW 1/18014398547230720" WIDE CMU WALL
 - INDICATES NEW 1/36028797094461440" WIDE CMU WALL
 - INDICATES NEW 1/72057594188922880" WIDE CMU WALL
 - INDICATES NEW 1/144115188377845760" WIDE CMU WALL
 - INDICATES NEW 1/288230376755691520" WIDE CMU WALL
 - INDICATES NEW 1/576460753511383040" WIDE CMU WALL
 - INDICATES NEW 1/1152921507022766080" WIDE CMU WALL
 - INDICATES NEW 1/2305843014045532160" WIDE CMU WALL
 - INDICATES NEW 1/4611686028091064320" WIDE CMU WALL
 - INDICATES NEW 1/9223372056182128640" WIDE CMU WALL
 - INDICATES NEW 1/18446744112364257280" WIDE CMU WALL
 - INDICATES NEW 1/36893488224728514560" WIDE CMU WALL
 - INDICATES NEW 1/73786976449457029120" WIDE CMU WALL
 - INDICATES NEW 1/147573952898914058240" WIDE CMU WALL
 - INDICATES NEW 1/295147905797828116480" WIDE CMU WALL
 - INDICATES NEW 1/590295811595656232960" WIDE CMU WALL
 - INDICATES NEW 1/1180591623191312465920" WIDE CMU WALL
 - INDICATES NEW 1/2361183246382624931840" WIDE CMU WALL
 - INDICATES NEW 1/4722366492765249863680" WIDE CMU WALL
 - INDICATES NEW 1/9444732985530499727360" WIDE CMU WALL
 - INDICATES NEW 1/18889465971060999454720" WIDE CMU WALL
 - INDICATES NEW 1/37778931942121998909440" WIDE CMU WALL
 - INDICATES NEW 1/75557863884243997818880" WIDE CMU WALL
 - INDICATES NEW 1/151115727768487995637760" WIDE CMU WALL
 - INDICATES NEW 1/302231455536975991275520" WIDE CMU WALL
 - INDICATES NEW 1/604462911073951982551040" WIDE CMU WALL
 - INDICATES NEW 1/1208925822147903965102080" WIDE CMU WALL
 - INDICATES NEW 1/2417851644295807930204160" WIDE CMU WALL
 - INDICATES NEW 1/4835703288591615860408320" WIDE CMU WALL
 - INDICATES NEW 1/9671406577183231720816640" WIDE CMU WALL
 - INDICATES NEW 1/1934281315376446441623280" WIDE CMU WALL
 - INDICATES NEW 1/3868562630752892883246560" WIDE CMU WALL
 - INDICATES NEW 1/7737125261505785766493120" WIDE CMU WALL
 - INDICATES NEW 1/1547425052311557153298240" WIDE CMU WALL
 - INDICATES NEW 1/3094850104623114306596480" WIDE CMU WALL
 - INDICATES NEW 1/6189700209246228613192960" WIDE CMU WALL
 - INDICATES NEW 1/1237940041849245722638720" WIDE CMU WALL
 - INDICATES NEW 1/2475880083698491445277440" WIDE CMU WALL
 - INDICATES NEW 1/4951760167396982890554880" WIDE CMU WALL
 - INDICATES NEW 1/9903520334793965781109760" WIDE CMU WALL
 - INDICATES NEW 1/19807040671587931562219520" WIDE CMU WALL
 - INDICATES NEW 1/39614081343177863124439040" WIDE CMU WALL
 - INDICATES NEW 1/79228162686355726248878080" WIDE CMU WALL
 - INDICATES NEW 1/15845632537271145249776160" WIDE CMU WALL
 - INDICATES NEW 1/31691265074542290499552320" WIDE CMU WALL
 - INDICATES NEW 1/63382530149084580999104640" WIDE CMU WALL
 - INDICATES NEW 1/126765060298169161998209280" WIDE CMU WALL
 - INDICATES NEW 1/253530120596338323996418560" WIDE CMU WALL
 - INDICATES NEW 1/507060241192676647992837120" WIDE CMU WALL
 - INDICATES NEW 1/1014120482385353295985674240" WIDE CMU WALL
 - INDICATES NEW 1/2028240964770706591971348480" WIDE CMU WALL
 - INDICATES NEW 1/4056481929541413183942696960" WIDE CMU WALL
 - INDICATES NEW 1/8112963859082826367885393920" WIDE CMU WALL
 - INDICATES NEW 1/16225927378165452735770787840" WIDE CMU WALL
 - INDICATES NEW 1/32451854756330905471541575680" WIDE CMU WALL
 - INDICATES NEW 1/64903709512661801093083151360" WIDE CMU WALL
 - INDICATES NEW 1/129807419025321602186066302720" WIDE CMU WALL
 - INDICATES NEW 1/259614838050643204372132605440" WIDE CMU WALL
 - INDICATES NEW 1/519229676101286408744265210880" WIDE CMU WALL
 - INDICATES NEW 1/1038459352205172817488530421760" WIDE CMU WALL
 - INDICATES NEW 1/2076918704410345634977060843520" WIDE CMU WALL
 - INDICATES NEW 1/4153837408820691269954121687040" WIDE CMU WALL
 - INDICATES NEW 1/8307674817641382539908243374080" WIDE CMU WALL
 - INDICATES NEW 1/166153496352827647198164874880" WIDE CMU WALL
 - INDICATES NEW 1/332306992705655294396329749760" WIDE CMU WALL
 - INDICATES NEW 1/664613985411310588792659499520" WIDE CMU WALL
 - INDICATES NEW 1/1329227970822621177585318999040" WIDE CMU WALL
 - INDICATES NEW 1/2658455941645242355170679998080" WIDE CMU WALL
 - INDICATES NEW 1/5316911883290484710343359996160" WIDE CMU WALL
 - INDICATES NEW 1/10633823766580969420686719992320" WIDE CMU WALL
 - INDICATES NEW 1/212676475331619388413733719984640" WIDE CMU WALL
 - INDICATES NEW 1/425352950663238776827467439969280" WIDE CMU WALL
 - INDICATES NEW 1/850705901326477553654934879938560" WIDE CMU WALL
 - INDICATES NEW 1/1701411802652955107309869759871360" WIDE CMU WALL
 - INDICATES NEW 1/340282360530591021461973951974720" WIDE CMU WALL
 - INDICATES NEW 1/680564721061182042923947903949440" WIDE CMU WALL
 - INDICATES NEW 1/136112944212236408584694780788880" WIDE CMU WALL
 - INDICATES NEW 1/272225884424472817169389561577760" WIDE CMU WALL
 - INDICATES NEW 1/544451768848945634338779123155520" WIDE CMU WALL
 - INDICATES NEW 1/1088903537377891268677582462311040" WIDE CMU WALL
 - INDICATES NEW 1/2177807074755782537355164484622080" WIDE CMU WALL
 - INDICATES NEW 1/4355614149511565074710328969244160" WIDE CMU WALL
 - INDICATES NEW 1/8711228299023130149420657938488320" WIDE CMU WALL
 - INDICATES NEW 1/174224559880462602988413158769760" WIDE CMU WALL
 - INDICATES NEW 1/348449119760925205976826317539520" WIDE CMU WALL
 - INDICATES NEW 1/696898239521850411953652635079040" WIDE CMU WALL
 - INDICATES NEW 1/1393796479043700823907305270158080" WIDE CMU WALL
 - INDICATES NEW 1/2787592958087401647814610540316160" WIDE CMU WALL
 - INDICATES NEW 1/5575185916174803295629221080632320" WIDE CMU WALL
 - INDICATES NEW 1/111503718323496059112544421612640" WIDE CMU WALL
 - INDICATES NEW 1/223007436646992118225088843225280" WIDE CMU WALL
 - INDICATES NEW 1/446014873233984236450177686450560" WIDE CMU WALL
 - INDICATES NEW 1/892029746467968472900355372901120" WIDE CMU WALL
 - INDICATES NEW 1/1784059492935936947800710745802240" WIDE CMU WALL
 - INDICATES NEW 1/3568118985871873895601421491604480" WIDE CMU WALL
 - INDICATES NEW 1/7136237971743747791202842983208960" WIDE CMU WALL
 - INDICATES NEW 1/14272475943487495582405685966417920" WIDE CMU WALL
 - INDICATES NEW 1/2854495188697499116480113719333840" WIDE CMU WALL
 - INDICATES NEW 1/5708990377394998232960227386666880" WIDE CMU WALL
 - INDICATES NEW 1/1141798075478999445792045477333760" WIDE CMU WALL
 - INDICATES NEW 1/2283596150957998891584090954667520" WIDE CMU WALL
 - INDICATES NEW 1/4567192301915997783168181909335040" WIDE CMU WALL
 - INDICATES NEW 1/9134384603831995566336363818670080" WIDE CMU WALL
 - INDICATES NEW 1/18268769207663911132672727637340160" WIDE CMU WALL
 - INDICATES NEW 1/36537538415327822265344454774680320" WIDE CMU WALL
 - INDICATES NEW 1/73075076830655644530688909549360640" WIDE CMU WALL
 - INDICATES NEW 1/14615015366131288906137819099873280" WIDE CMU WALL
 - INDICATES NEW 1/29230030732262577812267638199746560" WIDE CMU WALL
 - INDICATES NEW 1/58460061464525155624535276399493120" WIDE CMU WALL
 - INDICATES NEW 1/11692012292905031124907055279898240" WIDE CMU WALL
 - INDICATES NEW 1/23384024585810062249814110559796480" WIDE CMU WALL
 - INDICATES NEW 1/4676804917162012449962822111959360" WIDE CMU WALL
 - INDICATES NEW 1/9353609834324024899925644223918720" WIDE CMU WALL
 - INDICATES NEW 1/18707219668648049799851288447376640" WIDE CMU WALL
 - INDICATES NEW 1/37414439337296099599702576894753280" WIDE CMU WALL
 - INDICATES NEW 1/74828878674592199199405153789506560" WIDE CMU WALL
 - INDICATES NEW 1/149657757491842398398810327779013120" WIDE CMU WALL
 - INDICATES NEW 1/299315514983684796797606555558026240" WIDE CMU WALL
 - INDICATES NEW 1/598631029967369593595213111116052480" WIDE CMU WALL
 - INDICATES NEW 1/119726205993473918719042262222304960" WIDE CMU WALL
 - INDICATES NEW 1/239452411986947837438084524444609920" WIDE CMU WALL
 - INDICATES NEW 1/478904823973895674876169048889219840" WIDE CMU WALL
 - INDICATES NEW 1/95780964794779134975233809777839680" WIDE CMU WALL
 - INDICATES NEW 1/191561929589558269504477619555679360" WIDE CMU WALL
 - INDICATES NEW 1/383123859179116539008955239111358720" WIDE CMU WALL
 - INDICATES NEW 1/766247718358233078017910478222717440" WIDE CMU WALL
 - INDICATES NEW 1/153249537671646615603582096445434880" WIDE CMU WALL
 - INDICATES NEW 1/306499075343293231207164192890869760" WIDE CMU WALL
 - INDICATES NEW 1/612998150686586462414323857781739520" WIDE CMU WALL
 - INDICATES NEW 1/1225996313731772924828647755563779040" WIDE CMU WALL
 - INDICATES NEW 1/2451992627463545849657295511127538880" WIDE CMU WALL
 - INDICATES NEW 1/4903985254927091699314591022255077760" WIDE CMU WALL
 - INDICATES NEW 1/9807970509854183398629182044510155520" WIDE CMU WALL
 - INDICATES NEW 1/196159410197083669724576360892031040" WIDE CMU WALL
 - INDICATES NEW 1/392318820394167339449152721784062080" WIDE CMU WALL
 - INDICATES NEW 1/784637640788334678898305443568124160" WIDE CMU WALL
 - INDICATES NEW 1/156927528177666935779661087136248320" WIDE CMU WALL
 - INDICATES NEW 1/313855056355333871559322174272496640" WIDE CMU WALL
 - INDICATES NEW 1/627710112710667743111844348544993280" WIDE CMU WALL
 - INDICATES NEW 1/12554202252213354822236886970998560" WIDE CMU WALL
 - INDICATES NEW 1/25108404504426709644473773941997120" WIDE CMU WALL
 - INDICATES NEW 1/50216809008853419288947547883994240" WIDE CMU WALL
 - INDICATES NEW 1/10043361801770683857789519776988480" WIDE CMU WALL
 - INDICATES NEW 1/20086723603541367715579399553976960" WIDE CMU WALL
 - INDICATES NEW 1/40173447207082735431158799107533920" WIDE CMU WALL
 - INDICATES NEW 1/80346894414165470862317598215067840" WIDE CMU WALL
 - INDICATES NEW 1/16069378882833094172463519643035680" WIDE CMU WALL
 - INDICATES NEW 1/32138757765666188344927039286071360" WIDE CMU WALL
 - INDICATES NEW 1/64277515531332376689854078572142720" WIDE CMU WALL
 - INDICATES NEW 1/12855503106266473377970815714428480" WIDE CMU WALL
 - INDICATES NEW 1/2571100621253294675594163142885760" WIDE CMU WALL
 - INDICATES NEW 1/5142201242506589351188326285771520" WIDE CMU WALL
 - INDICATES NEW 1/10284402450111718702376655714428480" WIDE CMU WALL
 - INDICATES NEW 1/2056880490022343740475331142885760" WIDE CMU WALL
 - INDICATES NEW 1/4113760980044687480950662285771520" WIDE CMU WALL
 - INDICATES NEW 1/82275219600893749619013245714428480" WIDE CMU WALL
 - INDICATES NEW 1/1645504392017874923802649142885760" WIDE CMU WALL
 - INDICATES NEW 1/3291008784035749847605298285771520" WIDE CMU WALL
 - INDICATES NEW 1/65820175680714996952115965714428480" WIDE CMU WALL
 - INDICATES NEW 1/13164035136142993910423193142885760" WIDE CMU WALL
 - INDICATES NEW 1/26328070272285987820846386285771520" WIDE CMU WALL
 - INDICATES NEW 1/52656140544571975641691727142885760" WIDE CMU WALL
 - INDICATES NEW 1/10531228109143951328333854542885760" WIDE CMU WALL
 - INDICATES NEW 1/21062456218287902656667710885771520" WIDE CMU WALL
 - INDICATES NEW 1/4212491243657580531333542177142885760" WIDE CMU WALL
 - INDICATES NEW 1/8424982487315161062667043542885760" WIDE CMU WALL
 - INDICATES NEW 1/16849964954630322125337070885771520" WIDE CMU WALL
 - INDICATES NEW 1/3369992990926064425067414177142885760" WIDE CMU WALL
 - INDICATES NEW 1/673998598185212885013283542177142885760" WIDE CMU WALL
 - INDICATES NEW 1/1347997196370425770026568542177142885760" WIDE CMU WALL
 - INDICATES NEW 1/26959943927408515400531370885771520" WIDE CMU WALL
 - INDICATES NEW 1/5391988785481703080106637170885771520" WIDE CMU WALL
 - INDICATES NEW 1/10783977570963406160213327170885771520" WIDE CMU WALL
 - INDICATES NEW 1/215679551419268123204266543542885760" WIDE CMU WALL
 - INDICATES NEW 1/4313591028385362464085331070885771520" WIDE CMU WALL
 - INDICATES NEW 1/862718205677072492817066214170885760" WIDE CMU WALL
 - INDICATES NEW 1/172543641155414497634132242170885760" WIDE CMU WALL
 - INDICATES NEW 1/3450872823108289952682644842170885760" WIDE CMU WALL
 - INDICATES NEW 1/69017456462165799053652886842170885760" WIDE CMU WALL
 - INDICATES NEW 1/1380349129243155591073057770885760" WIDE CMU WALL
 - INDICATES NEW 1/27606982584863111821461155542170885760" WIDE CMU WALL
 - INDICATES NEW 1/552139651697262236429231111070885760" WIDE CMU WALL
 - INDICATES NEW 1/1104279303394524472494622221070885760" WIDE CMU WALL
 - INDICATES NEW 1/22085586067890489449892444421070885760" WIDE CMU WALL
 - INDICATES NEW 1/44171172135780978899784888421070885760" WIDE CMU WALL
 - INDICATES NEW 1/883423442715619577995697768421070885760" WIDE CMU WALL
 - INDICATES NEW 1/17668468543112391555991395528421070885760" WIDE CMU WALL
 - INDICATES NEW 1/353369370862247831199827910568421070885760" WIDE CMU WALL
 - INDICATES NEW 1/7067387417244956623996581811368421070885760" WIDE CMU WALL
 - INDICATES NEW 1/14134774354489113247993163227368421070885760" WIDE CMU WALL
 - INDICATES NEW 1/282695487089782264959863264547368421070885760" WIDE CMU WALL
 - INDICATES NEW 1/5653909741795645299197265090947368421070885760" WIDE CMU WALL
 - INDICATES NEW 1/1130781948359129059839453181888421070885760" WIDE CMU WALL
 - INDICATES NEW 1/22615638967182581197788907637768421070885760" WIDE CMU WALL
 - INDICATES NEW 1/45231277934365163955777



