



A G E N D A

GARDEN GROVE PLANNING COMMISSION

REGULAR MEETING

JUNE 15, 2017

COMMUNITY MEETING CENTER
11300 STANFORD AVENUE

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

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

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: June 1, 2017
- C. PUBLIC HEARING(S) (Authorization for the Chair to execute Resolution shall be included in the motion.)
 - C.1. SITE PLAN NO. SP-035-2017

APPLICANT: TONY LAM AND JENNIE DO

LOCATION: SOUTH SIDE OF LAMPSON AVENUE, WEST OF THE
INTERSECTION OF MAGNOLIA STREET AND
LAMPSON AVENUE AT 8882 LAMPSON AVENUE

REQUEST: Site Plan approval to construct nine (9) two-story residential rental units divided into (2) buildings on an approximately 24,600 square foot site. Building 'A' will be a total of 5,150 square feet and Building 'B' will be a total of 4,112 square feet. The site is in the R-3 (Multiple Family Residential) zone. The project is exempt pursuant to CEQA Section No. 15332 - Infill Development Projects and Common Sense.

STAFF RECOMMENDATION: Approval of Site Plan No. SP-035-2017, subject to the recommended conditions of approval.

D. ITEM FOR CONSIDERATION

D.1. ACKNOWLEDGEMENT OF THE 2016 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, June 1, 2017

CALL TO ORDER: 7:00 p.m.

ROLL CALL:

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

Absent: Salazar

PLEDGE OF ALLEGIANCE: Led by Commissioner Truong.

ORAL COMMUNICATIONS – PUBLIC – None.

May 18, 2017 MINUTES:

Action: Received and filed.

Motion: Lehman Second: Lazenby

Ayes: (6) Brietigam, Kanzler, Lazenby, Lehman, Nguyen,
Truong

Noes: (0) None

Absent: (1) Salazar

PUBLIC HEARING – CONDITIONAL USE PERMIT NO. CUP-103-2017 AND
INTERPRETATION OF USE NO. IOU-002-2017. FOR PROPERTY LOCATED AT 13904
BROOKHURST STREET, NORTHEAST CORNER OF WESTMINSTER AVENUE AND
BROOKHURST STREET.

Applicant: SAY ENTERTAINMENT, INC. (TAM TRUONG)

Date: June 1, 2017

Request: Conditional Use Permit approval to allow the operation of a 3,800 square foot karaoke studio, Say Karaoke, in a tenant space previously occupied by the Alley of the Far East Restaurant, with seven private karaoke rooms and the existing kitchen to remain. Also, an Interpretation of Use

to determine the compatibility between the proposed karaoke studio and the existing zoning classification. Upon approval of the requests, the Conditional Use Permit previously governing the tenant space, CUP-010-2014, which allowed for the sale of alcoholic beverages with a State Alcoholic Beverage Control (ABC) Type "41" (On-Sale, Beer and Wine, Public Eating Place) License, shall be revoked and become null and void. The site is in the C-2 (Community Commercial) zone. The project is exempt pursuant to CEQA Section Nos. 15061(b)(3) – Review for Exemption, 15301 – Existing Facilities, and 15303 – New Construction or Conversion of Small Structures.

Action: Public Hearing held. Speaker(s): Andy Quach

Action: Resolution No. 5885-17 was approved with an amendment to alarm the rear door.

Motion: Lazenby Second: Brietigam

Ayes: (6) Brietigam, Kanzler, Lazenby, Lehman, Nguyen, Truong

Noes: (0) None

Absent: (1) Salazar

PUBLIC HEARING – AMENDMENT NO. A-020-2017. CITY OF GARDEN GROVE, CITYWIDE.

Applicant: CITY OF GARDEN GROVE

Date: June 1, 2017

Request: A request for Planning Commission to recommend to the City Council, approval of an Amendment to Title 9 of the Garden Grove Municipal Code to update (per Executive Order B-29-15, State of California) the landscape water efficiency requirements (definitions, threshold, and reporting requirements) in Chapter 9.04 General Provisions, Chapter 9.08 Single-Family Residential, 9.12 Multi-Family Residential, and 9.16 Commercial, Office Professional, Industrial, and Open Space. The project is exempt pursuant to CEQA Guidelines Section 15061(b)(3) as it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, and Section 15307 as the local ordinance assures the maintenance, restoration, or enhancement of a natural resource where the regulatory process involves procedures for protection of the environment.

Action: Public Hearing held. Speaker(s): None.

Action: Resolution No. 5886-17 was approved.

Motion: Lehman Second: Lazenby

Ayes: (6) Brietigam, Kanzler, Lazenby, Lehman, Nguyen, Truong
Noes: (0) None
Absent: (1) Salazar

CONSENT ITEM: DISCUSS PLANNING COMMISSION START TIME - After Commissioners discussed the possibility of changing the meeting start time to earlier, such as 6:30 p.m., the consensus was to maintain the 7:00 p.m. start time.

MATTERS FROM COMMISSIONERS: Vice Chair Brietigam noted that the Police and Fire Departments have been understaffed for years and challenged the City Council to increase the Police force to 200 sworn officers, and the Fire Department by five, by the year 2020.

MATTERS FROM STAFF: Staff gave a brief description of agenda items for the June 15th meeting.

ADJOURNMENT: At 7:55 p.m. to the next Regular Meeting of the Garden Grove Planning Commission on Thursday, June 15, 2017, at 7:00 p.m. in the Council Chamber of the Community Meeting Center, 11300 Stanford Avenue, Garden Grove.

Motion: Brietigam Second: Truong

Ayes: (6) Brietigam, Kanzler, Lazenby, Lehman, Nguyen, Truong
Noes: (0) None
Absent: (1) Salazar

Judith Moore
Recording Secretary

COMMUNITY AND ECONOMIC DEVELOPMENT DEPARTMENT PLANNING STAFF REPORT

AGENDA ITEM NO.: C.1.	SITE LOCATION: South side of Lampson Avenue, west of Magnolia Street at 8882 Lampson Avenue
HEARING DATE: June 15, 2017	GENERAL PLAN: Medium Density Residential
CASE NO.: Site Plan No. SP-035-2017	ZONE: R-3 (Multiple-Family Residential)
APPLICANT AND PROPERTY OWNER: Tony Lam	APN: 133-272-36
	CEQA DETERMINATION: Exempt

REQUEST:

A request for Site Plan approval to construct nine (9) two-story residential units, divided into two (2) buildings on an approximately 26,400 square foot lot. Building "A" will have a total lot coverage of 5,150 square feet and Building "B" will have a total lot coverage of 4,112 square feet.

PROJECT STATISTICS:

CATEGORY - DESCRIPTION	PROPOSED		CODE REQUIREMENT	
Lot Size (SF)	26,400		24,400 - 25,199	
Building Coverage (%)	9,262 (35.1%)		12,300 (50%)	
Units	9		10	
Parking			29	
Enclosed	18			
Guest	11			
Total Parking Spaces	29			
Active Recreation Area (SF)	1,390		900	
Building Height ("A" & "B")	25'-8"		35'-0"	
Building "A" Setbacks	<u>Bldg.A-1st</u>	<u>Bldg.A-2nd</u>	<u>Bldg.A-1st</u>	<u>Bldg.A-2nd</u>
North (front - sf)	20'-0"	20'-0"	20'-0"	20'-0"
South (rear - sf)	33'-6"	33'-6"	17'-6"	17'-6"
East (side - sf)	N/A	N/A	N/A	N/A
West (side - sf)	17'-6"	20'-0"	17'-6"	20'-0"
Building "B" Setbacks	<u>Bldg.B-1st</u>	<u>Bldg.B-2nd</u>	<u>Bldg.B-1st</u>	<u>Bldg.B-2nd</u>
North (front - sf)	20'-0"	20'-0"	20'-0"	20'-0"
South (rear - sf)	55'-10"	56'-10"	17'-6"	17'-6"
East (side - sf)	17'-6"	17'-6"	17'-6"	17'-6"
West (side - sf)	N/A	N/A	N/A	N/A

BUILDING FLOOR PLAN TYPES

PLAN AND UNIT	NUMBER OF BEDROOMS/BATHS	LIVING AREA¹(SF)	TOTAL NUMBER OF UNITS
Plan "A" (Units 1 - 8)	3 / 2.5	1,318 - 1346	8
Plan "B" (Unit 9)	2 / 2.5	1,132	1
TOTAL UNITS			9

¹ Total living area, garages are not included.

BACKGROUND:

The property is a 26,400 square foot lot, located on the south side of Lampson Avenue, west of Magnolia Street at 8882 Lampson Avenue. The property has a General Plan Land Use Designation of Medium Density Residential and is zoned R-3 (Multiple-Family Residential). The property is located in an area improved with existing single-family and multiple-family residences. The property abuts single-family homes to the west, south, east, and across Lampson Avenue to the north is a multi-family development.

The request is for Site Plan approval to construct nine (9) two-story residential units divided into two (2) buildings, on an approximately 26,400 square foot lot. Building "A" will be a total of 5,150 square feet and Building "B" will be a total of 4,112 square feet.

The property is currently improved with one (1) single-family home. The applicant proposes to demolish the existing single-family home in order to construct the nine (9) residential units divided into two (2) buildings. The applicant is requesting approval of a Site Plan in order to construct the proposed residential rental development.

DISCUSSION

SITE PLAN:

Site Design and Circulation

The proposed site design consists of two (2), two-story buildings with a total of nine (9) residential units. Building "A" will be located along the western property line and will consist of five (5) units, including one (1) accessible unit. Building "B" will be located along the eastern property line and will consist of four (4) units. The buildings will have a front setback of 20'-0" from the ultimate property line. The front entry of each unit will be oriented toward the interior side property line and will provide a first floor east and west side setback of 17'-6" and a second floor west side setback of 20'-0" from the side property line. The units will be accessed from an internal pedestrian walkway that originates from Lampson Avenue. Each unit will have a private recreation area located at the front of each unit designed as a patio that will be secured with a 6'-0" high wood fence and entry gate.

The site will be accessed from a two-way drive aisle that originates from Lampson Avenue. The driveway extends from Lampson Avenue, circulates to the rear of the property, and provides access to the attached two-car enclosed garage of each unit, as well as the guest parking spaces located at the rear of the property. The Municipal Code requires all two-way drive aisles that serve a residential development to maintain a drive aisle width of 28'-0".

The proposed project has been designed to comply with the multi-family parking requirement of the Municipal Code. The project will provide a total of twenty-nine (29) on-site parking spaces in the form of an attached, two-car enclosed garage per unit, total of 18 enclosed spaces, and eleven (11) open guest parking spaces, including one (1) accessible parking space.

The proposed project will provide a trash enclosure to serve the residents, located at the rear of the property, adjacent to the recreation area and guest parking spaces. The trash enclosure is dimensioned at 7'-6" X 13'-0" to house one (1) 4'-0" by 6'-0" trash container.

Perimeter Walls and Landscaping

Currently, the property is enclosed with a perimeter concrete precision block wall on the west, south, and a chain-linked fence on the east side. The applicant will be required to construct six-foot (6'-0") high decorative perimeter block wall as measured from the on-site finish grade along the south, west, and east property lines.

The proposed project will provide landscaping along Lampson Avenue, along the sides and rear property lines, and within the common and private recreation areas. The applicant will be required to provide a revised landscape and irrigation plan to the City that complies with the landscaping requirements of Title 9 of the Municipal Code. The proposed landscape plan is required to incorporate a variety of trees, shrubs, and flowers to enhance the appearance of the property.

Recreation Area

The proposed project will provide a 1,385 square foot common recreation area, located at the rear of the property that will be landscaped with sod and furnished with two (2) sitting benches and a barbecue grill. The recreation area is required to provide trees, shrubs, and grass to enhance the appearance and enjoyment of the recreation area for the residents.

The project includes private recreation for each unit designed as a ground level patio area. Based on floor plan "A" or plan "B", the size of the private recreation area will be either 200 square feet or 240 square feet per unit.

Unit Design

The project consists of nine (9) residential units with attached two-car enclosed garages. The project will provide two (2) different floor plan designs consisting of either two (2) or three (3) bedroom units. Units 1 through 8 will maintain three (3) bedrooms, unit 9 will maintain two (2) bedrooms. The units will have a total living area that ranges in size from 1,132 to 1,346 square feet.