- KEYNOTES**
- 1 EXISTING ROOF (NO CHANGE)
 - 2 NEW BUILT-UP ROOFING
 - 3 ROOF DRAIN, PER PLUMBING DIMS
 - 4 BUILT-UP GROCKET
 - 5 METAL ROOF



RICHARD DESIGN
 ARCHITECTURE • PLANNING • INTERIORS
 1018 W. 18TH STREET, SUITE A-105, CARLE WOOD, CA 92027
 (949) 422-9191 (949) 545-3707
 www.richarddesign.com

SIMPSON CHEVROLET
 10150 TRASK AVE.
 GARDEN GROVE, CA

M.S. ARCHITECTS
 633 SERRANO ROAD
 COSTA MESA, CA 92626
 (714) 903-8444



EXTERIOR ELEVATIONS

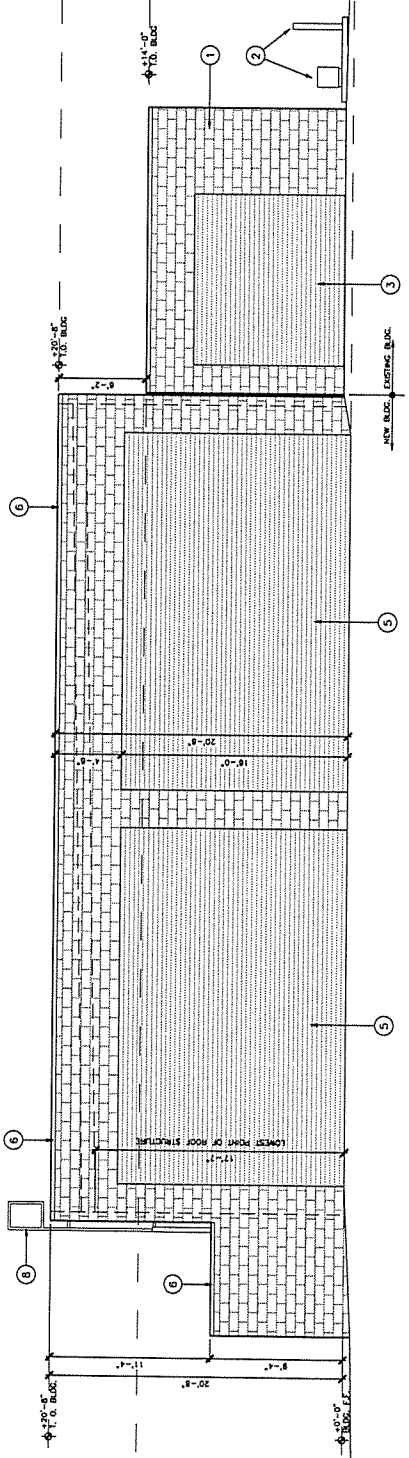
Project No:	Checked By:
Scale:	Date:
Sheet No:	09/27/18
Project Name:	CHEVROLET
Sheet:	A-8

KEYNOTES

- 1 EXISTING VEHICLE WASH BUILDING TO REMAIN (NO CHANGE)
- 2 EXISTING TRANSFORMER & BOLLARDS TO REMAIN
- 3 EXISTING GARAGE DOOR TO REMAIN
- 4 NEW CMU BUILDING, TO MATCH EXISTING BUILDING
- 5 NEW ROLL-UP GARAGE DOOR
- 6 NEW METAL CAP FLASHING
- 7 NEW HOLLOW METAL DOORS
- 8 NEW ROOF ACCESS LADDER
- 9 BOTTOM OF ROOF STRUCTURE
- 10 LINE OF TOP OF ROOF

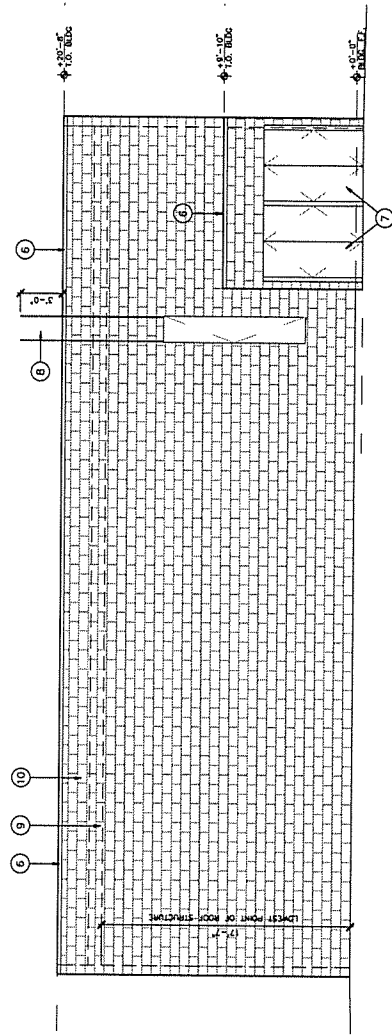
NOTES

PROVIDE R-19 IN NEW EXTERIOR WALLS AND
 R-30 INSULATION IN NEW ROOF



WEST (FRONT) ELEVATION

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



NORTH (SIDE) ELEVATION

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

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

NOT USED

CIRCLE



RICHARD DESIGN
 ARCHITECTURE • PLANNING • INTERIORS
 101 M. 16th Street, Suite A-105, Costa Mesa, CA 92627
 (949) 422-8191 • (949) 448-2702
 www.richarddesign.com

SIMPSON CHEVROLET
 10150 TRASK AVE.
 GARDEN GROVE, CA

MS ARCHITECTS
 822 SARDON ROAD
 COSTA MESA, CA 92626
 (714) 963-8444



EXTERIOR ELEVATIONS

Checked By:	Checked By:
Date:	Date:
Project No.:	Project No.:
Sheet:	Sheet:

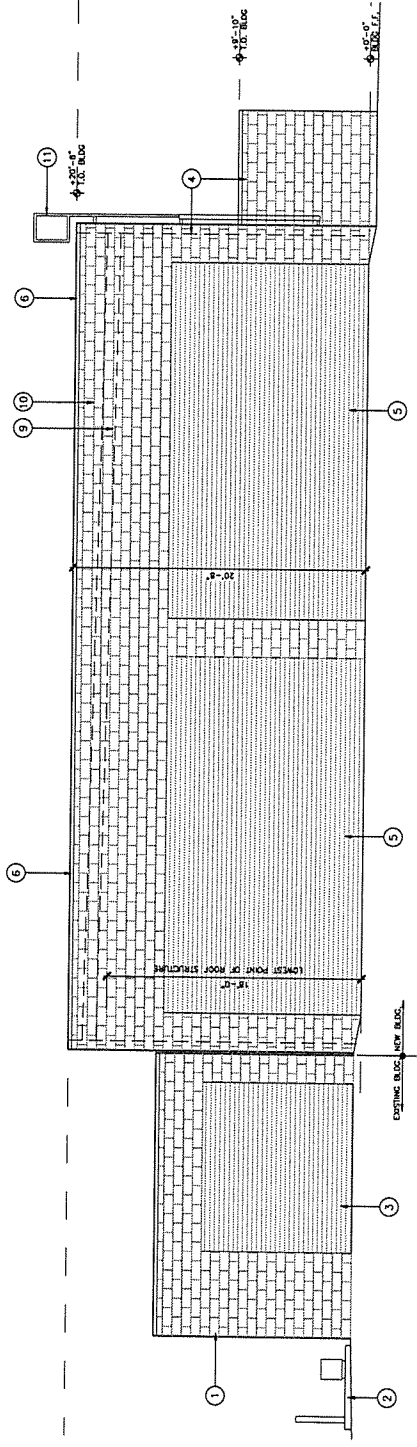
CHEVROLET
A-9

KEYNOTES

- 1) EXISTING VEHICLE WASH BUILDING TO REMAIN (NO CHANGE)
- 2) EXISTING TRANSFORMER & RELAYS TO REMAIN
- 3) EXISTING CHANGE DOOR TO REMAIN
- 4) NEW CHU BUILDING, TO MATCH EXISTING BUILDING
- 5) NEW ROLL-UP GARAGE DOOR
- 6) NEW METAL CLIP FLASHING
- 7) NEW HOLLOW METAL DOOR
- 8) EXISTING CHANGING STATION FOR ELECTRIC VEHICLES
- 9) BOTTOM OF ROOF STRUCTURE
- 10) LINE OF TOP OF ROOF
- 11) NEW ROOF ACCESS LADDER

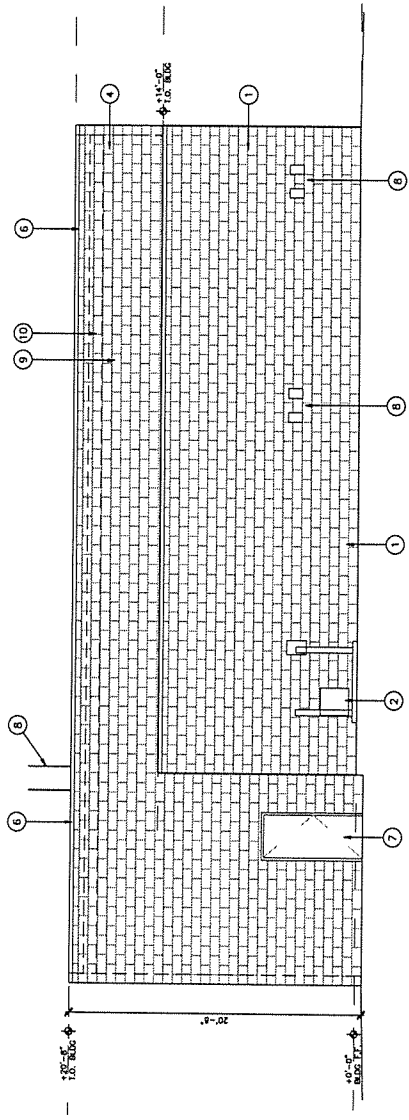
NOTES

- 1. IMPROVE SILL IN NEW EXTERIOR WALLS AND R-20 INSULATION IN NEW ROOF



EAST (REAR) ELEVATION

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



SOUTH (SIDE) ELEVATION

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

NOT USED

2

3

RESOLUTION NO. 5951-19

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF GARDEN GROVE APPROVING SITE PLAN NO. SP-066-2019, FOR A PROPERTY LOCATED ON THE SOUTH SIDE OF TRASK AVENUE, EAST OF BROOKHURST STREET, AT 10150 TRASK AVENUE, ASSESSOR'S PARCEL NOS. 099-681-01, 02, AND 099-682-01, 02, 03.

BE IT RESOLVED that the Planning Commission of the City of Garden Grove, in regular session assembled on February 21, 2019, approves Site Plan No. SP-066-2019.

BE IT FURTHER RESOLVED in the matter of Site Plan No. SP-066-2019, the Planning Commission of the City of Garden Grove does hereby determine and report as follows:

1. The subject case was initiated by Simpson Garden Grove, Inc., pursuant to the authorization of the property owner, Simpson Holdings Garden Grove, LLC.
2. The applicant is requesting Site Plan approval to construct a 3,567 square foot one-story auto repair building/addition attached to an existing one-story 846 square foot car wash building, on a lot improved with an existing Chevrolet auto dealership, located at 10150 Trask Avenue.
3. The proposed project is categorically exempt from the California Environmental Quality Act ("CEQA") pursuant to Section 15303(c) (New Construction or Conversion of Small Structures) of the CEQA Guidelines (14 Cal. Code Regs., Section 15303). The proposed project consists of the construction of a new commercial structure not exceeding 10,000 square feet in an urbanized area.
4. The property has a General Plan Land Use designation of Heavy Commercial and is currently zoned PUD-110-96 (Planned Unit Development). The subject five-acre property (the "property") is currently improved with an existing Chevrolet automobile dealership.
5. Existing land use, zoning, and General Plan designation of property in the vicinity of the subject property have been reviewed.
6. Report submitted by City staff was reviewed.
7. Pursuant to a legal notice, a public hearing was held on February 21, 2019, and all interested persons were given an opportunity to be heard.
8. The Planning Commission gave due and careful consideration to the matter during its meeting of February 21, 2019, 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 five-acre property (the "property") is currently improved with an existing Chevrolet automobile dealership for motor vehicle sales. The property has a General Plan Land Use Designation of Heavy Commercial and is zoned PUD-110-96 (Planned Unit Development). The existing surrounding uses include single- and multi-family residential developments and a service (gas) station, across Trask Avenue, to the north, a Hyundai auto dealership, across Brookhurst Street, to the west, industrial buildings to the east, and the Garden Grove SR-22 freeway to the south.

In 1995, the City approved PUD-103-95 (Planned Unit Development), Site Plan No. SP-154-95, Parcel Map No. PM-95-155, Street Vacation No. SV-104-95, and a Development Agreement to facilitate and allow the construction of a new two-level automotive sales and service facility, to allow a rezone of the existing parcels to a Planned Unit Development, and to vacate a portion of Flower Street, which at the time had bisected the site.

In 1996, the "Garden Grove Auto Center" had been comprised of, at the time, three (3) separate PUDs, along the south side of Trask Avenue: PUD-103-82 (Lew Webb Ford, Toyota of Garden Grove, and Quality Nissan), PUD-103-95 (Nicholas Chevrolet), and PUD-106-96 (Union Dodge). In 1996, the City approved PUD-110-96, which rezoned an approximately five-acre site zoned PUD-103-95 and an approximately two-acre site zoned PUD-106-96, to PUD-110-96, as well as modified the Standards of Development applicable to the aforementioned dealerships, as part of the Garden Grove Auto Center. The purpose of the rezone was to modify the development standards of the Garden Grove Auto Center to allow the construction of two (2) new entry signs at the southeast and southwest corners of Trask Avenue and Brookhurst Street, which identified the auto center as well as two (2) adjoining auto dealerships, and allowed the storage of vehicles and employee parking on the easterly portion of the Chevrolet dealership.

In 2012, the City approved PUD-110-96 (REV. 12) and Conditional Use Permit No. CUP-347-12, which allowed an amendment to the Sign and Graphic Standards section in an existing Planned Unit Development (PUD-110-96) to allow a 59-foot high freeway-oriented electronic readerboard sign for an automobile dealership on a minimum two-acre site, in conjunction with a Conditional Use Permit request to install a freeway-oriented electronic readerboard sign for an existing auto dealership (Garden Grove Hyundai), located at 9898 Trask Avenue.

The applicant is requesting Site Plan approval to construct a 3,567 square foot one-story auto repair building/addition attached to an existing one-story 846 square

foot car wash building, on a lot improved with an existing Chevrolet auto dealership, located at 10150 Trask Avenue.

FINDINGS AND REASONS:

SITE PLAN:

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

The subject site has a General Plan Land Use Designation of Heavy Commercial and is zoned PUD-110-96 (Planned Unit Development). The Project complies with the land use designation and the zoning requirements for the property. The PUD-110-96 zoning designation allows for motor vehicle sales of new and used vehicles, along with incidental auto repair services, as part of the existing dealership. The project complies with all applicable zoning requirements relating to building height, setbacks, and parking.

The design and improvement of the proposed project is consistent with the spirit and intent of the General Plan, through its goals, policies, and implementation programs, including specifically:

Policy LU-2.4 – To assure that the type and intensity of land use shall be consistent with that of the immediate neighborhood; and

Goal LU-4 – To develop uses that are compatible with one another; and

Goal LU-6 – To revitalize aging, underused or deteriorated commercial corridors, centers, and properties in the City.

The project has been designed to comply with all requirements of Title 9 of the Municipal Code. The placements of the structures, the site design, the parking lot layout, the number of on-site parking spaces, and the landscape areas are consistent with the spirit and intent of the requirements of the Municipal Code.

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

The proposed project has been designed to maintain drive lanes and a parking layout that ensure vehicles are able to maneuver effectively through the site. Sufficient on-site parking is provided to accommodate the proposed auto repair building/addition and the existing auto dealership.

Furthermore, the City's Traffic Engineering Division and the Fire Department have also reviewed the plans, and all appropriate conditions of approval will eliminate 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 Project utilizes access off of Trask Avenue, which will continue to be adequate to accommodate the development once the developer provides the necessary improvements for the project. Utilities and drainage channels in the area, if and where necessary, will be made adequate to accommodate the development. The property is not located in a sewer deficiency area. The Public Works Department has incorporated conditions of approval to mitigate potential impacts to the sewer system.

The proposed development will also maintain proper grading of the site in order to ensure adequate drainage in the area. The Public Works Engineering and Water Services Division have reviewed the plans, and all appropriate conditions of approval will eliminate any adverse impacts to the streets and alleys, utilities and drainage channels.

4. The project will not adversely impact the City's ability to perform its required public works functions.

The project has been reviewed by the Public Works Department. The proposed project has been designed to provide drive lanes and a parking layout that ensures motorists will be able to maneuver effectively through the site. Sufficient on-site parking is provided to accommodate the proposed auto repair building/addition and the existing auto dealership. All appropriate conditions of approval included by the Public Works Department will eliminate any adverse impacts to the streets and alleys, utilities and drainage channels, and will ensure that the project will not adversely impact the City's ability to perform its required public works functions.

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

The proposed project is consistent with the existing uses and improvements in the surrounding area, which include several existing commercial uses and automobile dealerships. The property is currently improved with an existing auto dealership. The proposed project will not see any change in the business activities of the existing auto dealership. The resulting development will maintain a reasonable degree of physical, functional, and visual compatibility with neighboring uses and the desirable neighborhood characteristics. Therefore, the proposed project is consistent with the surrounding area and compatible with the existing uses on the properties.

6. The planning and design of buildings, building placement, and provision of landscaping will provide an attractive environment for the occupants of the property.

The project has been designed to consider building appearance, building placement, and other amenities in order to create an attractive environment and compatibility. The necessary agreements for the protection and maintenance of the site and its improvements will be achieved through the conditions of approval for the Project.

INCORPORATION OF FACTS AND FINDINGS SET FORTH IN THE STAFF REPORT

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

BE IT FURTHER RESOLVED that the Planning Commission does conclude:

1. The Site Plan possesses characteristics that would indicate justification of the request in accordance with Municipal Code Section 9.32.030.
2. In order to fulfill the purpose and intent of the Municipal Code, and, thereby, promote the health, safety, and general welfare, the following conditions of approval, attached as "Exhibit A," shall apply to Site Plan No. SP-066-2019.

EXHIBIT "A"

Site Plan No. SP-066-2019

10150 Trask Avenue
(Assessor's Parcel Nos. 099-681-01, 02, and 099-682-01, 02, 03)

CONDITIONS OF APPROVAL

General Conditions

1. The applicant and each owner of the property shall execute, and the applicant shall record against the subject property a "Notice of Agreement with Conditions of Approval and Discretionary Permit of Approval," as prepared by the City Attorney's Office. Proof of such recordation is required within 30 days of this approval. 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, Simpson Garden Grove, 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 of the Conditions of Approval require approval by the Planning Commission.
2. Approval of this Site Plan shall not be construed to mean any waiver of applicable and appropriate zoning and other regulations; and wherein not otherwise specified, all requirements of the City of Garden Grove Municipal Code shall apply. Modifications which do not change the intent of the project may be approved by the Community and Economic Development Director.
3. 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.
4. The approved site plan, floor plan, and use of the subject property, as represented by the Applicant, are an integral part of the decision approving this Site Plan. If major modifications are made to the approved floor plan, site plan, or other related changes that result in the intensification of the project or create impacts that have not been previously addressed, the proper entitlements shall be obtained reflecting such changes.
5. All conditions of approval shall be implemented at the applicant's expense, except where specified in the individual condition.

Building and Safety Division

6. Project shall comply with the 2016 CA Building Code (CBC), CA Mechanical Code (CMC), CA Plumbing Code (CPC), CA Electrical Code (CEC), CA Green Building Standards Code (CGBSC) and the 2016 CA Building Energy Efficiency Standards.
7. The applicant shall obtain separate building permits for the jacks/lifts as proposed for the auto repair building/addition.
8. The building plans, including grading and development plans and all construction activity shall comply with the current editions of the California Building Regulations as found in the California Code of Regulations (CCR), Title 24, Parts 2 through 12 as adopted by the City of Garden Grove.

Public Works Engineering Division

9. The applicant shall be subject to Traffic Mitigation Fees, and other applicable mitigation fees identified in Chapter 9.44 of the Garden Grove Municipal Code, along with all other applicable fees duly adopted by the City. The amount of said fees shall be calculated based on the City's current fee schedule at the time of permit issuance.

Public Works Water Services Division

10. If applicable, new water service installations 2" and smaller, shall be installed by the City of Garden Grove at owner's/developer's expense. Installation shall be scheduled upon payment of applicable fees, unless otherwise noted. Fire services and larger water services 3" and larger, shall be installed by developer/owner's contractor per City Standards.
11. Water meters shall be located within the City right-of-way or within dedicated waterline easement. Fire services and large water services 3" and larger, shall be installed by contractor with class A or C-34 license, per City water standards and inspected by approved Public Works inspection.
12. A Reduced Pressure Principle Device (RPPD) backflow prevention device shall be installed for meter protection. The landscape system shall also have RPPD device. Any carbonation dispensing equipment shall have a RPPD device. Installation shall be per City Standards and shall be tested by a certified backflow device tester immediately after installation. Cross connection inspector shall be notified for inspection after the installation is completed. Owner shall have RPPD device tested once a year thereafter by a certified backflow device tester and the test results to be submitted to Public Works, Water Services Division. Property owner must open a water account upon installation of RPPD device.

Fire Department

13. The applicant shall ensure that the project/building complies with all life safety matters, as required by the Fire Department, which include, but not limited to: fire sprinklers, fire alarm, maximum occupancy, and emergency lighting.

Community and Economic Development Department

14. The approved site plan and floor plan are an integral part of the decision approving this Site Plan for the new auto repair building/addition. There shall be no additional changes in the design of the site plan or floor plan without the approval of the Community and Economic Development Department, Planning Division. Any additional changes in the approved floor plan, which have the effect of expanding or intensifying the present use, shall require obtaining the proper entitlement(s).
15. All existing Conditions of Approval approved under Site Plan No. SP-154-95 shall continue to be in full force and effect, as they pertain to, and are applicable to, the existing automobile dealership (currently the Chevrolet automobile dealership) at the subject location.
16. A prominent, permanent sign, stating "NO LOITERING IS ALLOWED ON OR IN FRONT OF THE PREMISES," shall be posted in a place that is clearly visible to patrons of the licensee. The sign lettering shall be four (4) to six (6) inches high with black letters on a white background. The sign shall be displayed near or at the entrance, and shall also be visible to the public.
17. Litter shall be removed daily from the premises, including adjacent public sidewalks, and from all parking areas under the control of the applicant. These areas shall be swept or cleaned, either mechanically or manually, on a weekly basis, to control debris.
18. The applicant/property owner shall abate all graffiti vandalism within the premises. The applicant/property owner shall implement best management practices to prevent and abate graffiti vandalism within the premises throughout the life of the project, including, but not limited to, timely removal of all graffiti, the use of graffiti resistant coatings and surfaces, the installation of vegetation screening of frequent graffiti sites, and the installation of signage, lighting, and/or security cameras, as necessary. Graffiti shall be removed/eliminated by the applicant/property owner as soon as reasonably possible after it is discovered, but not later than 72 hours after discovery.
19. The applicant is advised that the establishment is subject to the provisions of State Labor Code Section 6404.5 (ref: State Law AB 13), which prohibits smoking inside the establishment as of January 1, 1995.

20. Any satellite dish antennas installed on the premises shall be screened, subject to approval by the Community and Economic Development Department, Planning Division. No advertising material shall be placed thereon.
21. Exterior advertisement displays or exterior wall advertisements shall not be allowed.
22. Hours and days of construction and grading shall be as follows as set forth in the City of Garden Grove's Municipal Code Section 8.47.010 referred to as the County Noise Ordinance as adopted:
 - a. Monday through Saturday - not before 7 a.m. and not after 8 p.m. (of the same day).
 - b. Sunday and Federal Holidays may work the same hours, but subject to noise restrictions as stipulated in Section 8.47.010 of the Municipal Code.
23. 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.
24. The applicant / property owner shall comply with the adopted City Noise Ordinance.
25. As a part of the finalized working drawings for the Planning Division, Engineering Division and Building and Safety Division, the developer shall submit a detailed and dimensioned plot plan, floor plans, and exterior elevations that reflect the above conditions of approval.
26. All lighting structures shall be placed so as to confine direct rays to the subject property. All exterior lights shall be reviewed and approved by the Planning Division. Lighting in the common and parking areas shall be directed, positioned or shielded in such manner so as not to unreasonably illuminate the window area of nearby residences. Parking area lighting shall be provided during the hours of darkness the establishment is open at a minimum of two-foot candles of light, and one-foot candle of light during all other hours of darkness.
27. The applicant shall submit detailed plans showing the proposed location of utilities and mechanical equipment to the Community and Economic Development Department, Planning Division, for review and approval prior to

submittal of plans for Building and Safety Division, Plan Check. The project shall also be subject to the following:

- a. All above-ground utility equipment (e.g., electrical, gas, telephone) shall not be located in the street setbacks and shall be screened to the satisfaction of the Community and Economic Development Department, Planning Division.
 - b. No roof or wall mounted mechanical equipment shall be permitted unless the Planning Division Services approves a method of screening complementary to the architecture of the building, prior to the issuance of building permits. Said screening shall block visibility of any roof-mounted mechanical equipment from view of public streets, including the surrounding properties.
28. No exterior piping, plumbing, roof top access ladders, or mechanical ductwork shall be permitted on any exterior facade and/or be visible from any public right-of-way or adjoining property.
 29. Any and all correction notice(s) generated through the plan check and/or inspection process is/are hereby incorporated by reference as conditions of approval and shall be fully complied with by the owner, applicant and all agents thereof.
 30. The site improvements and subsequent operation of the site/business(es) shall adhere to the following:
 - a. There shall be no business activities, or storage permitted outside of the building. All business related equipment and material shall be kept inside the building except for loading or unloading purposes. All work shall be done within the wholly enclosed building.
 - b. All drive aisles on-site are considered to be fire lanes and shall remain clear and free of any materials, and/or vehicles from obstructing access to emergency vehicles.
 31. The proposed development shall comply with all applicable provisions of the Garden Grove Local Implementation Plan (LIP), including but not limited to, providing a Water Quality Management Plan (WQMP) and Section 7 addressing reducing water run-off from the site (e.g., directing roof rain gutter's downspouts to permeable areas such as landscape planters).
 32. The applicant shall work with the Planning Division to ensure that the proposed building colors are appropriate and compatible with other on-site buildings. The applicant shall submit the actual chip samples of the proposed paint colors to the Planning Division for review and approval.