The first floor of each unit will be similar in design and consist of a family room, dining area, kitchen, and one-half (1/2) bath. The second floor will consist of either three (3) bedrooms, two (2) baths (one (1) common and one (1) private), or two (2) bedrooms, two (2) baths (one (1) common and one (1) private), and a loft. An attached two-car enclosed garage will be provided for each unit. Each unit will provide laundry facilities and storage space within the two-car enclosed garage.

The applicant designed the units to comply with Municipal Code Section No. 9.12.040.050.C, Building Height Adjacent to R-1 Zone Property. In particular, the west elevation of building "A", units 4 and 5, the applicant will be required to plant a row of mature screening/canopy trees evenly spaced along the western property line and install obscure, opaque, or frosted glass material windows, if it is determined during the plan check process, that such glass is necessary to preserve the privacy of the adjacent R-1 zone property. Additionally, the applicant will only provide one (1) window in the bedroom to comply with 2016 California Building Code Standards for light and ventilation, and emergency access.

Building Architecture

The project is designed in the spirit of Mediterranean architecture style incorporating high profile concrete roof S-tiles, multi-level roof lines, stucco finish, shutters, arch pattern windows, arch alcoves, balconies with wrought iron railings, corbels, and decorative covered entrances.

The exterior finishes for each building will consist of a sand color, sand texture stucco finish with accenting brown trim above and below the windows. The roofing material will be red orange with brown streaked color roof tiles that will compliment the design and elevation colors of the buildings.

RECOMMENDATION:

Staff recommends that the Planning Commission take the following action:

1. Adopt Resolution No. 5884-17 approving Site Plan No. SP-035-2017, subject to the recommended Conditions of Approval.



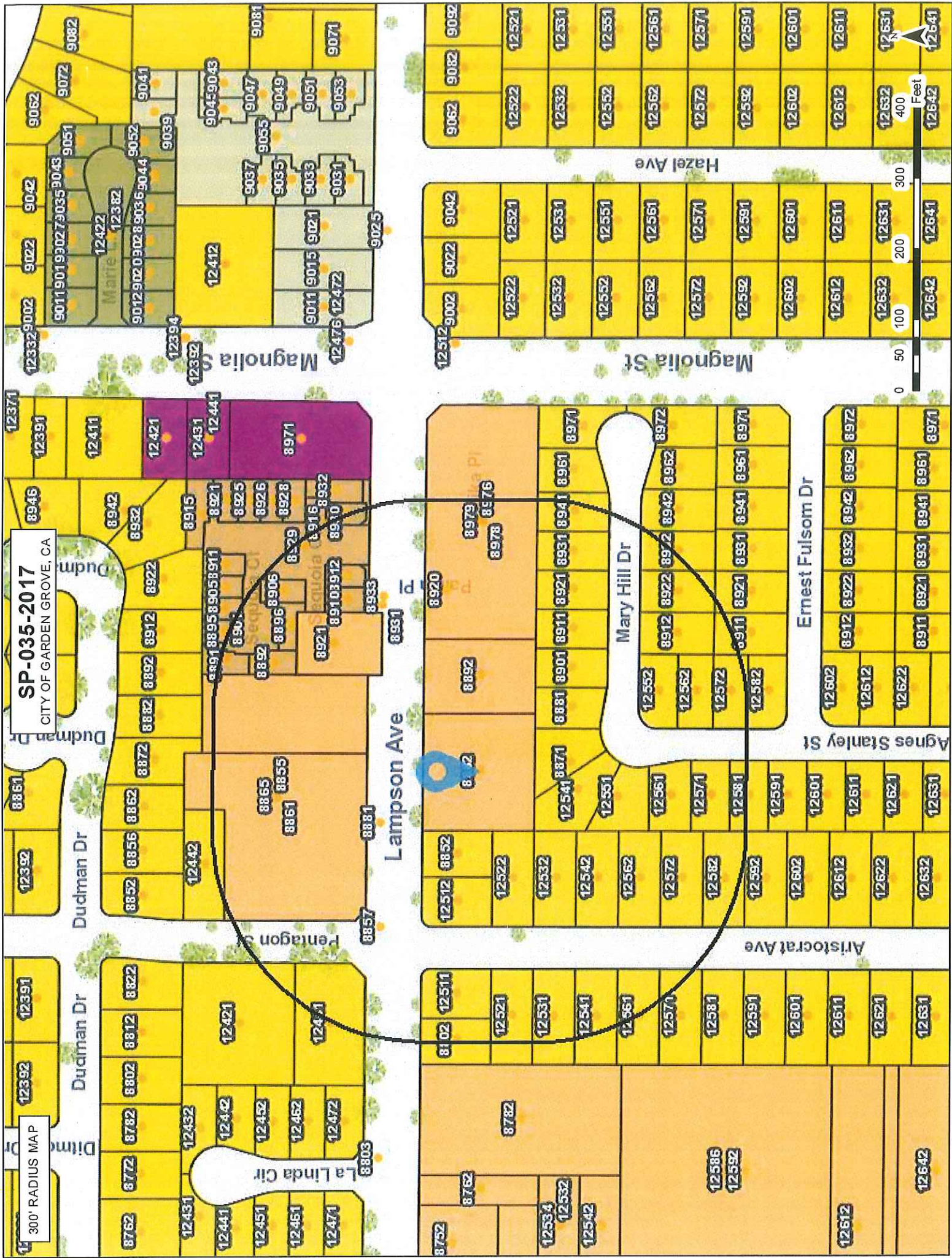
Lee Marino
Planning Services Manager



By: Paul Guerrero
Senior Program Specialist

SP-035-2017
CITY OF GARDEN GROVE, CA

300' RADIUS MAP



REVISIONS	DATE

DEVELOPER
MR. TONY LAM
 9741 BOLINA AVE
 SUITE 201
 WESTMINSTER, CA 92683

PROJECT
9 NEW RENTAL UNITS
 8882 LAMPSON AVE
 GARDEN GROVE, CA 92641



ARCHITECT
GEORGE BEHNAM
 1545 E. GARDEN GROVE RD
 GARDEN GROVE, CA 92641
 (714) 222-2222
 FAX (714) 222-2222

PROJECT NO: 150201
 CAD FILE NO:
 CHECKED BY: M.M.
 DRAWING SCALE: NOTED
 DATE: 12-08-2016

SHEET TITLE
SITE PLAN
 SHEET
SP
 1 OF 3

9 NEW RENTAL UNITS

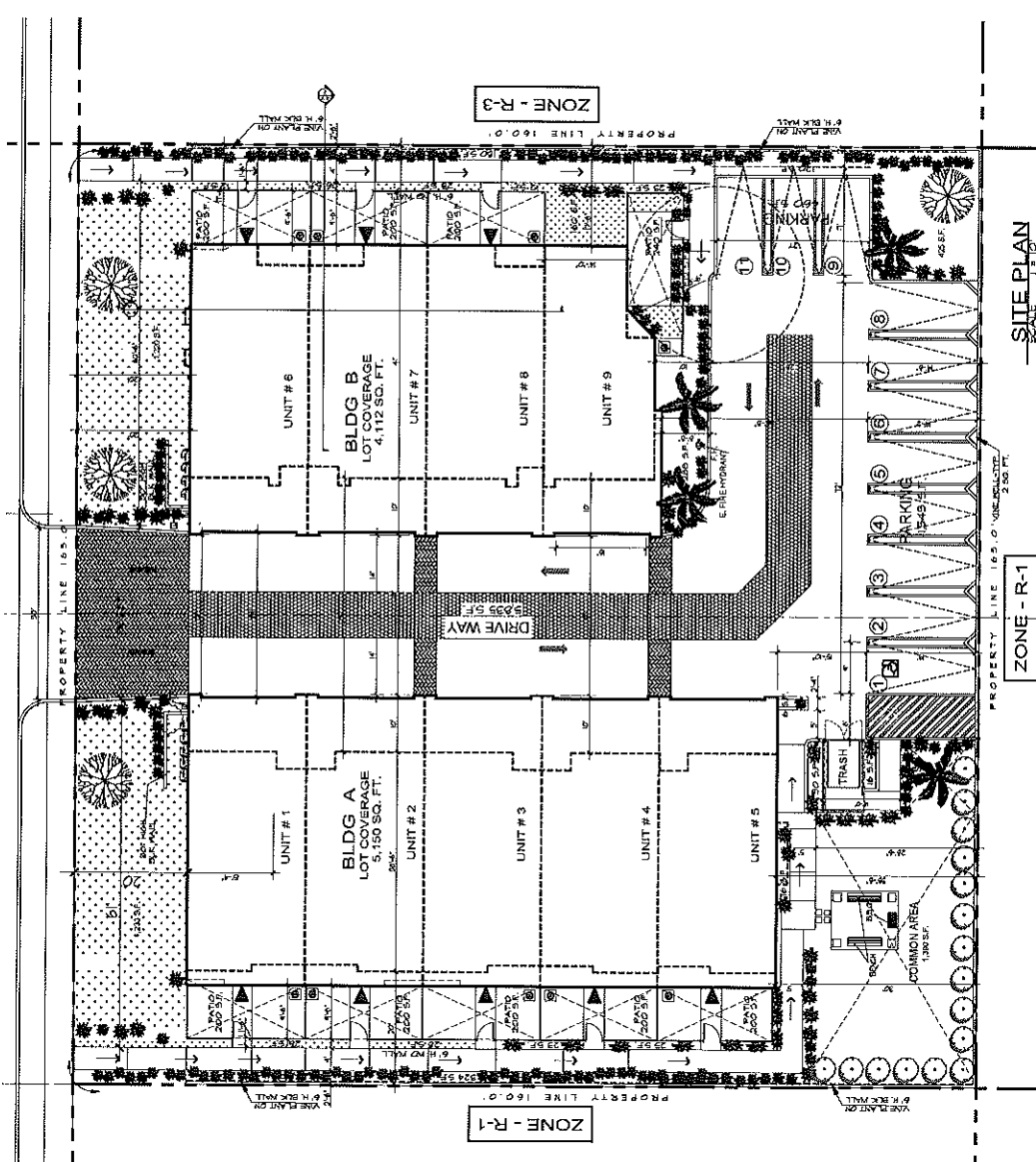
8882 LAMPSON AVE

GARDEN GROVE CA

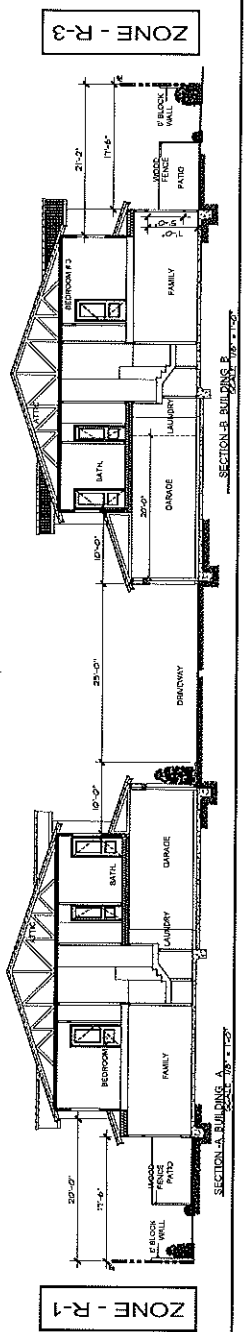
LOT SIZE 26,400 S.F.
 NUMBERS OF UNITS:
 ALLOWABLE: 11 UNITS
 TOTAL NUMBER OF UNITS PROPOSED: 9 UNITS
 FOOTPRINT
 BLDGS = PARKING AREA
 5,191 + 4,103 = 9,294 S.F.
 DENSITY
 48,400 / 9 = 5,378 S.F./UNIT
 LOT COVERAGE:
 10,384 S.F. / 26,400 = 39.3% < 41.5% OK
 OPEN SPACE
 COMMON: 1,266 S.F. (48.3 S.F./UNIT)
 PRIVATE: UNITS #1, 2, 3, 4, 5, 6, 7, 8, 9 = 240 S.F.
 UNIT #9
 OPEN SPACE 383 S.F. TO 333 S.F. PER UNIT
 PAVED AREA = 5,408 S.F.
 DRIVEWAY (NO PARKING AREA) = 2,003 S.F.
 PARKING AREA 1,540 S.F. = 460 S.F.
 TOTAL PAVED AREA = 7,411 S.F.