33. A copy of the resolution approving Site Plan No. SP-066-2019, including these Conditions of Approval, shall be kept on the premises at all times.
34. The applicant shall submit a signed letter acknowledging receipt of the decision approving Site Plan No. SP-066-2019, and his/her agreement with all conditions of the approval.
35. 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-066-2019. 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.
36. It shall be the applicant's responsibility to verify that any building or site improvements do not impermissibly interfere with any recorded easements on the subject property or the adjacent properties.
37. Unless a time extension is granted pursuant to Section 9.32.030.D.9 of Title 9 of the Municipal Code, the uses and development authorized by this approval of Site Plan No. SP-066-2019 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. In the event construction of the project is commenced, but not diligently advanced until completion, the rights granted pursuant to Site Plan No. SP-066-2019 shall expire if the building permits for the project expire.

COMMUNITY AND ECONOMIC DEVELOPMENT DEPARTMENT PLANNING STAFF REPORT

AGENDA ITEM NO.: D.1.	SITE LOCATION: N/A
HEARING DATE: February 21, 2019	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 2018 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 2018. 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 2018 Annual Progress Report on the Status of the General Plan.



LEE MARINO
Planning Services Manager



By: Mary Medrano
Associate Planner

Attachment: 2018 Annual Progress Report on the Status of the General Plan

**2018
ANNUAL PROGRESS REPORT
ON THE STATUS OF
THE GENERAL PLAN**



Prepared by the Garden Grove Community and Economic Development
Department

FEBRUARY 2019

2018 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 2018. 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://ggcity.org/planning/general-plan> or contact the Planning Division at 714-741-5312.

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

The Annual Progress Report on the Housing Element includes; an Annual Building Activity Report Summary; Rehabilitation, Preservation and Acquisition Activity; Regional Housing Needs Allocation Progress; and Housing Element Program Implementation Status updates. Using the 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://ggcity.org/sites/default/files/2018-11/dpu.pdf>. 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 2018 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	4-27
Land Use Element	4
Community Design Element	13
Economic Development Element	14
Circulation Element	18
Parks, Recreation, and Open Space Element.....	21
Conservation Element.....	25
Safety Element.....	26
General Plan Amendments	28
Housing Element Reporting Requirements	31
Housing Goals, Policies, and Programs (2014-2021)	31
CEDD Annual Progress Report Housing Element	Attachment
Annual Performance Report (FY 17-18).....	36-51
Conclusion	52



A G E N D A

GARDEN GROVE PLANNING COMMISSION

REGULAR MEETING

FEBRUARY 21, 2019

COMMUNITY MEETING CENTER
11300 STANFORD AVENUE

OATH OF OFFICE ADMINISTERED TO THE PLANNING COMMISSIONERS BY THE CITY CLERK

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

ROLL CALL: COMMISSIONERS KANZLER, LE, LEHMAN, NGUYEN, PEREZ, RAMIREZ, SOEFFNER

SELECTION OF CHAIR AND VICE CHAIR

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: February 7, 2019
- C. PUBLIC HEARING(S) (Authorization for the Chair to execute Resolution shall be included in the motion.)
 - C.1. CONDITIONAL USE PERMIT NO. CUP-149-2019

APPLICANT: THU PHAM ANH NGUYEN

LOCATION: SOUTH SIDE OF GARDEN GROVE BOULEVARD,
BETWEEN MAGNOLIA STREET AND CANNERY
STREET, AT 9106 GARDEN GROVE BOULEVARD

REQUEST: Conditional Use Permit approval to operate a new
body massage establishment within a 900 square
foot tenant space within an existing multi-tenant
shopping center. The site is in the GGMU-3 (Garden
Grove Boulevard Mixed Use 3) zone.

STAFF RECOMMENDATION: Approve Conditional Use Permit No.
CUP-149-2019, subject to the recommended conditions of
approval. In conjunction with the request, the Planning
Commission will consider a determination that the project is
categorically exempt from the California Environmental Quality
act (CEQA) pursuant to Section 15301 – Existing Facilities.

C.2. SITE PLAN NO. SP-066-2019

APPLICANT: SIMPSON GARDEN GROVE, INC.

LOCATION: SOUTH SIDE OF TRASK AVENUE, EAST OF
BROOKHURST STREET AT 10150 TRASK AVENUE

REQUEST: Site Plan approval to construct a 3,567 square foot
one-story auto repair building attached to an
existing one-story 846 square foot car wash
building, on a lot improved with an existing
Chevrolet auto dealership. The site is in the
PUD-110-96 (Planned Unit Development) zone.

STAFF RECOMMENDATION: Approve Site Plan No. SP-066-2019.
In conjunction with the request, the Planning Commission will
consider a determination that the project is categorically exempt
from the California Environmental Quality act (CEQA) pursuant to
Section 15303 – New Construction or Conversion of Small
Structures.

D. ITEM(S) FOR CONSIDERATION

D.1. ACKNOWLEDGEMENT OF THE 2018 ANNUAL PROGRESS REPORT
ON THE STATUS OF THE GENERAL PLAN AND HOUSING ELEMENT

E. MATTERS FROM COMMISSIONERS

F. MATTERS FROM STAFF

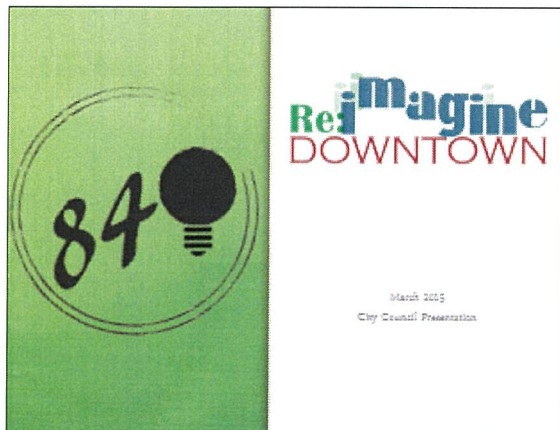
G. ADJOURNMENT

Measures Associated with the Implementation of the General Plan

LAND USE ELEMENT

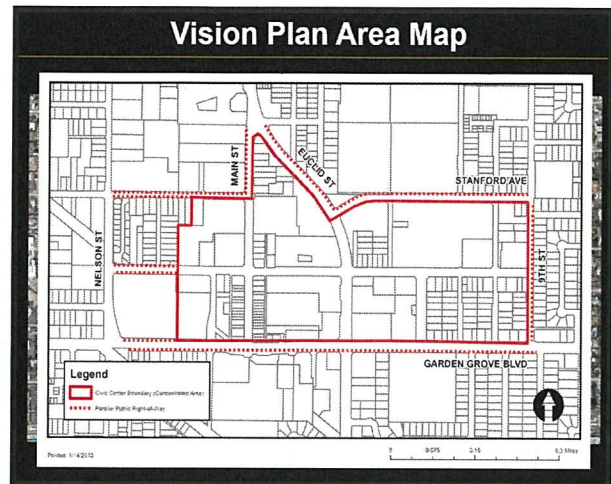
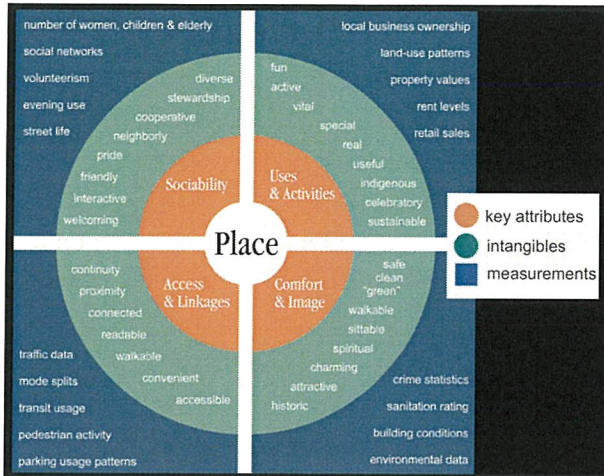
The Land Use Element is often seen as the framework element for the General Plan as it sets forth the patterns of development activity and land use that will support and enhance the character of the City. It will serve as a guide for both public officials and private citizens in its description of the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

Garden Grove is a fully built out urbanized city. Some of the land is undergoing a transformation from uses established 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.

2018 GARDEN GROVE ANNUAL REPORT ON THE STATUS OF THE GENERAL PLAN



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

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

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

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

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

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.

2018 GARDEN GROVE ANNUAL REPORT ON THE STATUS OF THE GENERAL PLAN

Goal LU-13: The City understands that development on lands adjacent to the City's corporate boundary can profoundly affect Garden Grove residents and businesses.

Policy LU-13.1: Cooperate with other jurisdictions in developing compatible land uses on lands adjacent to, or near, the City's corporate boundaries to minimize significant impacts and potentially benefit residents, businesses, and/or infrastructure systems in Garden Grove.

LU-IMP-13A: Monitor planning and environmental assessments for development projects in adjacent jurisdictions and participate in public hearings for the projects.

Re:Imagine Downtown Initiative



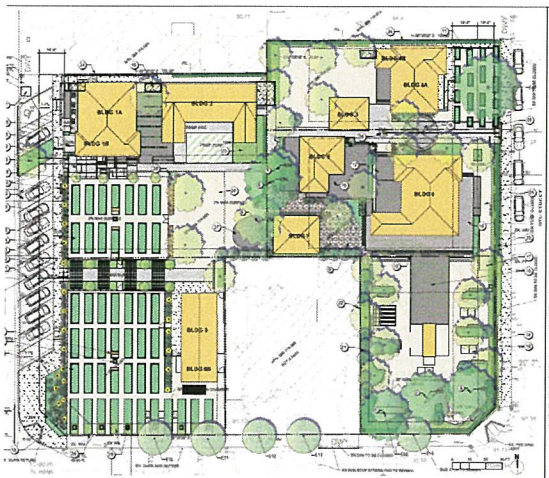
The City continues its efforts to bring together the community, identify a sense of place and ownership, and improve Garden Grove's Downtown through the Re:Imagine Downtown initiative. In 2018, the City began efforts to prepare a website dedicated to the Re:Imagine Downtown Initiative to highlight past events, artwork, grants, and behind the scenes groundwork. The website site will also be updated regularly to announce future events related to the

Re:Imagine campaign. The website is expected to launch in April 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 was approved by the Planning Commission in March 2018. Phase two is anticipated to be considered by the Planning Commission late Spring, or early Summer 2019, and the City hopes that this project will encourage Adaptive Reuse and Preservation.

2018 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 took place in May 2018 and is expected to complete construction by April 2019.



STEEL CRAFT

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, Barrio, 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.

Smallwood Plaza Project on Main Street



In May 2018, the Planning Commission approved a Site Plan to construct a new mixed-use building with a commercial lease space along the Main Street frontage in the CC-2 (Civic Center Main Street) zone with nine (9) residential units above on the second and third floors. The approval included a 35% density bonus for very low income households. The residents will enjoy an

environment of compact development within a pedestrian-oriented district that provides opportunities for people to engage in civic, business, educational, and recreational activities near their homes. Main Street will be enhanced with a carefully designed building intended to preserve the character of the street and new neighbors that will add activity and engagement to the most-walkable part of town. Policy LU-1.5 states that mixed use development should be designed to create a pleasant walking environment to encourage pedestrian activity, provide convenient shopping opportunities for residents close to their residence, integrate with surrounding uses to become a part of the neighborhood rather than an isolated project, and use architectural elements or themes from the surrounding area. The project is expected to begin construction in 2019.

Garden Brook Senior Village Project

In March 2018 the Planning Commission and City Council approved entitlements to repurpose an existing 8-story, unfinished, steel structure into a 394 unit affordable senior housing project with commercial retail space by amending the General Plan land use designations from Residential/Commercial Mixed Use 1 and Parks/Open Space to



Community Residential to increase the residential density from 42 dwelling units per acre to 60 dwelling units per acre specifically for senior housing.

The development will provide a unique mix of uses that are in keeping with the site constraints and the intent of the Garden Grove Mixed Use zoning. In particular, the project will meet the intent of the 2030 General Plan for this area by providing an

2018 GARDEN GROVE ANNUAL REPORT ON THE STATUS OF THE GENERAL PLAN

urban-scale, fully integrated commercial and residential mixed-use development, which provides some commercial uses along the street frontage to encourage a more vibrant, pedestrian oriented streetscape. The project is expected to be begin construction in 2019.

Amendment to CC-2 Zone to Allow Outdoor Dining in Public Right-of-Way

In continuing to foster the creation of a sense of place and expand areas that allow for mixed use development, as encouraged by the General Plan 2030, the City has amended the Civic Center Main Street zoning to allow dining within portions of the public right-of-way for eating establishments fronting Main Street.



The General Plan Land Use Element expressly recognizes that outdoor dining may invigorate the pedestrian experience, while offering restaurants an opportunity for additional seating. The City's General Plan encourages outdoor dining in the Civic Center to encourage a pedestrian friendly area that contributes to the walkability appeal of Downtown, encourages opportunities for

social interaction, and contributes to Downtown's identity and streetscape, as well as to "*preserve the Main Street character and charm.*" Moreover, outdoor dining in the public right-of-way may be a unifying element along Main Street that will encourage new businesses to open in the Historic Main Street area. The amendment was approved by City Council in October 2018.

Downtown Parking Management Strategic Plan

In May 2017, the City selected the consulting firm Fehr & Peers to begin an in-depth review of parking in the downtown area and to prepare a Downtown Parking Management Strategic Plan. The firm collected parking counts of the downtown area on Tuesday, June 13th and Friday, June 16th, 2017. The consultant launched an on-line parking survey, which was circulated in November 2017. Staff formed an Advisory



AREA OF CONCENTRATION

2018 GARDEN GROVE ANNUAL REPORT
ON THE STATUS OF THE GENERAL PLAN

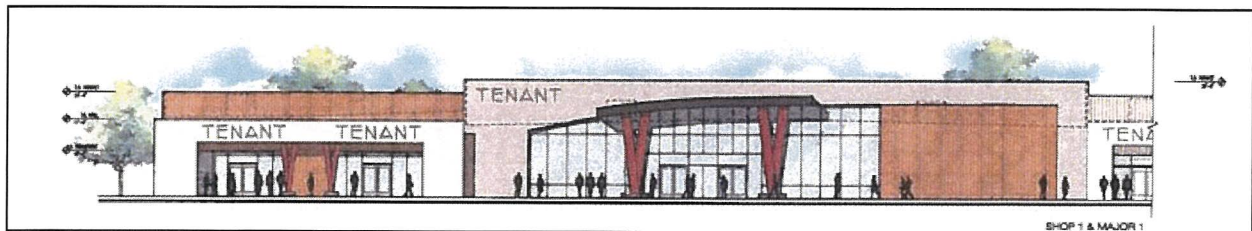
Committee, which continues to meet to discuss recommendations for Parking Management Strategies for the future. The Draft report is anticipated to be completed in December 2018.

Stanton Village Center Project

The City of Garden Grove collaborated with the City of Stanton to approve a commercial shopping center, the Village Center, at the northwest corner of Beach Boulevard and Garden Grove Boulevard. The site is currently developed with the blighted, mostly vacant buildings of a commercial shopping center. The proposed development will divide the site into a horizontal mixed-use project with residences on the northern portion and a commercial center to the south. The residential development will be constructed by Brookfield Homes Southern California, LLC, on the northernmost 11.69 acres, fully within the City of Stanton. To the south of the residential development, the commercial center will be redeveloped by Frontier Real Estate Investments, LLC, on a total of 10.18 acres that is within the cities of Stanton and Garden Grove.



The City of Garden Grove was required, as a responsible agency, to independently consider the Mitigated Negative Declaration, and based upon that consideration, determine whether the Project will have a significant impact on the environment. Both cities approved the entitlements in May 2018 and the expected completion by end of 2019. Frontier has secured agreements to bring In-N-Out, Raising Cane’s, Panda Express, Chase Bank, Planet Fitness, Grocery Outlet, and have plans for a food court. The City of Garden Grove’s General Plan recognizes that development near the city boundary affects the residents and businesses of our City. As a result, the City of Garden Grove worked closely with the City of Stanton to assess and monitor the planning of the development to limit impacts.



2018 GARDEN GROVE ANNUAL REPORT ON THE STATUS OF THE GENERAL PLAN

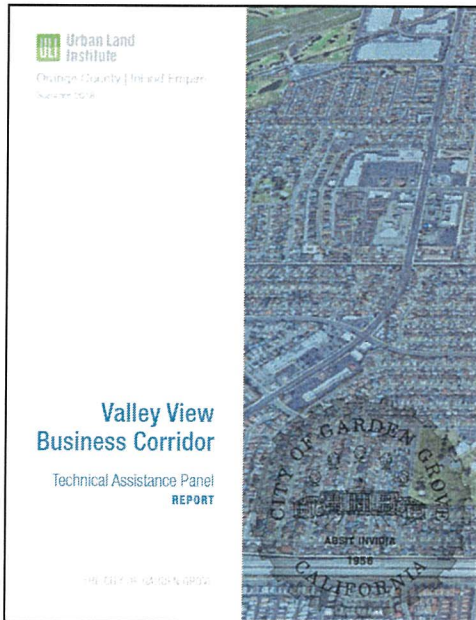
BN Group Hotel Project



In December 2018 City Council approved the entitlements to develop a 5-story hotel and accessory hotel amenities on a property on the southern portion of Harbor Boulevard, south of the 22 freeway. The approval included a General Plan Amendment to increase the maximum allowable Floor Area Ratio (FAR) for hotels on properties with Land Use Designation of Heavy Commercial (HC) from 0.60 to 1.0. The General Plan Amendment is consistent with

Goals LU-1, LU-5, and LU-6 of the Land Use Element because it will provide for a hotel development intensity to meet the needs of anticipated growth and achieve the community's vision for the development of tourism-related businesses, and is consistent with the General Plan goals and policies to facilitate the revitalization of commercial corridors and vacant and underutilized sites in the City with economically viable projects.

Valley View ULI Study



An economic study performed by the land-use organization, Urban Land Institute (ULI) Technical Assistance Panel (TAP), on the City's Valley View Business Corridor (VVBC; Focus Areas M and N of the 2030 General Plan) was conducted over a 2-day period in July 2018, which included feedback from community focus groups, stakeholder interviews, and studying and touring six key sites influencing the VVBC. The results were released in November 2018.

The final report concludes that the market viability for retail investment of the area is moderate, however, strong neighborhood assets could be leveraged to help create a more productive, local retail environment. Among the ULI TAP's recommendations to encourage long-term economic vitality of the VVBC are the

development of identity branding, zoning overlays, community vision and engagement, and reduction in retail leakage (spending outside of the area). The panel identified high household incomes and strong traffic volume along the corridor as unique benefits to the area. The General Plan encourages economically

2018 GARDEN GROVE ANNUAL REPORT
ON THE STATUS OF THE GENERAL PLAN

viable, vital, and attractive commercial centers throughout the City that serve the needs of the community, as well as the revitalization of aging, underused or deteriorated commercial corridors, centers, and properties in the City.

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-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 Downtown

Inspired by Melodee van Hoorebeke, 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.



In September 2018, the City added an additional giant Adirondack chairs to its Civic Center at Village Green Park. A third chair will be located at the Cottage Industries site.

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 developed 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.

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:

- January 11, 2018 – Small Business Jump Start
- February 7, 2018 – Legal Do's and Don'ts of Business
- February 21, 2018 – Get Your Business Online with Google
- April 10, 2018 – Small Business Jump Start
- April 19, 2018 - The Art and Science of Creating a Successful Business Plan
- July 10, 2018 – Small Business Jump Start
- July 25, 2018 – The Art and Science of Creating a Successful Business Plan

GO-Biz

The City partnered with the Governor's Office of Business and Economic Development to assist businesses applying for the California Competes Tax Credit, which offers \$219 million in tax credits in FY 18-19. 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 4, 2018. Additionally, the City sponsored Orange County World Trade Week and Breakfast and Forum on May 17, 2018.

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.

- September 13, 2018 – 8th Annual Orange County Asian Business Expo

Business Ribbon Cutting/Grand Opening Ceremonies

- January 10, 2018 – Mr. Matcha
- February 15, 2018 – The Elizabeth Do Team
- February 15, 2018 – Campbell Termite Control Services

2018 GARDEN GROVE ANNUAL REPORT ON THE STATUS OF THE GENERAL PLAN

- May 7, 2018 – Paris Baguette
- June 21, 2018 – OctaPharma Plasma
- July 20, 2018 – CTS Cement
- August 22, 2018 – UFC Gym
- October 11, 2018 – Southland Industries/Enviser Open House
- October 13, 2018 – Gold’s Gym Anaheim/Garden Grove 1 Year

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:

- February 13, 2018 – Hiring Made Easy
- April 10, 2018 – Preparing to Lease Space for Your Business
- June 12, 2018 – Money from Home! 10 EZ Steps to Starting a Home-Based Business
- July 24, 2018 – Avoiding Employment Related Litigation
- September 25, 2018 – Make a DIY Video for Your Business
- October 23, 2018 – Work Smarter, Not Harder: WordPress for Small Business
- November 27, 2018 – Buy/Sell & Valuation of a Business

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:

- Voit – January 11, 2018
- Newmark Night Frank – April 17, 2018
- Marcus & Millichap – May 10, 2018

Strategic Plan

The Economic Development Division has updated the Economic Development Strategic Plan. The 3-Year Plan will map out the 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,

2018 GARDEN GROVE ANNUAL REPORT ON THE STATUS OF THE GENERAL PLAN

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 the ICSC RECON 2018 Conference. 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.

Willowick Golf Course RFQ/P

In December 2017, the Cities of Garden Grove and Santa Ana held a Joint Study Session to discuss the potential reuse of the Willowick Golf Course ("Property"), which is owned by the City of Garden Grove, but located within the City of Santa Ana's boundaries. Both City Councils directed staff to undertake further due diligence in the areas of visioning and economic analysis of the Property. Subsequently in April 2018, the City of Garden Grove approved an Agreement with the City of Santa Ana that provided for both Cities to further implement the exploration of the property redevelopment by retaining independent consultants to help create a vision of future development and to work with the community to determine both the community needs and conduct a general market assessment. In August 2018, the selection of the Visioning and Economic consultants was completed through a request for proposals process

SWA (Visioning Consultant) facilitated four (4) Envision Willowick Community Workshops in 2018 (August 30th, September 27th, October 2nd and 25th) to conduct community engagement efforts to solicit community input and feedback.

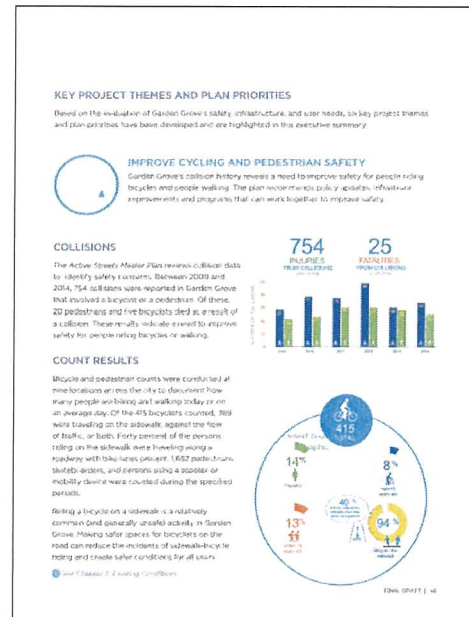
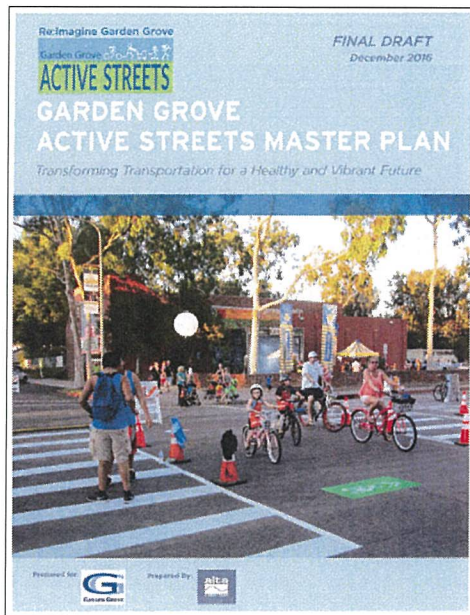
In coordination with Garden Grove and SWA, HATCH (Economic Analysis Consultant) completed an economic analysis that established the economic framework for the valuation of the Property based on current market conditions. An overview of the market conditions will be presented at the Joint Study Session on January 29, 2019 with an RFQ/P to be released in Spring of 2019.

2018 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.

2018 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). The first draft was available to the public for viewing in June 2016. Comments for the second draft were made open during Open Streets 3 in 2017. An RFP was released in Summer 2017 for the environmental review of the BPMP; the consultant Blodgett Baylosis Environmental Planning worked on the environmental document, which was approved in the Summer of 2018. The final Bike and Pedestrian Plan was presented to Planning Commission and approved by City Council in Fall 2018.

Garden Grove 
ACTIVE STREETS

HELP US
**IMPROVE BICYCLING & WALKING
IN GARDEN GROVE**

JOIN US FOR A COMMUNITY WORKSHOP!

Join your friends and neighbors at Garden Grove's 60th Diamond Jubilee Celebration. Learn about our recommendations and provide us with your feedback for the **Garden Grove Active Streets Plan!**

The Draft Garden Grove Active Streets Plan includes:

- **Plans, regulations, and resources** for walking and biking in Garden Grove
- **Recommendations** for engineering walking and biking around the City to increase safety, access, equity, and recreation
- **Resources** that adults encourage you to use, and have a team review, improve, and help improve safety
- **The plan** is intended to help you make better choices about your daily destinations.

1956-2016
60
GARDEN GROVE
60th Diamond Jubilee
\$16.00 per person, 2016
4:00 pm - 8:00 pm
Village Green Park
12732 Main Street, Garden Grove

For more information about the plan, please visit
GardenGroveActiveStreets.org

QUESTIONS?
Contact Erin Webb at 714-741-5313 or erin.w@ci.garden-grove.ca.us

  **SOUTHERN CALIFORNIA
ASSOCIATION OF GOVERNMENTS** 

LEVERAGE SUPPORT AND MOTIVATION FROM PROJECT CHAMPIONS

Support for safe and active transit options is a concept that everyone can get behind. But it's difficult to achieve the actions of a few key community champions to lead the way. Those with active interests in making safe connections for walking and biking within Garden Grove, such as the Parent Teacher Association, local advocates, and neighborhood advocates, can help maintain project momentum and advance community conversations recognizing the benefits to the economy, safety, and physical and mental health that is associated with increased walking and biking.