LANDSCAPE AREA WITHIN THE PARKING AREA:
 = 1,000 S.F.
 TOTAL LANDSCAPING AREA WITHIN PARKING AREA:
 = 1,000 SF / 2,003 SF = 51.4%

PARKING REQUIRED:
 2 BEDROOMS UNIT = 2.75 SPACES PER UNIT (1 X 2.75 = 2.75 PARKING)
 3 BEDROOMS UNIT = 3.25 SPACES PER UNIT (2 X 3.25 = 6.50 PARKING)
 TOTAL REQUIRED = 28.75 = 29 PARKING
 PARKING PROVIDED:
 9 X 2 CAR GARAGES = 18 STALLS = 18 PARKING OK
 TOTAL LANDSCAPING AREA = 2,864 S.F.



UNIT #	# OF BDRM	# OF BATH	FIRST FLR	SECOND FLR	LIVING AREA	PARKING	HEIGHT	REQUIRED	STORAGE
1	2	1	945 SF	125 SF	1,070 SF	2 GARAGE	26 FEET	300 Q.F.	950 Q.F.
2	3	1	1,266 SF	1,266 SF	2,532 SF	2 GARAGE	26 FEET	300 Q.F.	950 Q.F.
3	3	1	1,266 SF	1,266 SF	2,532 SF	2 GARAGE	26 FEET	300 Q.F.	950 Q.F.
4	3	1	1,266 SF	1,266 SF	2,532 SF	2 GARAGE	26 FEET	300 Q.F.	950 Q.F.
5	3	1	1,266 SF	1,266 SF	2,532 SF	2 GARAGE	26 FEET	300 Q.F.	950 Q.F.
6	3	1	1,266 SF	1,266 SF	2,532 SF	2 GARAGE	26 FEET	300 Q.F.	950 Q.F.
7	3	1	1,266 SF	1,266 SF	2,532 SF	2 GARAGE	26 FEET	300 Q.F.	950 Q.F.
8	3	1	1,266 SF	1,266 SF	2,532 SF	2 GARAGE	26 FEET	300 Q.F.	950 Q.F.
9	3	1	1,266 SF	1,266 SF	2,532 SF	2 GARAGE	26 FEET	300 Q.F.	950 Q.F.



REVISIONS	DATE	BY	DESCRIPTION

DEVELOPER
MR. TONY LAM
 9721 ROCK AVE
 SUITE 201
 WESTMINSTER, CA 92683

PROJECT
9 NEW RENTAL UNITS
 8892 LAMPSON AVE
 GARDEN GROVE, CA 92641

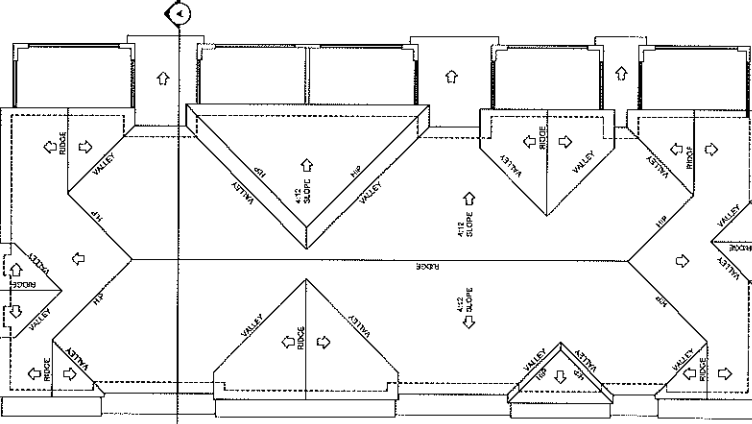


GEORGE BEHNAM
 ARCHITECT
 1790 GRANITEHOPES # 100
 PLACENTA, CA 92670
 (714) 212-7284 FAX (714) 212-3333
 (441) 206-6666
 THIS OFFICE IS NOT A LICENSED ARCHITECTURAL FIRM AND IS NOT AUTHORIZED TO PROVIDE ARCHITECTURAL SERVICES. ANY ARCHITECTURAL SERVICES PROVIDED BY THIS OFFICE SHALL BE PROVIDED UNDER THE SUPERVISION OF AN ARCHITECT LICENSED BY THE STATE OF CALIFORNIA.

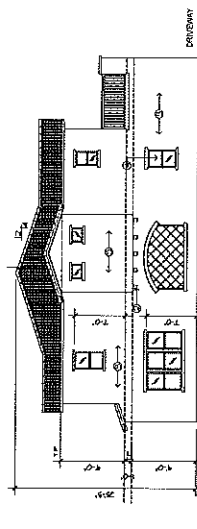
PROJECT NO.
 DRAWING FILE
 DRAWN BY
 CHECKED BY
 DRAWING SCALE/NOTED
 DATE: 12-03-2016

SHEET TITLE
BLDG. A FLOORPLANS, ROOFPLAN, & ELEVATIONS

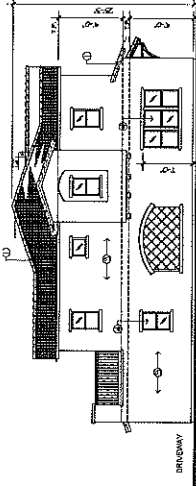
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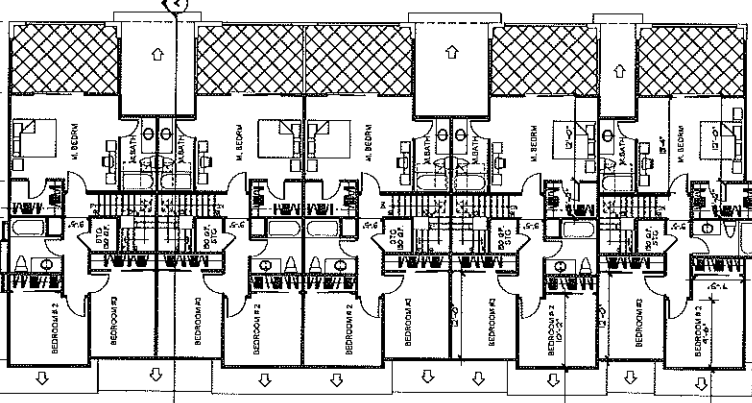
BUILDING - A - ROOF PLAN



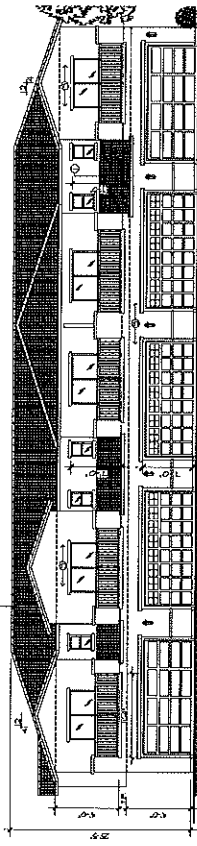
SOUTH SIDE ELEVATION - BLDG. A



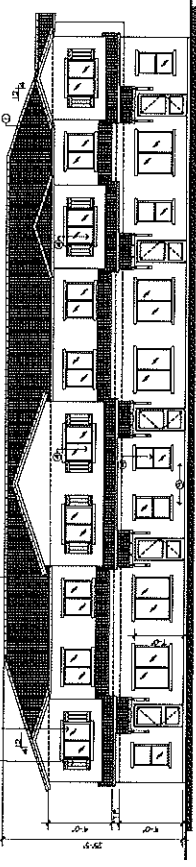
NORTH SIDE ELEVATION - BLDG. A



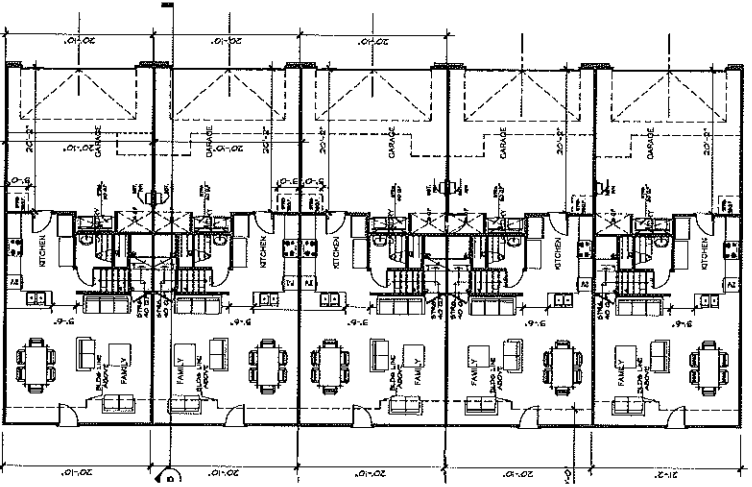
BUILDING - A - SECOND FLOOR



EAST ELEVATION - BLDG. A



WEST ELEVATION - BLDG. A



BUILDING - A - FIRST FLOOR

REVISIONS	DATE

DEVELOPER
MR. TONY LAM
9741 BOLSA AVE
SUITE 201
WESTMINSTER, CA 92683

PROJECT
9 NEW RENTAL UNITS
8602 LAVARON AVE
GARDEN GROVE, CA 92841

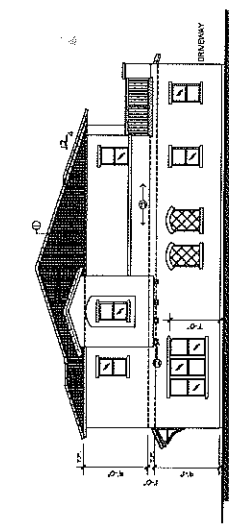
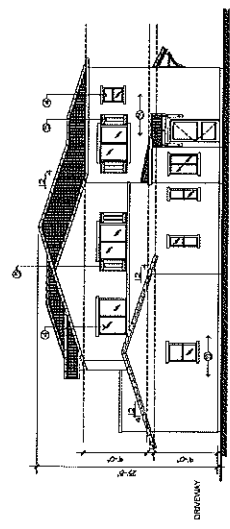
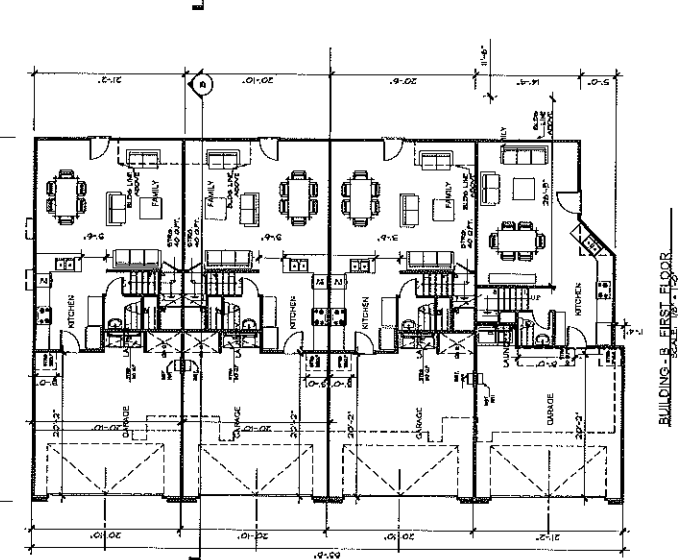
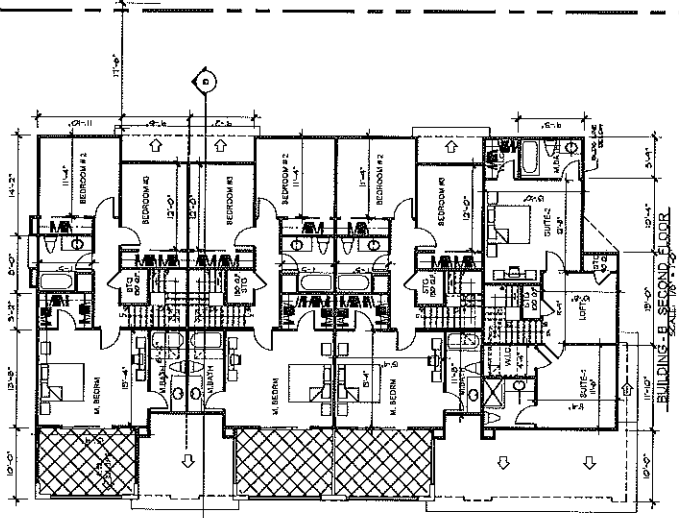
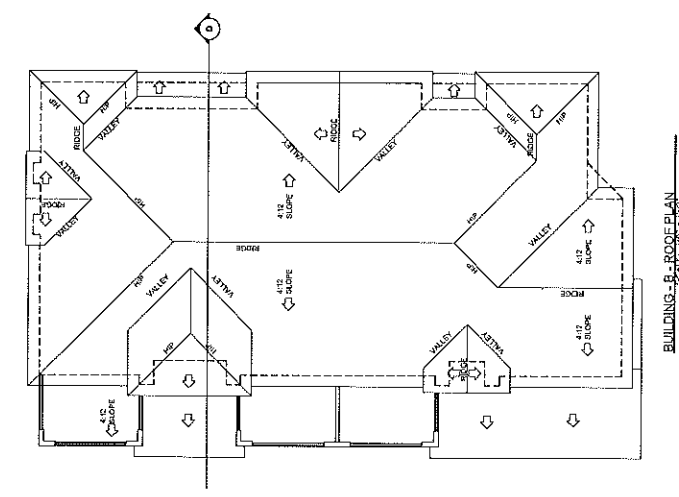