COMMUNITY ENGAGEMENT

The public outreach process included five major components:

- Community Advisory Committee meetings
- Community workshop #1 and Open Street event (October 2016)
- Project website and social media presence
- Interact the online map (linked on project website) and online survey
- Community workshop #2 at the Garden Grove Diamond Jubilee to present the Draft Plan and collect input on priority projects (June 2016)


The plan was well supported by the Garden Grove community.

PROGRAMS

Programs, such as Open Street events are a great way to keep community members engaged. The plan recommends continuing existing programs and implementing new programs such as: bike riding and walking paths, it offers a plan for how to create programs, which are broken out into Education, Encouragement, Entertainment, and Incentives.


Adults and children enjoy the Garden Grove Open Street event (2016).

1 - GARDEN GROVE: ACTIVE STREETS TO SAFER PLAN

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 has begun construction and is expected to be completed and begin operations in 2021.

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



2018 GARDEN GROVE ANNUAL REPORT
ON THE STATUS OF THE GENERAL PLAN

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 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 2019.



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.

Village Green, West Haven, and Westgrove Park Improvements

Several local parks received major enhancements and additions, such as new lighting, buildings, and playground equipment. Village Green, West Haven, and Westgrove parks were equipped with new, energy-efficient Light Emitting Diode (LED) light poles. The LED lighting enhances and modernizes the parks' overall look, while increasing park safety at night. The new lighting illuminates brighter than the current lighting system and will cost less to operate. As of the end of 2018, the lighting improvements are approximately 70% complete.

In addition to a new fire station at West Haven Park, construction of a modern playground and a community meeting room has also been completed. The custom playground is themed after the new fire station No.6 and features police and ambulance riders, fire hose climber, and slides and bridges. A new, 1,600 square-foot community meeting room, replacing an outdated facility, will be used for programs, such as Tiny Tots, and be available for rental during the summers. The project has been completed in 2018.



Enhancements have been completed at Atlantis Play Center, located in Garden Grove Park. The center was temporarily closed since mid-May for the replacement of an outdated, 60-foot wooden shade structure, with a new industry- standard, high-quality structure that provides full-shaded coverage to the picnic table area.

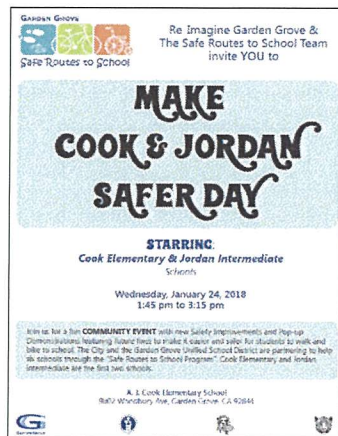
The improvements reinforce the goals of the General Plan 2030 by improving recreational parkland and facilities, to provide the community with increased usage.

2018 GARDEN GROVE ANNUAL REPORT
ON THE STATUS OF THE GENERAL PLAN

SCAG Sustainable Planning Grant (Safe Routes to School)

The City applied for a planning grant through SCAG and was awarded a 2016 Sustainability Planning Grant Award for the Garden Grove Safe Routes to School: Phase I Plan, in the amount of \$160,000. The City partnered with the Garden Grove Unified School District (GGUSD) and selected six primary target schools to be included in the Project Area: Brookhurst Elementary, Cook Elementary, Hill Elementary, Murdy Elementary, Paine Elementary, and Jordan Intermediate.

AJ Cook Elementary and Donald S. Jordan Intermediate hosted a community event in January 2018. The two schools demonstrated future bicycle and pedestrian



infrastructure improvements, and the Police Department's Accident Reduction Team educated students on the importance of following traffic safety rules. The City's Public Works Department installed additional pedestrian safety signs, school crosswalks, "Slow School Xing" and "Keep Clear" pavement markings, and red curbs at various locations to improve sight distance, and signs restricting on-street parking near both schools.

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 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 obtained an alcohol license in 2018, which will further support the amphitheaters operation.

Buena Clinton Youth and Family Center Shade Structure

The Buena Clinton Youth and Family Center installed a shade structure in November 2018 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 allow additional programming and increase facility usage. The shade structure was funded via Community Development Block Grant (CDBG) and park fee funds.



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.

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.

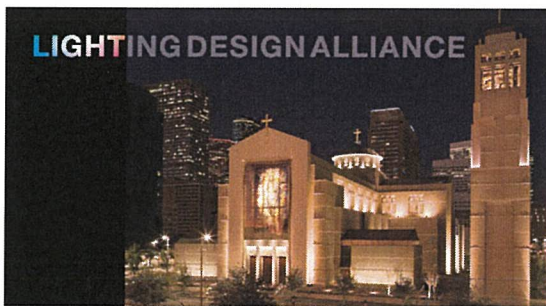
Goal CON-4: Reduce per-capita non-renewable energy waste and City-wide peak electricity demand through energy efficiency and conservation.

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

Conservation of energy resources through community design and innovated building systems captures efficient technologies such as cogeneration, solar heating, and use of photovoltaic systems.

The idea was built from the "RE:Imagine Initiative," which created *branding* for our Downtown area using decorative fixtures to identify the area and promote "place-making". Suggestions from City stakeholders included lighting as a way to connect all of the landmarks in the Downtown Boundary Area and to encourage the community and visitors to come out at night to enjoy events.



The Community and Economic Development Department released an RFP in May 2018 to hire a professional Architectural Lighting Consultant to develop a comprehensive Downtown Garden Grove Lighting Conceptual Master Plan.

The consultant Lighting Design Alliance (LDA), Inc. was awarded the contract and staff is working with the Information Technology Department to inventory and map out the existing globe lighting and city-owned street lights.

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.

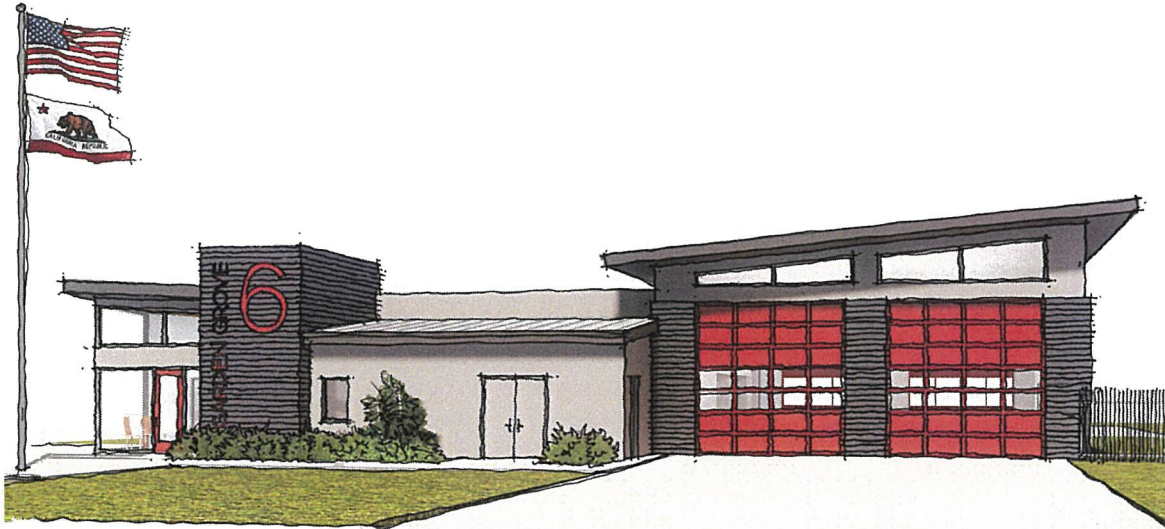
SAF-IMP-3A: Continue to use the graffiti removal programs, restitution programs, or other effective programs.

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.



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 was completed in October of 2018. The improved fire station will meet the needs and accommodate the future growth of the community.



General Plan Amendments

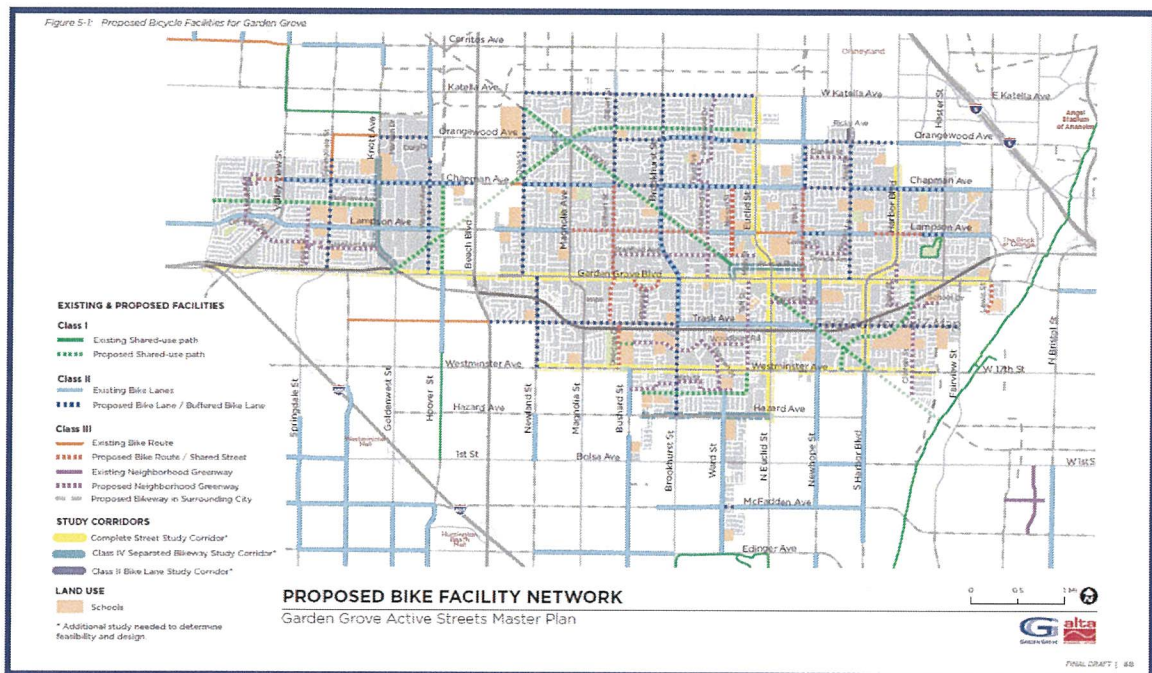
There were three (3) General Plan Amendments processed in 2018. See project descriptions below:

1. GPA-001-2018 – The applicant received entitlement approval to repurpose an existing 8-story, unfinished, steel structure into a 394 unit affordable senior housing project with 12,938 square feet of commercial retail space by amending the General Plan land use designations from Residential/Commercial Mixed Use 1 (prior Galleria, “Project” site) and Parks/Open Space (2-acre portion of Garden Grove Boys & Girls Club) to Community Residential to increase the residential density from 42 dwelling units per acre to 60 dwelling units per acre specifically for senior housing; to rezone the site from Garden Grove Boulevard Mixed Use 1 (GGMU1) and Open Space (O-S) to Planned Unit Development (PUD) to implement the new General Plan designation and the unique mix of uses; and Site Plan review for the proposed senior housing and commercial project, which includes changes to the massing of the building and an increase in developable site area to 5.09 acres from 3.09 acres. The developer also received approval for a density bonus of 35% under the State Density Bonus allowance and three concessions: a reduction in unit size from minimum requirements; a reduction in the required overall open space; and an increase in the number of allowable compact spaces.



2018 GARDEN GROVE ANNUAL REPORT
ON THE STATUS OF THE GENERAL PLAN

2. GPA-003-2018 – The City Council approved of a General Plan Amendment to adopt a bicycle and pedestrian master plan (Garden Grove Active Streets Master Plan) into the Circulation Element by adding Active Transportation goals, policies, and implementations, replacing Exhibit CIR-7, the Master Plan of Bikeway Facilities map, amending the Existing Circulation System and MPAH Designations map (Exhibit CIR-1) and the Master Plan of Streets and Highways (Exhibit CIR-4), and adopting the Garden Grove Active Streets Master Plan as an appendix. The Garden Grove Active Streets Master Plan implements goals and policies in the current General Plan. OCTA has approved an amendment to their Master Plan of Arterial Highways (MPAH) on which the General Plan Exhibits CIR-1 and CIR-2 are based.



3. GPA-002-2018 – The City approved a request to develop a parcel with a 64,673 square foot, 124-room, 5-story, 59'-0" high hotel and related incidental and accessory hotel amenities, 100 on-site surface parking spaces, landscaping, and related improvements on two (2) currently vacant parcels with a total land area of approximately 1.48-acres located at 13624 - 13650 Harbor Boulevard. A text amendment to the General Plan Land Use Element was approved to increase the maximum allowable Floor Area Ratio (FAR) for hotels on property with a Land Use Designation of Heavy Commercial (HC) from 0.60 to 1.0; Text amendments to the Garden Grove Municipal Code were approved to modify the development standards for hotels (a) to establish a maximum allowable FAR in the C-3 (Heavy Commercial) zone of 1.0 for hotel uses and 0.55 for all other uses, (b) to increase the maximum building height for hotels in the C-3 zone from four (4) stories and/or 55 feet to five (5) stories and/or 60 feet, and (c) to allow the hearing body to permit up to a twenty percent (20%) reduction in the number of off-street parking spaces required for new hotels in the C-3 zone in conjunction with site plan and/or conditional use permit approval; Site Plan approval was approved to

2018 GARDEN GROVE ANNUAL REPORT
ON THE STATUS OF THE GENERAL PLAN

allow the construction of the proposed five (5) story, 59'-0" high, 124-room hotel, hotel amenities, 100 on-site surface parking spaces, landscaping, and related site improvements; Conditional Use Permit was approved to allow for operation of the proposed hotel use; and a Lot Line Adjustment was approved to eliminate the existing boundary lot line and to consolidate the two (2) existing parcels into a single parcel in order to facilitate development of the proposed hotel project.



Housing Element Reporting Requirements

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, 2018 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 2018.

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.

2018 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.

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.

2018 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).

2018 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 1/1/2018 - 12/31/2018

Table A

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

1	2	3	4				5	5a	6		7	8
			Affordability by Household Incomes						Assistance Programs for Each Development	Deed Restricted Units		
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
			0	0	0	0	0	0				
			0	0	0	0	0	0				
(9) Total of Moderate and Above Moderate from Table A3			▶	▶	69	205	274	0				
(10) Total by income Table A/A3			▶	▶	69	205	274	0				
(11) Total Extremely Low-Income Units*			0									

* Note: These fields are voluntary

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

Jurisdiction	Garden Grove	
Reporting Period	1/1/2018 -	12/31/2018

**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 in its RHNA which meet the specific criteria as outlined in GC Section 65583.1(c)(1) to rehabilitate, preserve or acquire units to accommodate a portion of its RHNA.

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			
(1) Rehabilitation Activity	0	0	0	0		
(2) Preservation of Units At-Risk	0	0	0	0		
(3) Acquisition of Units	0	0	0	0		
(5) Total Units by Income	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 1/1/2018 - 12/31/2018

Table A3
Annual building Activity Report Summary for Moderate/ 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/ ADU	5. Mobile Homes	6. Total	7. Number of infill units*
No. of Units Permitted for Moderate	0	10	0	59	0	69	0
No. of Units Permitted for Above Moderate	6	0	180	19	0	205	0

* Note: This field is voluntary

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction	Garden Grove
Reporting Period	1/1/2018 - 12/31/2018

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>			

General Comments:

COMMUNITY AND ECONOMIC DEVELOPMENT



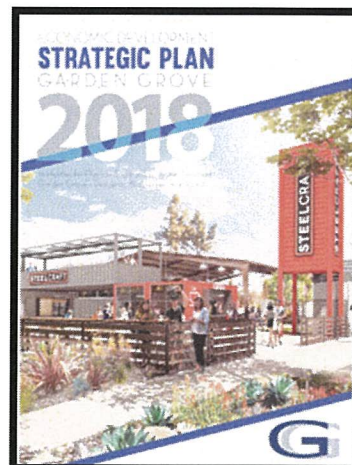
The mission of the Community and Economic Development Department is to provide quality services through creativity and collaboration.

The Community and Economic Development Department 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; and Neighborhood Improvement and Code Enforcement. The Department also oversees the Community Development Block Grant program.

The significant achievements of FY 2017-18 for the Community and Economic Development Department included the following:

OFFICE OF ECONOMIC DEVELOPMENT

In October 2018, City Council received the 2018 Economic Development Strategic Plan (EDSP). The EDSP is a baseline assessment of existing conditions that drive economic investment and outline strategic recommendations to address the community's economic issues and opportunities. The 2018 EDSP identifies six economic development goals to be addressed over the next three years. This plan will be evaluated annually.



GOAL 1: Enhancement of Job Opportunities

GOAL 2: Leverage Creative Funding and Financing Tools

2018 GARDEN GROVE ANNUAL REPORT
ON THE STATUS OF THE GENERAL PLAN

- GOAL 3: Expand and Preserve Locally Generated Tax Revenue
- GOAL 4: Promote tourism development initiatives and provide direct support for the development of the Grove District-Anaheim Resort
- GOAL 5: Community-Based Economic Development
- GOAL 6: Housing Opportunity and Investment

13650 Harbor Boulevard

The City approved the sale of the City-owned real property consisting of approximately 1.45 acres located at 13650 Harbor Blvd. The developer, BN Group, will develop the site into a 124-room Home2 Suites by Hilton. Construction is expected to start in the first quarter of 2019.



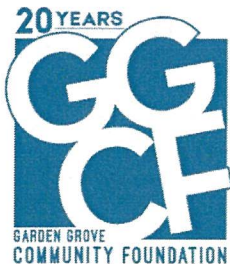
12361 Chapman Avenue

The City of Garden Grove, as Successor Agency, approved an Agreement between Investel Harbor Resorts, LLC and the City for the sale of a property at 12361 Chapman Avenue at a fair market value of \$1.1 million. The property consists of a vacant 10,883 square foot restaurant/banquet hall on a 0.48-acre site adjacent to the Hyatt Regency Orange County. The buyer will have completed remodeling and renovation of their new restaurant concept, NOVA, by the first quarter of 2019.



Kam Sang Company - Nickelodeon Resort

In May 2018, City Council approved the second Amendment to the Exclusive Negotiation Agreement (ENA) between the City and New Age Garden Grove, LLC for the development of 10 acres of real property. The developer has proposed a Nickelodeon Resort comprising of a 560-room resort hotel and amenities. In addition, the developer and City are working on the draft version of the Disposition and Development Agreement.



Garden Grove Tourism Improvement District (GGTID)

In June 2018, the City approved the annual report for the Garden Grove Tourism Improvement District (GGTID). This year's GGTID budget included a component for a community give-back which included non-profits such as the Boys & Girls Club, the Orange County Food Bank, The Hope Foundation, and the Garden Grove Community Foundation.

Site C Project

The Planning Commission approved this project at the November 2017 meeting to implement a resort hotel development project known as Site C, which includes up to 769 rooms, amenities, up to 104,000 square feet of conference/meeting banquet space, and a parking garage. Upon completion, it is anticipated the project will generate approximately \$3.8 to \$4.9 million in additional annual tax revenue to the City. The project is anticipated to start construction in the second quarter of 2019.

Cottage Industries (Re:Imagine Downtown)

In May 2016, the City approved the sale of City-owned land to Lab Holdings. Lab Holdings is repositioning single family homes as commercial businesses and invigorating outdoor activities for the Cottage Industries project. 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 the summer of 2019.

Brookhurst Place



Located in the Korean Business District, Brookhurst Place is bound by Brookhurst Street, Brookhurst Way, and Garden Grove Boulevard. Phase I of II consists of 180 for-lease apartment homes. Phase II has 462 apartment homes, of which up to 120 will be affordable housing units, 58 for-sale condominiums, up to 200,000 square-feet of commercial and retail

space, and a 100-key hotel. The completed 14-acre community will include 700 new residential units and a 1-acre park. Phase I opened in the summer of 2018.

KIA Relocation

In October 2017, the City Council approved an Operating Covenants and Restrictive Covenants Agreement with Garden Grove Automotive for the Kia Dealership to be relocated from its existing Garden Grove KIA location at 10081 Garden Grove Boulevard to the proposed new location at 13731 Harbor Boulevard. Completion is anticipated for the first quarter of 2019 when the dealership will open for business.



SteelCraft Garden Grove (Re:Imagine Downtown)

On June 13, 2017, City Council approved a lease with Howard CDM for the development of SteelCraft, 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. The site is located on the southwest side of City Hall at 12900 Euclid Street, and anticipates opening second quarter of 2019.



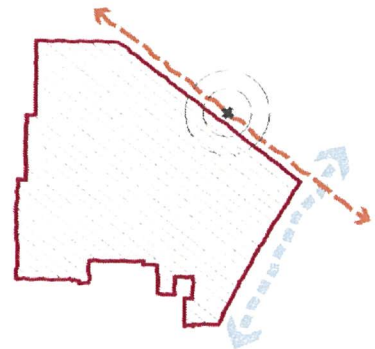
Garden Brook Senior Village

AMG & Associates is developing the Garden Brook Senior Village located at Garden Grove Boulevard and Brookhurst Street. Garden Brook Senior Village is an affordable housing project with 394 senior units with up to 12,938 square feet of commercial space. This development is between the City of Garden Grove, AMG &

Associates, the Hoag Foundation, and the Boys and Girls Club of Garden Grove (BGCGG).

Willowick Golf Course

In April 2018 the Garden Grove City Council approved an Agreement between the City of Santa Ana and City of Garden Grove to implement the exploration of the redevelopment of the Willowick Golf Course property located in the city of Santa Ana. This Agreement provided for both cities to retain independent consultants to help create a vision of future development, conduct community outreach, and determine the economic framework for land residual value of the property. Hatch was selected as the economic advisory consultant; SWA Architects was selected as the community facilitator.



Garden Grove Ambassador Business Retention Bureau Contract

On July 1, 2017, the City entered into an agreement with the Garden Grove Chamber of Commerce to provide 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.

International Council of Shopping Centers

On May 20–23, 2018, the Office of Economic Development exhibited at the Public Private Partnership (P3) Pavilion at ICSC RECon. The team focused extensive efforts toward business attraction and expansion opportunities, along with pre-scheduled meetings with investors, developers, and brokers seeking development opportunities in Garden Grove. One of the business retention priorities is to maintain established relationships with local stakeholders. As with prior years, there continues to be strong interest from retailers, restaurants, and hoteliers to locate in Garden Grove.

Broker Outreach Program

The Broker Outreach Program is a direct marketing initiative in which the Economic Development team visits a series of local brokerage firms to highlight development activity in Garden Grove. It provides a forum that fosters open lines of communication with brokers who are on the frontline for businesses desiring to expand or relocate, or for new start-ups. Several Broker Outreach meetings took

2018 GARDEN GROVE ANNUAL REPORT
ON THE STATUS OF THE GENERAL PLAN

place in April and May 2018 with active brokers doing business in Garden Grove including: Newmark Knight Frank, Marcus & Millichap, and Voit Commercial.

Small Business Development Center (SBDC) Workshop Series

In conjunction with several local Chambers of Commerce and SBDC Orange County, the department planned a series of quarterly workshops to provide small business entrepreneurs with resources and tools to enhance their business. Provided below is a list of recent SBDC workshops:

Date	Time	Topic
Aug 30, 2017	6:00-8:30pm	Legal Do's & Don'ts for Businesses
Sep 13, 2017	6:00-8:30pm	Small Business Jump Start
Sep 27, 2018	6:00-8:30pm	The Art & Science of Creating A Successful Business Plan
Feb 7, 2018	6:00-8:30pm	Legal Do's & Don'ts for Businesses
Feb 21, 2018	9:30-11:00am	Google Viewing Party - Live stream Open for Business
Apr 10, 2018	6:00-8:30pm	Small Business Jump Start
Apr 27, 2018	6:00-8:30pm	The Art & Science of Creating A Successful Business Plan

Service Corps of Retired Executives (SCORE) Workshops Series

The Office of Economic Development has continued to partner with SCORE, a nonprofit association, to sponsor quarterly workshops dedicated to assisting small businesses in planning a new business, marketing and sales, and finance. Recent SCORE Workshops included the following:

Date	Time	Topic
September 12, 2017	6:00- 9:00 pm	Introduction to QuickBooks Desktop
November 28, 2017	6:00- 9:00 pm	An EZ Trip Through Your Financial Statements
February 13, 2018	6:00- 9:00 pm	Hiring Made Easy
April 10, 2018	6:00- 9:00 pm	Preparing To Lease Space For Your Business
June 12, 2018	6:00- 9:00 pm	Money From Home! 10 EZ Steps to Starting a Home Based Business

Industrial Development Authority (IDA)

In December 2017, the City of Garden Grove approved the Garden Grove IDA annual report. Under the State of California guidelines, the IDA acts as the official local coordinating body for low-cost development bonds for industrial companies seeking expansion. The IDA's role is to assist industrial-related businesses by facilitating their request for tax-exempt Industrial Development Bonds.

International Trade – Trade Connect Introductory Workshop

In partnership with the Port of Los Angeles, the City hosted a Trade Connect Introductory Workshop followed by a networking reception in April 2018. The workshop covered the fundamentals of identifying markets, financing and insuring overseas sales, documentation and logistics, sea and air cargo services, and services of DEC, CITD, STEP, SBDC, WIT, SCORE, LACBFFA, and Export Tech.

Multi-Chamber Collaboration

The City is collaborating 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.

GO-Biz Workshops

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

Garden Grove Small Business Loan Program

The City of Garden Grove has established a Small Business Loan Program designed to stimulate economic growth and create jobs that will improve the living conditions of residents in the community. The program provides financing of up to \$25,000 to eligible small businesses. On June 15th, 2018 the City of Garden Grove, along with its partners Orange County and Inland Empire Small Business Development Center (SBDC), held the Grand Opening of Tam's Restaurant. The owner of Tam's Restaurant took advantage of the new Garden Grove Small Business Loan Program.



Buy in Garden Grove Program

Buy in Garden Grove is the City's "Shop Local" program designed to support local businesses, provide shopper discounts, and keep needed tax dollars in the city. The City is revising the program to include the new car Automobile Dealership as well as include Grove District hotels for the staycation 2019 program.

Economic Development Administration (EDA) Grant

The City of Garden Grove is submitting an application for the Economic Development Administration (EDA) Grant. The EDA Grant will focus on enhancing public infrastructure along the city boundaries from north to south of Harbor Boulevard. The proposed project includes construction of public infrastructure improvements, which includes roads, new traffic signals, median improvements, and lighting.

NEIGHBORHOOD IMPROVEMENT

The Neighborhood Improvement division 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).

2018 GARDEN GROVE ANNUAL REPORT ON THE STATUS OF THE GENERAL PLAN

ESG Program funded the following organizations:

- Thomas House (\$27,166) provided shelter and resources to 24 individuals from formerly homeless families in service-enriched transitional housing apartments.
- Interval House (\$83,802) provided support services, homeless prevention, and rapid re-housing to 88 victims of domestic violence.
- Mercy House (\$17,500) provided emergency and temporary shelter, food, hygiene, and other services to 72 homeless individuals.
- Illumination Foundation (\$7,658) provided basic needs support to 40 unsheltered individuals in Garden Grove through street outreach activities and connected them with valuable programs and services.
- City Net (\$14,698) served 63 Garden Grove homeless individuals through 10 street outreach events and connected them with emergency shelter, housing, and critical services.



CDBG funded the following organizations:

- Fair Housing Foundation (FHF) (\$34,932) to fulfill, in part, the City's commitment to affirmatively further fair housing. FHF assisted 9,803 individuals through the following actions:
 - Held Agency Meetings at various locations throughout the City
 - Distributed literature at various locations throughout the City (including flyers and press releases).
 - Responded to inquiries regarding general housing issues. In addition, FHF screens, inputs data, counsels, pursues habitability cases, provides unlawful detainer assistance, conducts mediations, and provides appropriate referrals.
 - Responded to inquiries regarding discrimination, complaints, screening, and counseling.
- Community SeniorServ, Inc. (\$20,000) served 206 Garden Grove seniors through daily hot lunches at the Senior Center and other congregate dining, as well as daily home-delivered meals.
- H. Louis Lake Senior Center (\$159,759) assisted the City in enhancing services and providing meals to 545 unduplicated seniors. The Center also offered a 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:
 - Made 272 gang related arrests
 - Conducted 368 probation/parole checks
 - Completed 512 Field Interview cards
 - Performed 301 café/cyber café checks

2018 GARDEN GROVE ANNUAL REPORT ON THE STATUS OF THE GENERAL PLAN

- Contacted 1,220 Garden Grove residents during outreach events
- Senior Home Improvement Grant (\$149,000) provided 30 grants to income-eligible senior citizen homeowners to make much-needed repairs to their homes.
- Small Business Assistance Loan Program (\$25,000) provided one loan to a Garden Grove business in exchange for hiring three low-income Garden Grove residents as full-time employees.