GEORGE BEHNAME
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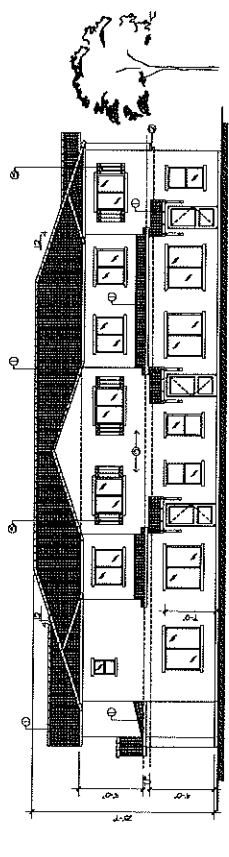
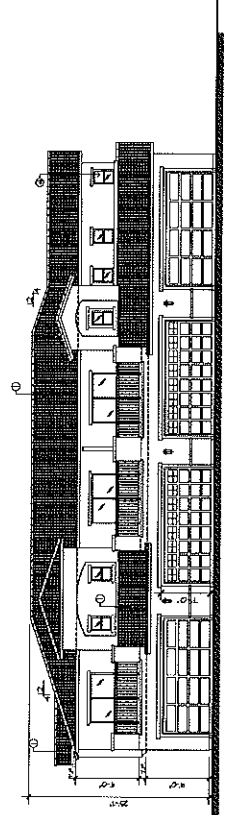
PROJECT NO.
DRAWING NO.
DRAWN BY
CHECKED BY
DRAWING DATE
DATE

SHEET TITLE
BLDG. B
FLOORPLANS,
ROOFPLAN
& ELEVATIONS

SHEET
A-2
3 OF 3



- ELEVATIONS LEGEND
- 1 - CONCRETE ROOF TILE BY EAGLE
 - 2 - 1/2" x 1/2" x 1/2" GIP & COVER BOARD
 - 3 - 5/8" x 3/4" x 1/2" GIP & COVER BOARD
 - 4 - 1/2" x 1/2" x 1/2" GIP & COVER BOARD
 - 5 - 1/2" x 1/2" x 1/2" GIP & COVER BOARD
 - 6 - 1/2" x 1/2" x 1/2" GIP & COVER BOARD
 - 7 - 1/2" x 1/2" x 1/2" GIP & COVER BOARD
 - 8 - 1/2" x 1/2" x 1/2" GIP & COVER BOARD
 - 9 - 1/2" x 1/2" x 1/2" GIP & COVER BOARD
 - 10 - 1/2" x 1/2" x 1/2" GIP & COVER BOARD



RESOLUTION NO. 5884-17

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF GARDEN GROVE APPROVING SITE PLAN NO. SP-035-2017 FOR PROPERTY LOCATED AT 8882 LAMPSON AVENUE, ASSESSOR'S PARCEL NO. 133-272-36

BE IT RESOLVED that the Planning Commission of the City of Garden Grove, in regular session assembled on June 15, 2017, does hereby approve Site Plan No. SP-035-2017 for land located on the south side of Lampson Avenue, west of Magnolia Street, at 8882 Lampson Avenue, Assessor's Parcel Nos. 133-272-36.

BE IT FURTHER RESOLVED in the matter of Site Plan No. SP-035-2017, the Planning Commission of the City of Garden Grove does hereby report as follows:

1. The subject case was initiated by Tony Lam.
2. The applicant requests Site Plan approval to construct nine (9) two-story residential units, divided into two (2) buildings on an approximately 26,400 square foot lot.
3. The project is exempt from the California Environmental Quality Act ("CEQA") pursuant to the Class 32 exemption for "In-Fill Development Projects." (CEQA Guidelines Section 15332.) As set forth in the Class 32 exemption, the proposed project is: (1) consistent with the applicable general plan designation and all applicable general plan polices as well as with applicable zoning designation and regulations; (2) the proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses; (3) the project site has no value as habitat for endangered, rare or threatened species; (4) approval of the project would not result in any significant effects relating to traffic, noise, air quality or water quality; and (5) the site can be adequately served by all required utilities and public services. The project is therefore exempt from CEQA review.
4. The property has a General Plan Land Use designation of Medium Density Residential and is zoned R-3 (Multiple-Family Residential). The site is 26,400 square feet, and is improved with a single-family home that will be demolished in order to accommodate the proposed development.

Existing land use, zoning, and General Plan designation of property in the vicinity of the subject property have been reviewed.

5. Report submitted by City staff was reviewed.
6. Pursuant to a legal notice, a public hearing was held on June 15, 2017, and all interested persons were given an opportunity to be heard.

7. The Planning Commission gave due and careful consideration to the matter during its meeting of June 15, 2017, 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 Sections 9.32.030, are as follows:

FACTS:

The property is a 26,400 square foot lot, located on the south side of Lampson Avenue, west of Magnolia Street at 8882 Lampson Avenue. The property has a General Plan Land Use Designation of Medium Density Residential and is zoned R-3 (Multiple-Family Residential). The property is located in an area improved with existing single-family and multiple-family residences. The property abuts single-family homes to the west, south, east, and across Lampson Avenue to the north is a multi-family development.

The property is currently improved with one (1) single-family home. The applicant proposes to demolish the existing home in order to construct two (2), two-story buildings with a total of nine (9) residential units. The units will consist of both two (2) and three (3) bedroom units that range in size from 1,132 to 1,346 square feet.

The project will provide a total of twenty-nine (29) on-site parking spaces that will be provided in the form of an attached, two-car enclosed garage per unit (for a total of 18 enclosed spaces), and eleven (11) open guest parking spaces, including one (1) accessible parking space.

The applicant is requesting approval of a Site Plan in order to construct the proposed residential rental development.

FINDINGS AND REASONS:

Site Plan:

1. The proposed Site Plan complies with the spirit and intent of the provisions, conditions, and requirements of Title 9 and is consistent with the City's adopted General Plan.

The General Plan Land Use Designation of the subject site is Medium Density Residential, which is intended for the development of mainly multi-family residential neighborhoods that: (i) provide a variety of housing types; (ii) provide access to schools, parks, and other community services; (iii) provide a high-quality architectural design that preserves privacy; (iv) provide common spaces, recreation areas and services convenient to residents and (v) provide an excellent environment for family life; and preserve residential

property values. The proposed project would create a new, nine (9) unit residential apartment project that satisfies each of these objectives and results in a density of 15 units per acre, which is less than the maximum permitted density for the Medium Density Residential Land Use Designation and under Chapter 9.12 of the Garden Grove Municipal Code.

The surrounding neighborhood is developed with single-family and multi-family units. The project has been designed to comply with the R-3 development standards. The project complies with the density, setbacks, landscaping, private and common recreation areas, parking, and the building height requirements of the R-3 zone. The project is compatible with the existing neighborhood. The proposed project will be a valued addition to the area and will provide additional housing units in the immediate area that will further the goals of the City's Housing Element. Therefore, the project complies with the General Plan Land Use designation and all other applicable ordinances.

2. The project will 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 property will be accessed from Lampson Avenue. The development provides sufficient off-street parking to accommodate the proposed development. The project will provide a total of twenty-nine (29) on-site parking spaces in the form of an attached, two-car enclosed garage per unit, total of 18 enclosed spaces, and eleven (11) open guest parking spaces, including one (1) accessible parking space. Pedestrian walkways are provided to access the residential units from Lampson Avenue.

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

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

The Public Works Department has reviewed the plans and all appropriate conditions of approval have been incorporated. The proposed development will provide landscaping and proper grading of the site to provide adequate on-site drainage. All other appropriate conditions of approval and mitigation measures have been included, which will minimize any adverse impacts to surrounding streets.

4. The project will not adversely impact the Public Works Department's ability to perform its required function.

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

5. The project is compatible with the physical, functional, and visual quality of the neighboring uses and desirable neighborhood characteristics.

The project has been designed in accordance with the R-3 development standards. The property is located in an area with existing single-family and multi-family residences. Multiple-family units designed as apartments are permitted in the R-3 zone.

The proposed project will be compatible with the existing multi-family developments in the area. The project will provide landscaping along Lampson Avenue, within the side and rear setbacks, and within the common and private recreation areas. The project has been designed to provide a building design that incorporates projecting building masses along the front building elevation with varying rooflines to enhance the façade of the building. Therefore, the project will have a reasonable degree of physical, functional, and visual compatibility with neighborhood.

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

The project has been designed in accordance with the City Code provisions for providing the required amount of private and common recreation area. Each unit is designed with a ground floor patio area that ranges in size from 200 square feet to 240 square feet. The project will also provide a common recreation area with a total size of 1,385 square feet that will include a concrete pad with a bench and barbeque for use by the residents.

In addition, the project is designed to provide attractive landscaping in the form of trees, shrubs and flowerbeds along the required setbacks, within the property perimeter, and in the recreation areas.

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 possess characteristics that would justify the request in accordance with Municipal Code Sections No. 9.32.030.D.3 (Site Plan).
2. In order to fulfill the purpose and intent of the Municipal Code and thereby promote the health, safety, and general welfare, the attached Conditions of Approval (Exhibit "A") shall apply to Site Plan No. SP-035-2017.

EXHIBIT "A"

Site Plan No. SP-035-2017

8882 Lampson Avenue

CONDITIONS OF APPROVAL

General Conditions

1. The applicant and each owner of the property shall execute, and the applicant shall record a "Notice of Agreement with Conditions of Approval and Discretionary Permit of Approval," as prepared by the City Attorney's Office, on the property. Proof of such recordation is required within 30 days of this approval. The applicant shall provide the City with a copy of the recorded Notice within ten (10) days of its recordation. 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, Tony Lam, 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. Except as otherwise expressly provided herein, any changes of the Conditions of Approval require approval by the Planning Commission. All Conditions of Approval herein shall apply to Site Plan No. SP-035-2017, so long as the improvements authorized and contemplated by Site Plan No. SP-035-2017 and these Conditions of Approval continue to exist on the Site. In the event the improvements authorized and contemplated by Site Plan No. SP-035-2017 are not constructed within one (1) year of approval of Site Plan No. SP-035-2017 or are demolished and not re-established within one (1) year of demolition, Site Plan No. SP-035-2017 shall cease to be effective or grant the applicant any rights to construct other improvements inconsistent with the then-currently applicable development standards.
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.
3. Minor modifications to the Site Plan and/or these Conditions of Approval, which do not materially change the scope or intensity of the project and which will not result in impacts that have not previously been addressed, 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. All conditions of approval shall be implemented at the applicant's expense, except where otherwise expressly specified in the individual condition.
5. 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 City's Planning Division. Lighting adjacent to residential properties shall be restricted to low decorative type wall-mounted lights, or a ground lighting system. Lighting shall be provided throughout all private drive aisles and entrances to the development per City standards for street lighting. Lighting in the common areas shall be directed, positioned, or shielded in such a manner so as not to unreasonably illuminate the window areas of nearby residences. The applicant shall provide a lighting plan for review and approval by the Planning Services Division prior to issuance of a building permit.
6. The applicant shall submit detailed plans showing the proposed location of utilities and mechanical equipment to the Community and Economic Development Department for review and approval prior to Building Division Plan Check. The project shall also be subject to the following:
 - a. All on-site and off-site utilities (off-site refers to the areas within public right-of-way to the center line of the streets adjacent to the subject property) within the perimeter of the site and to the centerline of the adjacent streets shall be installed or relocated underground.
 - b. Above-ground utility equipment (e.g., electrical, gas, telephone, cable television) shall not be located in the street setbacks, within the common areas along Lampson Avenue, or any parking areas and shall be screened to the satisfaction of the Community and Economic Development Department.
 - c. No roof-mounted mechanical equipment, including, but not limited to, dish antennas, shall be permitted unless a method of screening complementary to the architecture of the building is approved by the Community and Economic Development Department prior to the issuance of building permits. Said screening shall block visibility of any roof-mounted mechanical equipment from view of public streets and surrounding properties.
 - d. All ground, roof, or wall-mounted mechanical equipment shall be screened from public view from adjacent properties and the public right-of-way and shall also be screened, to the extent feasible, from on-site areas.