Tenant Based Rental Assistance Program

The Tenant Based Rental Assistance program provided funding for four families who were residing in the Civic Center properties that will be developed into the Cottage Industries Project. All four families have been transitioned to permanent Section 8 vouchers.

Sycamore Court

In June 2017, the City entered into an Affordable Housing Agreement with Mariman and Company 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 of which are designated as HOME units. The Sycamore Court project was completed in December 2017 and adds an additional 77 units of affordable housing to the City's inventory.



2018 GARDEN GROVE ANNUAL REPORT
ON THE STATUS OF THE GENERAL PLAN

Sungrove Senior Apartments

In June 2018, the City entered into negotiations with Highridge Costa Housing Partners to assist in the financing of the rehabilitation of an 82-unit apartment complex for low-income seniors located at 12811 Garden Grove Blvd. The City is considering loaning the developer HOME funds to substantially rehabilitate the property and greatly increase services provided to the residents. If approved, rehabilitation would begin in Spring of 2019.



BUILDING & SAFETY

Code Enforcement

The Code Enforcement Unit has transitioned to the Building and Safety Division. The new focus is a commitment to educating residents and providing a service that works to maintain and increase the value of the neighborhoods. With upgraded technology and a new proactive approach to enforcement, Code Enforcement will play a big part in improving the quality of life for the residents in the community.

During FY 2017-18, Code Enforcement handled 3,847 cases pertaining to property maintenance issues. During that period, the top three violations matched those of the previous year: Storage of debris; Residential overgrown vegetation, weeds, and mowing; and Parking on unpaved surfaces.

Top 3 Violations	Percentage
1. Storage of Debris	33.9%
2. Residential Overgrown Vegetation, Weeds and Mowing	20.8%
3. Parking on an Unpaved Surface	12.0%
4. Other	33.3%

Year	Proactive	Reactive	Total Cases
2016	2092	1160	3252
2017	2476	1194	3670
2018	2528	1319	3847



2018 GARDEN GROVE ANNUAL REPORT
ON THE STATUS OF THE GENERAL PLAN

Building Permits & Inspections:

For FY 2017-18, the Building & Safety Division issued a total of 3,617 building permits. With the implementation of the front counter kiosk, the division has reduced the wait time for processing.

SteelCraft

Construction on a commercial multi-tenant food establishment is now underway. This two-story, 15-plus unit development is constructed from re-purposed shipping containers. The construction crews have completed the foundation and are currently working on the underground utilities.



Brookhurst Triangle

Construction of the Brookhurst Triangle Housing Project (Phase I), located at 12801 Brookhurst Street, is now complete. Phase I of the development consist of a main apartment structure and community building. The Developer has now obtained the Certificate of Occupancy.



Christ Cathedral

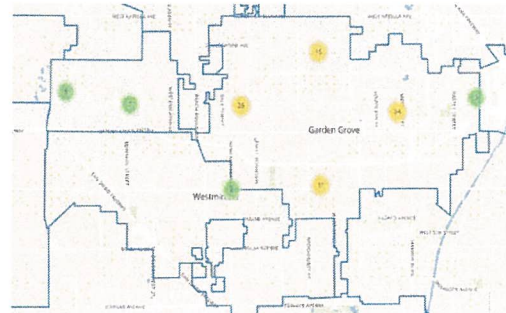
Christ Cathedral began construction on a \$45 million remodel and anticipated completion is by late spring 2019. All structural work is complete and they have begun the finish work for the project.

2018 GARDEN GROVE ANNUAL REPORT
ON THE STATUS OF THE GENERAL PLAN



Building Inspections

■ The Building & Safety Division had a large increase in inspections due to the implementation of the Accessory Dwelling Unit (ADU) program. Along with these smaller projects, several large scale projects are now underway, including projects like nine-unit and 16-unit residential projects and SteelCraft.



■ The City’s Building Inspectors have responded to a total of 12,698 inspection requests, averaging 260 inspections a week for three inspectors. The inspectors are now equipped with tablets to assist them with organizing their routes.

Building Abatement

Building Abatement opened 522 new cases and closed 616, some of which were pending from the previous year. Building Abatement has been involved in a large



number of commercial and industrial properties due to the closing down of several illegal facilities. Efforts have been made to address high hazard violations to prevent substandard related incidents.

PLANNING SERVICES

Some Key Developments (Commercial & Residential)

Address	Project Description
7421 Orangewood Ave.	Approval to construct a 36,763 square foot addition between two existing industrial buildings to expand the House foods manufacturing business.
11831 Trask Ave.	Approval to consolidate two properties to construct a single-family home.
12671 9 th St.	Approval to demolish three existing one-story apartments and to construct four, two-story apartments.

2018 GARDEN GROVE ANNUAL REPORT
ON THE STATUS OF THE GENERAL PLAN

13200-13220 Harbor Blvd.	Approval of a one-year time extension for a previous approval to construct a 4,954 square foot commercial pad building within the parking lot of an existing shopping center.
10691 Westminster Ave.	Approval to construct a new 3,000 square foot, one-story building to operate as a 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.
10080 Garden Grove Blvd.	Approval to modify the original approvals for a steel structure to construct a 394 unit affordable senior housing project with approximately 16,000 square feet of commercial space.
12891 Main St.	Approval to construct a nine unit residential/commercial mixed-use project with one affordable unit.
13280 Chapman Ave.	Approval to expand an existing cemetery for Christ Cathedral.
12931-41 9 th St./ 11421-6161 Garden Grove Blvd./ 12932-42 8 th St./ 12951 7 th St./ 11301 Garden Grove Blvd.	Approval to convert existing homes and accessory structures into commercial uses and associated parking lots for Cottage Industries.
12900 Euclid St.	Approval to construct a food-focused 9,532 square foot development built out of shipping containers for SteelCraft.
12412 Magnolia St.	Approval to subdivide property to construct two single-family homes.
12111 Buaro St.	Approval to construct 17 attached two- and three-story townhouse units within two buildings.
9841 11 th St.	Request to develop 10-unit apartment complex with three affordable units.
11561 Mac St.	Approval to allow a fifth bathroom as part of an approval to construct a new single-family home.

Some Key Conditional Use Permits / Land Use Entitlements

Address	Project Description
11277 Garden Grove Blvd.	Approval to operate a 9,943 square foot adult education institute for 58 students and 17 employees/instructors.
11277 Garden Grove Blvd.	Approval to operate a 2,293 square foot adult education institute for 21 students and 12 employees/instructors.
12942 Galway St.	Approval to operate a 1,500 square foot ambulance service business.
10566 Garden Grove Blvd.	Approval to operate a 1,542 square foot massage establishment.
12072 Knott St. #A	Approval to increase the number of occupants from 45 to 79 for an existing 2,400 square foot tutoring facility.
12821 Knott St.	Approval to construct a 50 ft. tall V-shaped, on-premise freeway-oriented electronic reader board sign.
10611 Acacia Ave.	Approval to operate a tea, milk and chicken manufacturing business.

RE:IMAGINE DOWNTOWN INITIATIVE

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.



Downtown Parking Management Strategic Plan



In May 2017, the City selected the consulting firm Fehr & Peers to begin an in-depth review of parking in the downtown area and to prepare a Downtown Parking Management Strategic Plan. The firm collected parking counts of the downtown area on Tuesday, June 13th and Friday, June 16th, 2017. The consultant launched an on-line parking survey, which was circulated in November 2017. Staff formed an Advisory Committee, which

continues to meet to discuss recommendations for Parking Management Strategies for the future. The Draft report is anticipated to be completed in December 2018.

Public Art

Multi-colored Adirondack chairs were introduced around Civic Center Park in connection with the AHOC Active Transportation Forum. For Open Streets 2017, two giant Adirondack chairs built by the Southwest Carpenter’s Training Fund were installed at Civic Center Park. These chairs were inspired by Melodee Hoorcheke, a resident of Garden Grove and breast cancer survivor who had built a giant Adirondeck chair in her front yard to commemorate her success in overcoming cancer.



OCTA Grant Bike Corridor Improvement Plan (BCIP)

In 2016, a BCIP application was submitted requesting \$1.2 million of grant funds to improve the bicycle infrastructure with 14.76 miles of new bikeways. The City received a statewide grant award under Active Transportation Program Cycle 1, OCTA Bicycle Corridor Improvement Program (BCIP) funding. The project scope includes the design and construction of new bikeways and improvements to existing underutilized bikeways. The City selected a network of five high-priority streets located within the public right-of-way (ROW):

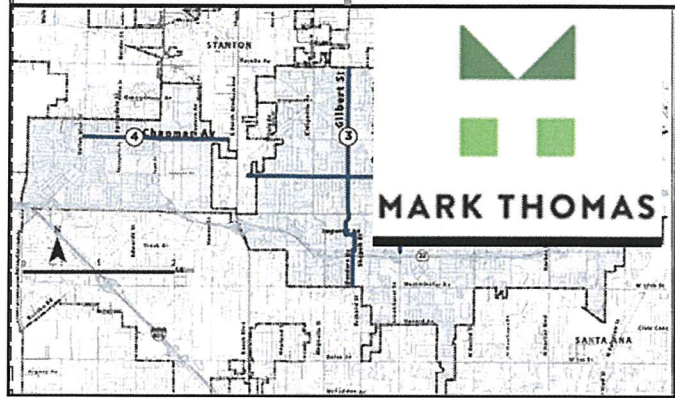
2018 GARDEN GROVE ANNUAL REPORT ON THE STATUS OF THE GENERAL PLAN

North – South Corridors

1. Brookhurst Street, between Katella Avenue and Trask Avenue
2. West Street, between City Limit and Garden Grove Boulevard
3. Gilbert Street, Corridor between Katella Avenue and Westminster Avenue

East – West Corridors

4. Chapman Avenue, between Valley View and City Limit
5. Lampson Avenue, between City Limit and Haster Street



An RFP was released in May 2018 for the Engineering Design Services; the consultant MARK THOMAS & COMPANY, INC. was selected. The design phase is expected to be completed by second quarter 2019 and the construction phase by 2020.

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). The first draft was available to the public for viewing in June 2016. Comments for the second draft were made open during Open Streets 3 in 2017. An RFP was released in Summer 2017 for the environmental review of the BPMP; the consultant Blodgett Baylosis Environmental Planning worked on the environmental document, which was approved Summer 2018. The final Bike and Pedestrian Plan was presented to Planning Commission and approved by City Council in Fall 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."

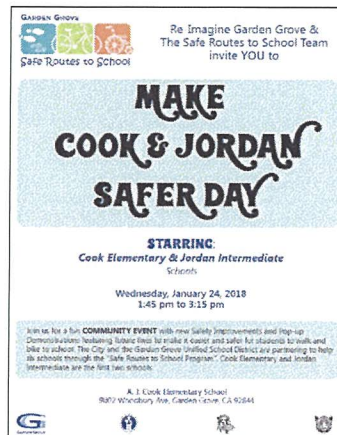


2018 GARDEN GROVE ANNUAL REPORT ON THE STATUS OF THE GENERAL PLAN

SCAG Sustainable Planning Grant (Safe Routes to School)

The City applied for a planning grant through SCAG and was awarded a 2016 Sustainability Planning Grant Award for the Garden Grove Safe Routes to School: Phase I Plan, in the amount of \$160,000. The City partnered with the Garden Grove Unified School District (GGUSD) and selected six primary target schools to be included in the Project Area: Brookhurst Elementary, Cook Elementary, Hill Elementary, Murdy Elementary, Paine Elementary, and Jordan Intermediate.

AJ Cook Elementary and Donald S. Jordan Intermediate hosted a community event in January 2018. The two schools demonstrated future bicycle and pedestrian



infrastructure improvements, and the Police Department's Accident Reduction Team educated students on the importance of following traffic safety rules. The City's Public Works Department installed additional pedestrian safety signs, school crosswalks, "Slow School Xing" and "Keep Clear" pavement markings, and red curbs at various locations to improve sight distance, and signs restricting on-street parking near both schools.

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.



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 and sound equipment in the Amphitheater. 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



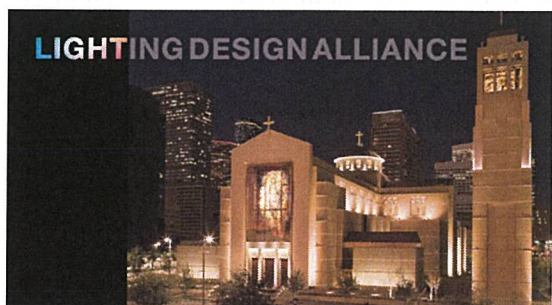
2018 GARDEN GROVE ANNUAL REPORT ON THE STATUS OF THE GENERAL PLAN

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 amphitheater's operation.

Conservation Element and Energy Resources

Conservation of energy resources through community design and innovated building systems captures efficient technologies such as cogeneration, solar heating, and use of photovoltaic systems.

The idea was built from the "RE:Imagine Initiative," which created *branding* for our Downtown area using decorative fixtures to identify the area and promote "place-making". Suggestions from City stakeholders included lighting as a way to connect all of the landmarks in the Downtown Boundary Area and to encourage the community and visitors to come out at night to enjoy events.



The Community and Economic Development Department released an RFP in May 2018 to hire a professional Architectural Lighting Consultant to develop a comprehensive Downtown Garden Grove Lighting Conceptual Master Plan.

The consultant Lighting Design Alliance (LDA), Inc. was awarded the contract and staff is working with the Information Technology Department to inventory and map out the existing globe lighting and city-owned street lights.

2018 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: February 4, 2019

Planning Commission Date: February 21, 2019

City Council Date: March 26, 2019