Public Works Engineering Division

7. The applicant shall be subject to Traffic Mitigation Fees, Citywide Park Fees, Drainage Facilities Fees, Water Assessment Fees, and other applicable mitigation fees identified in Chapter 9.44 of the Garden Grove Municipal Code, along with all other applicable fees duly adopted by the City. The amounts of said fees shall be calculated based on the City's current fee schedule in effect at the time of permit issuance.
8. A geotechnical study prepared by a registered geotechnical engineer is required. The report shall analyze the liquefaction potential of the site and make recommendations. The report shall analyze sub-surface issues related to the past uses of the site, including sub-surface tanks and basement and septic facilities. Any soil or groundwater contamination shall be remediated prior to the issuance of a building permit in a manner meeting the approval of the City Engineer in concert with the Orange County Health Department. The report shall make recommendations for pavement design the interior streets and parking spaces. The report shall also test and analyze soil conditions for LID (Low Impact Development) principles and implementations, including potential infiltration alternatives, soil compaction, saturation, permeability and groundwater levels.
9. A separate street permit is required for work performed within the public right-of-way.
10. Separate grading and street improvement plans prepared by a registered Civil Engineer are required. The grading plan shall be based on a current survey of the site, including a boundary survey, topography on adjacent properties up to 30'-0" outside the boundary, and designed to preclude cross-lot drainage. Minimum grades shall be 0.50% for concrete flow lines and 1.25% for asphalt. The grading plan shall also include water and sewer improvements. The grading plan shall include a coordinated utility plan. Street improvement plan shall conform to all format and design requirements of the City Standard Drawings & Specifications.
11. Prior to the issuance of any grading or building permits or prior to recordation upon subdivision of land if determined applicable by the City Building Official, the applicant shall submit to the City for review and approval a WQMP (Water Quality Management Plan) that:
 - a. Addresses Site Design Best Management Practices (BMPs) based upon the geotechnical report recommendations and findings such as infiltration minimizing impervious areas, maximizing permeability, minimizing directly connected impervious areas, creating reduced or "zero discharge" areas, and conserving natural areas;

- b. Incorporates the applicable Routine Source Control BMPs as defined in the Drainage Area Management Plan (DAMP);
 - c. Incorporates structural and Treatment Control BMPs as defined in the DAMP;
 - d. Generally describes the long-term operation and maintenance requirements for the Treatment Control BMPs;
 - e. Identifies the entity that will be responsible for long-term operation and maintenance of the Treatment Control BMPs, and
 - f. Describes the mechanism for funding the long-term operation and maintenance of the Treatment Control BMPs.
12. Prior to grading or building permit closeout and/or the issuance of a certificate of use or a certificate of occupancy, the applicant shall:
- a. Demonstrate that all structural BMPs described in the Project WQMP have been constructed and installed in conformance with approved plans and specifications;
 - b. Demonstrate that applicant is prepared to implement all non-structural BMPs described in the Project WQMP;
 - c. Demonstrate that an adequate number of copies of the approved Project WQMP are available on-site, and
 - d. Submit for review and approval by the City an Operations and Maintenance (O&M) Plan for all structural BMPs.
13. Prior to the issuance of a grading permit, the applicant shall provide a hydrological analysis with scaled map and calculations and hydraulic calculations to size drainage facilities per Orange County Resources and Development Management Department Standards. Parkway culverts shall be designed per Orange County standard plan 1309, Type B. BMP's shall be sized per the requirements of the latest Technical Guidance Documents.
14. Prior to issuance of a grading permit, the applicant shall design overhead street lighting within the development in a manner meeting the approval of the City Engineer. Location of lighting poles shall be shown on the grading plan.
15. The applicant / property owner shall provide a 3-foot (3'-0") public utility easement across lot frontage behind the property line in a manner approved by the City.

16. Prior to the issuance of permits for the street improvements and/or a grading permit, the applicant shall provide improvement completion bonds for all work constructed under the street improvements and grading permit in a manner satisfactory to the City Engineer, City Attorney, and City Finance Department (Risk Management). Alternate forms of security may be considered, solely in the discretion of the City Engineer and with the concurrence of the City Attorney and City Finance Department (Risk Management).
17. The applicant shall construct the driveway entrance to the development per City of Garden Grove Standard Plan B-120 with conforming ADA landing and pathways where public and private sidewalks intersect. All designs must conform to latest ADA standards.
18. No parallel curb parking shall be permitted anywhere on the site and Lampson Avenue.
19. All parking spaces that abut to sidewalks that are not elevated with a curb face to the stall shall have wheel stops.
20. The grading plan shall provide an accessibility route for the ADA pathway in conformance with the requirements of the department of justice standards, latest edition.
21. Orange County Storm Water Program manual requires the applicant to provide a dumpster on site during construction unless an Encroachment Permit is obtained for placement in street.
22. Any new or required block walls and/or retaining walls shall be shown on the grading plans. Cross sections shall show vertical and horizontal relations of improvements and property line. Block walls shall be designed in accordance to City standards or designed by a professional registered engineer.
23. All trash container areas shall meet the following requirements:
 - a. Paved with an impervious surface, designed not to allow run-on from adjoining areas, designed to divert drainage from adjoining roofs and pavements diverted around the area, screened or walled to prevent off-site transport of trash;
 - b. Provide solid roof or awning to prevent direct precipitation;
 - c. Connection of trash area drains to the municipal storm drain system is prohibited;

- d. Potential conflicts with fire code and garbage hauling activities should be considered in implementing this source control;
 - e. See California Stormwater Quality Association (CASQA) Storm Water Handbook Section 3.2.9 and BMP Fact Sheet SD-32 for additional information, and
 - f. The trash shall be located to allow pick-up and maneuvering, including turnarounds, in the area of enclosures.
24. Grading fees shall be calculated based on the current fee schedule at the time of permit issuance.
25. The applicant shall remove the existing landscape within sidewalk area along Lampson Avenue and construct street frontage improvements as identified below. All landscaping installed within the public rights-of-way shall be maintained by the applicant in a manner meeting the approval of the City Engineer and Planning Division.

Lampson Avenue

- a. Remove the existing substandard driveway approach and existing landscaping on Lampson Avenue and construct new curb, gutter, landscape and sidewalk per approved site plan;
- b. The new driveway approach to the site shall be constructed in accordance with City of Garden Grove Standard Plan B-120. Standard Plan B-120 calls for a minimum width of 30'-0" for commercial and multi residential projects, with any deviation from the standard to be approved by the City Traffic Engineer and detailed on the plan showing all modifications;
- c. Construct eight inch (0'-8") curb and gutter along the property frontage at 32'-0" from centerline in accordance with City Standard Plan B-113 (Type C-8);
- d. Construct a 8'-0" sidewalk adjacent to the street curb in accordance with City Standard Plan B-106;
- e. Applicant to coordinate the location of all new water meters to be placed in sidewalk area on Lampson Avenue with Planning Department and Water Division, and
- f. Any proposed new landscaping in public right-of-way shall be approved City Planning Division.

Building Services Division

26. The apartment units shall comply with the requirement of the 2016 edition of the California Building Codes and accessibility requirements.
27. One (1) of the apartment units shall be adaptable and comply with section 1102A.3 of the California Building Codes and Division IV of Chapter 11A for adaptable kitchen, bathroom, path of travel, and doors.
28. The applicant shall comply with the electric vehicle (EV) charging for new construction pursuant to 4.106.4 through 4.106.4.2.5 of the 2016 edition of California Green Building Standards Code.
29. Roofs shall be solar ready pursuant to Section 110.10 of the California Energy Code.
30. The project shall require a soils report prepared by a professional registered engineer and document wet-stamped.
31. The applicant shall install fire sprinkler system in each apartment pursuant to the California Fire Code.

Public Works Water Services Division

32. The apartment units are to have one (1) master water meter and service installed per City Standards by the applicant's contractor with a Class A or C34 license. Installation to be within the Lampson Avenue right-of-way.
33. A Reduced Pressure Principle Device (RPPD) backflow prevention device shall be installed for meter protection. The landscape system shall also have 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.
34. Any new or existing water valve located within new concrete driveway or sidewalk construction shall be reconstructed per City Standard B-753.
35. Fire service shall have above ground backflow device with a double check valve assembly (DCDA) per City Standard B-773. 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 DCDA shall be screened from public view per City Standard B-769.

36. Location and number of fire hydrants shall be as required by Water Services Division and the Fire Department.
37. The private fire hydrant, if required, shall be fully functional prior to building footings and foundations being formed.

Public Work Sewer Services Division

38. Applicant shall install new private sewer main with manhole per City Standards. The main within the public right-of-way shall be 6" min. dia., extra strength VCP with wedgelock joints. Sewer within the City's right-of-way shall be inspected by the Garden Grove Sanitary District and trenching and final paving inspected by the Public Works Inspector.
39. All on site sewer installation and trenching to be per the California Plumbing Code and inspected by Building Services inspector.
40. Applicant 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.

Fire Department

41. The applicant shall install fire sprinklers in each unit per California Fire Code.

Planning Services Division

42. The applicant shall submit detailed plans showing the proposed location of utilities and mechanical equipment to the Community and Economic Development Department for review and approval prior to Building Division Plan Check. The project shall also be subject to the following:
 - a. All on-site and off-site utilities (off-site refers to the areas within public right-of-way to the center line of the streets adjacent to the subject property), within the perimeter of the site and to the centerline of the adjacent streets, shall be installed or relocated underground. All on-site and off-site utilities pertaining to the improvements proposed under this Site Plan shall be installed or relocated underground.
 - b. All above-ground utility equipment (e.g., electrical, gas, telephone, cable television, water meters, electrical transformer) shall not be located in the

street setback, within the common areas, or any parking areas, and shall be screened to the satisfaction of the Community and Economic Development Department Director. The applicant shall relocate the water meters and the electrical transfer outside of the front setback area.

- c. No roof-mounted mechanical equipment including, but not limited to dish antennas, shall be permitted unless a method of screening complementary to the architecture of the building is approved by the Community and Economic Development Department prior to the issuance of building permits. Said screening shall block visibility of any roof-mounted mechanical equipment from view of public streets and surrounding properties.
 - d. All ground or wall-mounted mechanical equipment shall be screened from view from any place on or off the site.
 - e. No exterior piping, plumbing, or mechanical ductwork shall be permitted on any exterior façade and/or be visible from any public right-of-way or adjoining property.
43. The applicant shall submit a complete landscape plan governing the entire development. The plans shall be consistent with the plans submitted to the Planning Commission for review and approval, except as modified herein. The landscape irrigation plans shall include type, size, location and quantity of all plant material. The landscape plan shall include irrigation plans and staking and planting specifications. All landscape irrigation shall comply with the City's Landscape Ordinance and associated Water Efficiency Guidelines. The landscape plan is also subject to the following:
- a. The landscaping plan shall comply with all the landscaping requirements as specified in Title 9 of the City of Garden Grove Municipal Code.
 - b. A complete, permanent, automatic remote control irrigation system shall be provided for all common area landscaping shown on the plan. Subsurface irrigation systems are encouraged. The irrigation plan for any trees planted in the setback areas adjacent to the sidewalks and in the parking lot shall have a deep-water irrigation system that shall be specified on the landscape plan. A detail of the deep-water irrigation system shall be provided for review. If sprinklers are used in other areas, they shall be low flow/precipitation sprinkler heads for water conservation.
 - c. The plan shall provide a mixture of a minimum of ten percent (10%) of the trees at 48-inch box, ten percent (10%) of the trees at 36-inch box, fifteen percent (15%) of the trees at 24-inch box, and sixty percent (60%) of the trees at 15-gallon, the remaining five percent (5%) may be

- of any size. These trees shall be incorporated into the landscaped frontages of all streets. Where clinging vines are considered for covering walls, drought tolerant vines shall be used.
- d. The applicant shall be responsible for all installation and permanent maintenance of all landscaping, irrigation, and other site improvements on the property, including the common recreation, private recreation, and all landscaped areas and setbacks. Said responsibility shall extend to the parkway landscaping, sidewalk, curb, and pavement of the site. All planting areas are to be kept free of weeds, debris, and graffiti.
 - e. The applicant shall provide landscaping within each ground level private patio area. The private patio area shall maintain a landscape planter around the interior perimeter of the patio area with a minimum width of 18-inches, and shall include a variety of shrubs and plants. All improvements to the patio area shall be shown on the building and grading plans.
 - f. No trees shall be planted closer than five feet (5'-0") from any public right-of-way. Trees planted within ten feet (10'-0") of any public right-of-way shall be planted in a root barrier shield. All landscaping along the street frontage located adjacent to the driveway shall be of the low-height variety to ensure a safe sight clearance.
 - g. The landscaping treatment along the Lampson Avenue frontage, including the area designated as public right-of-way, all common areas, and the front setback areas of each unit, shall incorporate a mixture of groundcover, flowerbeds, shrubs, and trees to enhance the appearance of the property. The Community and Economic Development Department shall review the type and location of all proposed trees and plant materials.
44. Enhanced concrete treatment shall be provided at a 20-foot depth within the entry drive on Lampson Avenue, subject to the Community and Economic Development Department's approval that includes decorative stamped concrete or interlocking pavers or other enhanced treatment, excluding scored and/or colored concrete. Color, pattern, material, and final design and configuration shall be approved by the Community and Economic Development Department, Planning Division, and shall be shown on the final site plan, grading plan, and landscape plans.
45. 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 City's Planning Section. Lighting adjacent to residential properties shall be restricted to low decorative type wall-mounted lights, or a ground lighting system. Lighting shall be provided throughout all private drive aisles and entrances to

the development per City standards for street lighting. Lighting in the common areas shall be directed, positioned, or shielded in such manner so as not to unreasonably illuminate the window area of nearby residences.

46. Hours and days of construction and grading shall be as permitted pursuant to Chapter 8.47 of the Garden Grove Municipal Code.
47. The project is subject to the following stipulations:
 - a. All apartment units shall maintain the ability to park two (2) vehicles within the enclosed garages at all times. Garages shall not be converted to any other use.
 - b. There shall be no business activities, day care, or garage sales conducted within or from the garages.
 - c. Garages shall not be rented or leased separately from the dwelling units and shall not be made unavailable to the occupants of the units.
 - d. Parking spaces in the garages shall be made available to the occupants of the unit at all times.
 - e. Residents shall not park or store vehicles anywhere on the site except within the designated parking spaces located within the enclosed garage space for each unit and the open parking spaces located along the private driveway. However, the eleven (11) open parking spaces may be utilized by residents or guests for temporary parking. Any issues arising from the use, application, or restriction of such open parking spaces shall be at the resolve of the applicant.
 - f. Best Management Practices shall be incorporated to deter and/or abate any graffiti vandalism throughout the project and 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.
 - g. Each residence shall be utilized as one (1) apartment unit. No portion of any residence shall be utilized or rented as a separate apartment unit.
 - h. Parking and storage of boats, recreational vehicles, or commercial vehicles on the property is prohibited.

- i. There shall be no parking allowed along the drive-aisle, except within the designated guest parking spaces. All curbs not designated as parking areas shall be painted red.
 - j. The loft area located on the second floor of the apartment unit number nine (9) shall remain as a common open area at all times, and shall not be converted into an enclosed room or to a sleeping room.
 - k. Each apartment unit shall have a private and secured storage area having a minimum of 300 hundred cubic feet. The storage may be located within the garage, provided it does not interfere with the garage use for automobile parking.
 - l. No room additions, detached structures, or enclosed patios shall be permitted.
 - m. Each apartment unit shall have phone-jacks and cable-television in all rooms, except any laundry area, hallways, and bathrooms.
 - n. Each apartment unit shall be provided with an air conditioning condensing unit so that there are no wall-mounted, window mounted, or roof type air conditioning systems on the building.
 - o. All apartment units shall be provided washer and dryer hookups and laundry space within each apartment unit or within the enclosed garage.
48. The applicant shall comply with all provisions of the Community and Economic Development Department including, but not limited to, the following:
- a. The facade of the units shall be designed with sound attenuation features including the use of dual pane windows, a minimum 4-inch decorative wide trim on all windows and doors, and limiting, when possible, the use of vents. These features shall be approved by the Community and Economic Development Department prior to the issuance of building permits.
 - b. Prior to the finalization of working drawings for Planning Division, Engineering Division, and Building Division Plan Check, the applicant shall submit to the Community and Economic Development Department detailed and dimensioned plot plans, floor plans, exterior elevations, and landscape plans which reflect the above Conditions of Approval. The plans shall indicate cross-sections of all streets within the development, landscape materials, wall materials, and building materials proposed for the project.

- c. All garage doors shall be of automatic roll-up type. Mechanical equipment, including air conditioning units, Jacuzzi spa equipment, sump pump, etc., shall not be located closer than five feet (5'-0") of any side or rear property line and shall not be located in the front landscape setback. Air conditioning units may be placed adjacent to or in front of the dwelling units provided the location does not obstruct, impede, or hinder any vehicle traffic or pedestrian access to any unit, and is properly screened from view.
49. Any new or required block walls and/or retaining wall(s) shall be shown on the grading plans. Block walls shall be developed to City Standards or designed by a Registered Engineer and shall be measured from on-site finished grade. The applicant shall provide the following:
 - a. Decorative perimeter block walls shall be required along the south, west, and east property lines, and shall be constructed to a minimum height of 6'-0", as measured from highest point of the on-site finished grade. The block walls shall be constructed of decorative split-face masonry with decorative caps, subject to the Community and Economic Development Department's approval. No walls greater than 36-inches in height shall be constructed within the driveway vision clearance area of the project's entrance.
 - b. The applicant shall work with the existing property owners along the project perimeter in designing and constructing the required perimeter block walls. This requirement is to avoid having double walls and to minimize any impact that it might cause to the existing landscaping on the neighbor's side as much as possible. The perimeter block wall shall be constructed and situated entirely within the subject property. In the event that the applicant cannot obtain approval from the property owners, the applicant shall construct the new wall with a decorative cap to be placed between the new and existing walls. In the event the location of a new wall adjacent to an existing wall or fence has the potential to affect the landscape planter, then the applicant shall work with City Staff to address this situation. The Community and Economic Development Director shall be authorized to approve minor alterations the size and/or location of the landscape planter to accommodate the placement of such wall.
50. Construction activities shall adhere to SCAQMD Rule 403 (Fugitive Dust) that includes dust minimization measures, the use of electricity from power poles rather than diesel or gasoline powered generators, and the use of methanol, natural gas, propane or butane vehicles instead of gasoline or diesel powered equipment, where feasible. Also, the use of solar or low-emission water

heaters, and use of low-sodium parking lot lights, and to ensure compliance with Title 24.

51. The common recreation area improvements shall be reviewed and approved by the Community and Economic Development Department, Planning Division prior to issuance of building permits. The improvements to the common recreation area shall be benches, a barbeque grill, and other amenities for the residents.
52. Building color and material samples shall be submitted to the Planning Division for review and approval prior to issuance of building permits. The buildings shall include stucco exteriors, window and door trim, decorative accenting tile along the front elevation, shutters, paneled roll-up garage doors, decorative entry, and varied rooflines with tile roofing material. All elevations that face a street or a common useable open space area shall maintain the same, or enhanced, level of detail as the fronts of the homes, including but not limited, window trims, multi-paned windows, and shutters.
53. No security fencing/gate shall be permitted to be installed within the entry of the project.
54. All drive aisles to the project shall maintain a minimum width of 28'-0".
55. The new trash enclosure shall be constructed per Garden Grove Standard Plan B-502. The trash enclosure shall match the color and block type used for the rear block wall.
56. No parking shall be permitted within the handicap passenger loading area in order to maintain adequate access to the trash bin. The applicant shall provide sufficient trash pick-up times per week. The trash bin shall be kept inside the trash enclosure, and gates closed at all times except during trash disposal and pick-up.
57. The applicant shall ensure that the second floor bedroom window located on the west elevation of units 4 and 5 shall comply with Municipal Code Section No. 9.12.040.050.C, Building Height Adjacent to R-1 Zone Property. The applicant shall plant a row of mature screening/canopy trees evenly spaced along the western property line and install obscure, opaque, or frosted glass material windows, if it is determined during the plan check process, that such glass is necessary to preserve the privacy of the adjacent R-1 zone property.
58. The garage doors shall be of a decorative panel type that includes glass paneling at the top of the garage door, and shall be incorporated into the building plans at the time of plan check submittal.

59. There shall be no more than nine (9) apartment units on the property.
60. Site Plan No. SP-35-2017 shall be valid for one (1) year from the effective date of this approval.
61. 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-035-2017. 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.
62. The Conditions of Approval set forth herein include certain development impact fees and other exactions. Pursuant to Government Code §66020(d), these Conditions of Approval constitute written notice of the amount of such fees. To the extent applicable, the applicant is hereby notified that the 90-day protest period, commencing from the effective date of approval of Site Plan No. SP-035-2017, has begun.

COMMUNITY AND ECONOMIC DEVELOPMENT DEPARTMENT PLANNING STAFF REPORT

AGENDA ITEM NO.: D.1.	SITE LOCATION: N/A
HEARING DATE: June 15, 2017	GENERAL PLAN: N/A
CASE NO.: N/A	ZONE: N/A
APPLICANT: N/A	CEQA DETERMINATION: N/A

REQUEST:

The purpose of this report is to request that the Planning Commission receive and file the 2016 Annual Progress Report on the Status of the General Plan.

BACKGROUND/DISCUSSION:

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 of 2016. 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 in meeting its RHNA.

RECOMMENDATION:

Staff recommends that the Planning Commission take the following action:

- Receive and file the 2016 Annual Progress Report on the Status of the General Plan


Lee Marino
Planning Services Manager



By: Alana Cheng
Senior Administrative Analyst

Attachment: 2016 Annual Progress Report on the Status of the General Plan

**2016
ANNUAL PROGRESS REPORT
ON THE STATUS OF
THE GENERAL PLAN**



Prepared by the Garden Grove Community and Economic Development
Department

JUNE 2017

2016 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 2016. Projects approved, ordinances adopted, and programs implemented during this time, are included within the report.

The City continues its process of updating the General Plan, which was last updated in 1995. The Administrative Draft of the General Plan was approved for public review in 2008. More information about the General Plan Update is available at <https://www.ci.garden-grove.ca.us/commdev/planning/general-plan> or contact Erin Webb, General Plan Project Manager, at 714-741-5313.

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

The Annual Progress Report on the Housing Element includes; an Annual Building Activity Report Summary; Rehabilitation, Preservation and Acquisition Activity; Regional Housing Needs Allocation Progress; and Housing Element Program Implementation Status updates. Using the Neighborhood Improvement and Conservation Commission (NICC) as an avenue, the City must provide opportunities for public discussion and input on housing issues and housing element implementation.

The programs and objectives in the 2014-2021 Housing Element Plan aim to make adequate provision for the housing needs of all economic segments of the community. The programs outlined in the plan have been implemented in an effort to conserve and improve the conditions of the existing affordable housing stock, assist in the development of housing for low- and moderate-income households, identify adequate sites to encourage the development of a variety of types of housing for all income levels, address and, where appropriate and legally possible, remove government constraints to the maintenance, improvement, and development of housing, and promote equal opportunities for all persons.

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

City of Garden Grove
2016 Annual Report on the Status of the General Plan

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AGENDA

GARDEN GROVE PLANNING COMMISSION

REGULAR MEETING

JUNE 15, 2017

COMMUNITY MEETING CENTER
11300 STANFORD AVENUE

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

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

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: June 1, 2017
- C. PUBLIC HEARING(S) (Authorization for the Chair to execute Resolution shall be included in the motion.)
 - C.1. SITE PLAN NO. SP-035-2017

APPLICANT: TONY LAM AND JENNIE DO

LOCATION: SOUTH SIDE OF LAMPSON AVENUE, WEST OF THE
INTERSECTION OF MAGNOLIA STREET AND
LAMPSON AVENUE AT 8882 LAMPSON AVENUE

REQUEST: Site Plan approval to construct nine (9) two-story residential rental units divided into (2) buildings on an approximately 24,600 square foot site. Building 'A' will be a total of 5,150 square feet and Building 'B' will be a total of 4,112 square feet. The site is in the R-3 (Multiple Family Residential) zone. The project is exempt pursuant to CEQA Section No. 15332 – Infill Development Projects and Common Sense.

STAFF RECOMMENDATION: Approval of Site Plan No. SP-035-2017, subject to the recommended conditions of approval.

D. ITEM FOR CONSIDERATION

D.1. ACKNOWLEDGEMENT OF THE 2016 ANNUAL PROGRESS REPORT ON THE STATUS OF THE GENERAL PLAN AND HOUSING ELEMENT

E. MATTERS FROM COMMISSIONERS

F. MATTERS FROM STAFF

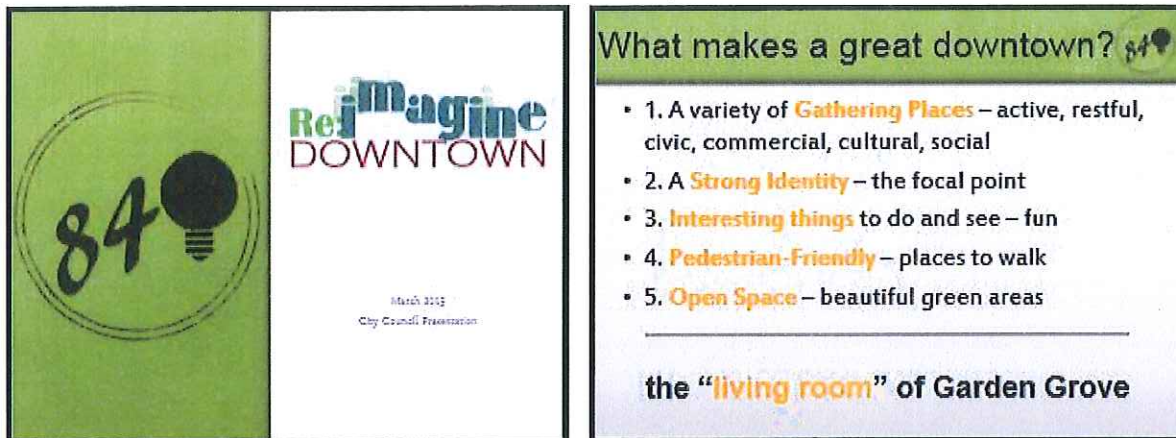
G. ADJOURNMENT

Measures Associated with the Implementation of the General Plan

LAND USE ELEMENT

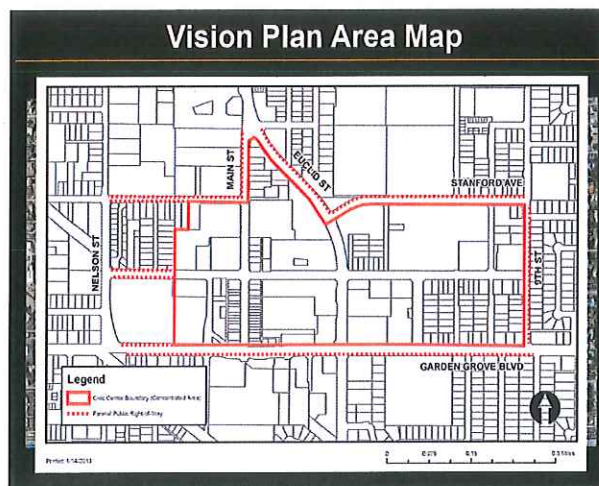
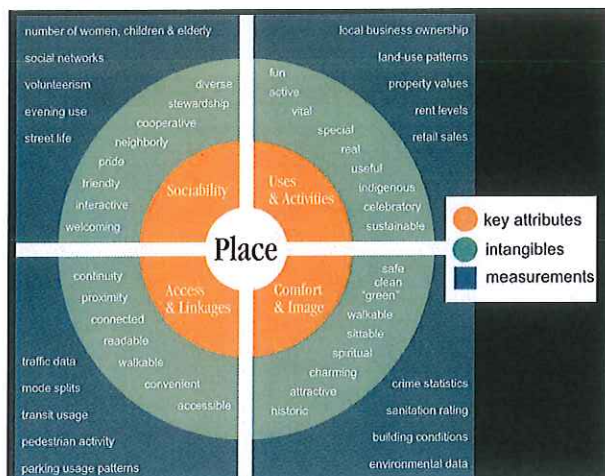
The Land Use Element is often seen as the framework element for the General Plan as it sets forth the patterns of development activity and land use that will support and enhance the character of the City. It will serve as a guide for both public officials and private citizens in its description of the 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 Mind Mixer, 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.

2016 GARDEN GROVE ANNUAL REPORT ON THE STATUS OF THE GENERAL PLAN



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

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

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

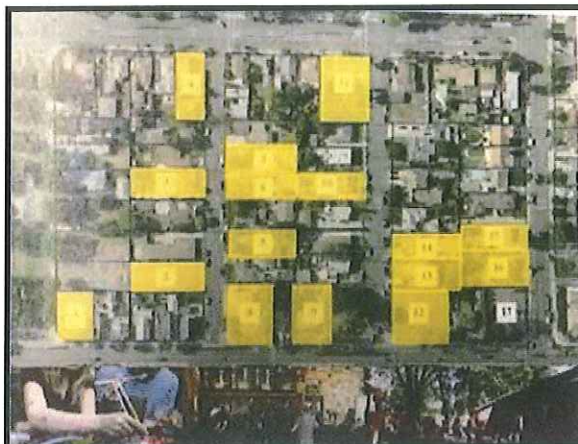
LU-IMP-10B: Continue to encourage the use of the Civic Center's facilities for public and private community and social events.

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

Cottage Industries Project

In continuing to bring the community to identify a sense of place, preserve residential neighborhoods, as well as, combining complementary uses by a new horizontal mixed-use project called the Cottage Industries Project. 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. This project was approved by City Council in May 2016 and the City hopes that this project will encourage Adaptive Reuse and Preservation.

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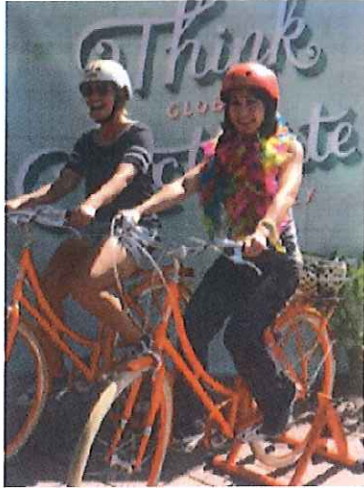
Downtown Parking Management Strategic Plan

The City also sent out a request for proposal for the Downtown Parking Management Strategic Plan for the Civic Center Downtown area. The goal was to seek consultant services of an experienced firm to: analyze current/future parking supply and demand, evaluate the potential consolidation of surface lots, and provide information and recommendations to the City Council, existing and future business owners, and community stakeholders. The goal is to have a tool and guiding document that will help us make the right decisions in the future.

Park(ing) Day, "Parklet" a temporary public space



OCTA partnered with Anaheim, Garden Grove, and Santa Ana for a Special Event hosted by Active Transportation Leadership Program. The day was an event where citizens, artists and activists collaborated to temporarily transform metered parking spaces into "parklets", or temporary public spaces. The ATLP graduates from Anaheim, Garden Grove, and Santa Ana worked with local consultants from firms RSM, Placeworks, and Fehr & Peers to create a "parklet" on the Garden Grove Main Street September 2016.



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.

Adirondack chairs added to the Civic Center Park September 2016

GOAL CD-4: Create comfortable and safe corridors that accommodate all modes of transportation.

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

CD-IMP-4B: Review and update all street standards to support design features that will create an attractive and safe environment for pedestrians, transit users, and bicyclists.

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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.

CD-IMP-7E: Urban Trails on public and/or private property shall have identifiable landscape plantings and signage.

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.



CD-IMP-2D: Develop new sign standards in the Zoning Code that are up to date with current industry design such as larger pylon and *monument signs*. Look for opportunities for different types of signs that reinforce the character of specific areas such as blade signs and old-fashioned wall-painted signs on Main Street/Civic Center District.

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

2016 GARDEN GROVE ANNUAL REPORT ON THE STATUS OF THE GENERAL PLAN

economic vitality through a number of key opportunities, including the following described below.

Small Business Assistance Loan Program (SBA)

Economic Development has been identified by the City Council as one of the top priority objectives in the City's Strategic Plan. An important goal for this element is commercial rehabilitation. In an effort to promote community investment the Department has looked into developing a Small Business Assistance Loan program (SBA). The program will offer 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 will only focus 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 will begin in January 2017.

GO-Biz Workshops

The City partnered with the Governor's Office of Business and Economic Development to offer a workshop designed to help businesses apply for the California Competes Tax Credit, which offers \$243.3 million in tax credits in FY 16-17.

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.

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 will be sponsoring World Trade Week in a 2017 Breakfast and Forum.

New business attraction with successful openings in 2016 include Walmart, Blaze Pizza, Chipotle, Wild Wings, Panda Express, Yogurtland, Drive-Thru Starbucks, Gold's Gym, Aldi Market, and Smart and Final.



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

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

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.

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.

Westley Village (Jamboree Affordable Housing Project)

Building A, a 31-unit family affordable housing building

Building B, a 16-unit senior housing building

Building C, the Head Start building partnered with the Boys and Girls Club

Jamboree has discussed lease strategies with the appropriate Garden Grove representatives. Marketing and lease-up plans have been approved and an interest

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list opened in December 2016. Property management is starting the application process with the first preference group (456 applicants with 316 families and 140 seniors). The project is anticipated to be completed by June 2017 with the senior building to be occupied first.



Sycamore Court (Mariman & Company Housing Project)

Mariman & Company is an affordable housing developer who has purchased a 78-unit apartment complex. The complex (formally Garden Grove Manor) will be transformed into Sycamore Court through a \$22 million acquisition/rehabilitation project. The rehabilitation is estimated at over \$40,000 per door and will include new floors, counter tops, cabinets, fixtures, appliances, as well as a complete renovation of the exterior façade. The City is infusing \$1.2 million in HOME funds into the project, which will allow the City to fulfill the HOME funds disbursement deadline. Construction is scheduled to begin in March 2017 and be completed by November 2017.

Euclid/Katella Business Center (Red Mountain Group)

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

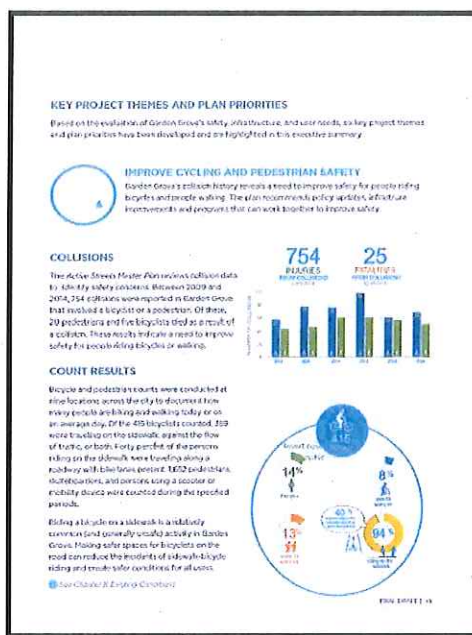
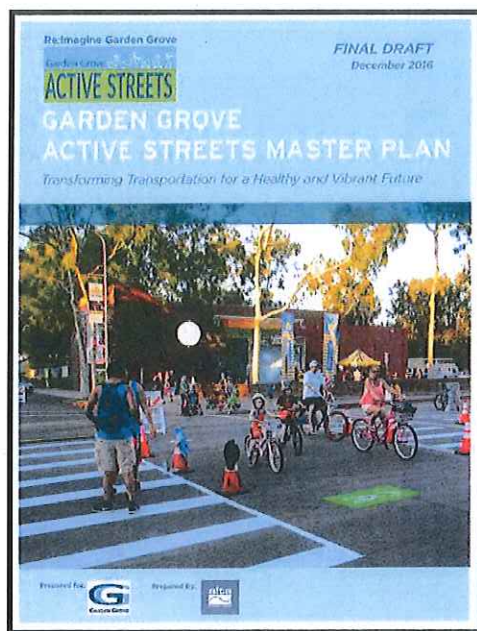


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CIRCULATION ELEMENT

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.

Bike and Pedestrian Master Plan (BPMP) Active Streets

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

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:


- Goals, Objectives, and Policies for walking and biking in Garden Grove
- Recommendations for improving walking and biking around the city so you can safely get to home, work, and recreation
- Programs that would encourage you to walk and bike a Blue more frequently and help improve safety
- The plan is intended to help you make better connections to your daily destinations.

60
GARDEN GROVE
60th Diamond Jubilee
Saturday, June 10, 2016
4:00 pm - 8:00 pm
Villa de Green Park
12737 Main Street, Garden Grove

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

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


 **LEVERAGE SUPPORT AND MOTIVATION FROM PROJECT CHAMPIONS**

Suggest for safe and active transportation is a concept that everyone can get behind, but it will take the action of many 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 such, will be critical to help ensure project success 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 includes the following components:

- Community Advisory Committee meetings
- Community workshop #1 and Open Street event (October 2015)
- Project website and social media presence
- Interactive online draft project website and online survey
- Community workshop #2 at the Garden Grove Diamond Jubilee to present the Draft Plan and solicit input on next projects (June 2016)


The public will be supported by the Garden Grove community.

PROGRAMS

Programs, such as Open Streets events, are a great way to keep community members engaged. The plan recommends continuing existing programs and implementing new programs related to bicycling and walking. Further, offers a plan for how to provide programs, which are broken out into Education, Encouragement, Enforcement, and Evaluation.


Adult and children enjoying Garden Grove's Open Streets event (2015)

ALTA | GARDEN GROVE ACTIVE STREETS MASTER PLAN

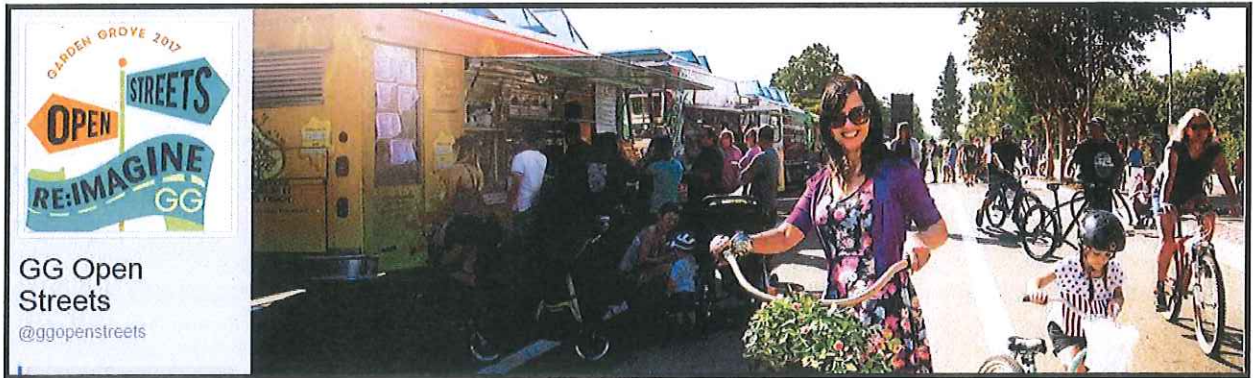
The first draft of the Bike and Pedestrian Master Plan (BPMP) was available to the public for viewing in June 2016. The City celebrated their 60th Anniversary for the City and Alta had another interactive booth to gather public input on the draft including interactive maps and advertisement for the next Open Streets 3, which will occur in 2017. Currently, staff and Alta are working on the environmental review for the BPMP and the goal is to have City Council approval by summer 2017 and adoption it as part of our General Plan.

SCAG Campaign Tactical Urbanism Program (Go Human Initiative)

The City was awarded a Planning Grant for the Pop-Up Garden Grove project which includes temporary pop-up installations to promote the Bike and Pedestrian Master Plan and the Downtown Parking Study. This includes street improvements such as vinyl striping of crosswalks and creating temporary traffic circles in busy intersections bringing "live" examples of potential improvements. (Examples were exhibited during Open Streets 2015). The pop up examples help the community to understand the benefits staged around the Downtown and show a "cycle track" on the street and traffic calming measures. The City was selected 1 out of 5 "eligible projects" located in the Orange County Region to be awarded \$65,000 in assistance for a pop up event. The new name for the initiative was changed to "Go Human"

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and the City decided to combine it with the Open Streets 3 Event in 2017. The Open Streets committee decided to display the temporary bike lanes that run north on West Street as a part of the overall Open Streets route for the event.



OC Streetcar Project

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

The OC Streetcar Project will help the area around Westminster Avenue and Harbor Boulevard grow where the new transit center is planned. This is a great opportunity for the City to develop that area for low and moderate housing, as well as businesses that will support transit-oriented development.

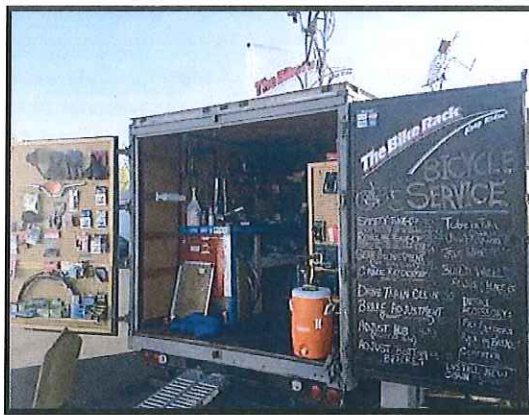


Bike Trailer Program

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

2016 GARDEN GROVE ANNUAL REPORT
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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 2017.



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



In October 2016, the Alliance for a Healthy Orange County (AHOC) held the Regional Active Transportation Forum hosted by the City of Garden Grove. This forum brought advocates, practitioners, and policy makers to Garden Grove to chart the progress and future of Active Transportation in Orange County. The keynote speaker was Daniel S. Iacofano, PhD, FACIP, FASLA, who has more than 30 years of experience in urban planning and community design, specifically for downtowns, transit-oriented development, neighborhoods & urban centers. Attendees had the opportunity to start the morning with a walk-audit tour to take notes and make observations about the Civic Center Downtown area.

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Local champions for change, together with Community and Economic Development and Community Services Department Staff will lead a group for a 1.5 mile easy paced walk around the high school, civic center, Main Street, and the future Cottage Industries project.

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.

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.

Eastgate Park Added Amenities

The Parks and Recreation Division replaced an outdated playground at Eastgate Park, which was followed by the installation of outdoor fitness equipment in summer 2016. In 2017 the City will also be placing a new quarter-mile walking trail around Eastgate Park. These improvements have been possible from grant funding from the Center for Disease Control that will allow the City to continue working on plans to expand open space throughout the City.



Outdoor Fitness Equipment and Lighting (Health and Safety)

In the beginning of 2016, the City added 15 pieces of outdoor fitness equipment at Garden Grove Park. In addition, the City also installed new LED marquee near the

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Festival Amphitheater, as well as 10 new park signs that improve the promotion of City-wide programs and events, enhancing our communication with the community. Lastly, the City added new sports and security lighting to many locations and converted many lighting fixtures to new energy-efficient LED lighting.

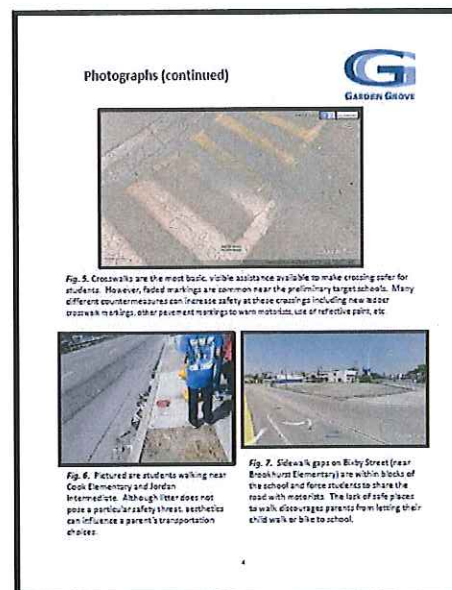
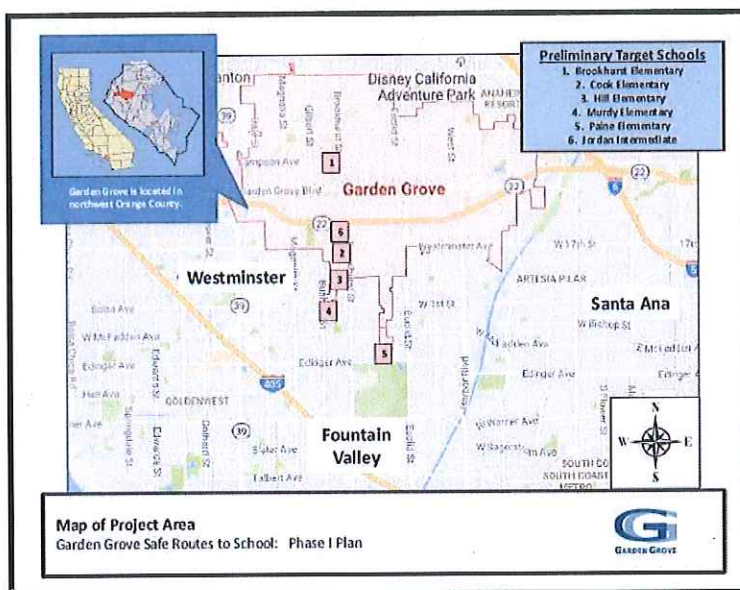
Goal PRK-3: Well-maintained and improved recreational parkland and facilities, both indoor and outdoor, provide the community with increased facility usage, along with encouraging healthy lifestyles and a sense of community pride in Citywide facilities.

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.

SCAG Sustainable Planning Grant (Safe Routes to School)

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



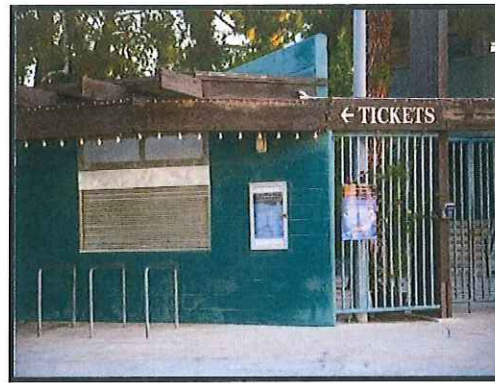
PRK-IMP-7G: Encourage bicycle safety awareness classes at community centers or parks where facilities are currently located.

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

GG Amphitheater new agreement with LFA Group, LLC

The City is continuing to work on promoting the Gem Theater and the Festival Amphitheater with a new sub-lease agreement between LFA Group, LLC and the Shakespeare OC. LFA Group, LLC will begin control of the facility in 2017 and hold music festival performances.



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.

Energy Resources

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

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The Community and Economic Development Department is working on a Request for Proposal to hire a Lighting Consultant to develop a Lighting Conceptual Master Plan for the Civic Center Area. The goal is to upgrade our existing electrical infrastructure to save City funds on electrical costs, and beautify the downtown area by adding decorative lighting to make the area more inviting.



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

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

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.

Cultural and Historical Resources

Cultural and historic resources, sites, and districts have a valuable physical component to the community's heritage.

At the request of the Planning Commission, a study session was conducted in spring of 2016, regarding Historic Preservation and the California Environmental Quality Act (CEQA) related to historic structures. The session responded to concerns raised about the demolition of structures that were identified within the City's Comprehensive Historic and Architectural Resources Inventory (CHARI) document that was prepared in 1986. Of the 132 properties identified on the list, 25 properties have since been demolished and 27 have been substantially altered. Currently, the Conservation Element within the City's General Plan was approved with the goal which states "Significant historical, architectural, archeological, and cultural value resources shall be preserved and protected."

Historic Preservation Ordinance

Following a survey of Southern California cities that established preservation ordinances, as well as the State Office of Historic Preservation, ordinances typically have provisions to create a local historic preservation commission of which the Planning Commission could fill this role. Also, to provide criteria to determine which properties can be designated under the ordinance and the process for such designation; to create guidelines for the demolition of an historic structure, including a provision for granting an economic hardship waiver; and to provide for additions to historic structures and requirements for the maintenance.

National Register

The 1986 CHARI document identified three (3) of the 132 homes have been identified in the City's General Plan as significant. These include: the Stanley House, the Harry A. Lake House, and the Reyburn House. At the time, the houses were identified, they were also considered candidates for nomination to the National Register of Historic Places.









Due to limited funding available, an in-house field survey was conducted of the City's CHARI document by taking current photos of the 132 properties identified on the list, and researching archival property records and permits to determine if the structures still maintain their integrity.

Once the field survey is updated with present data, the Planning Division will request the expertise of an Architectural Historian, or an individual that has at least two (2) years of Historic Preservation analysis experience, to process a review of the inventory. The result of the analysis will define the significance of the structures and determine if these properties meet the requirements for the National Register.

Future costs include hiring a consultant to prepare a Historic Preservation Ordinance.

2016 GARDEN GROVE ANNUAL REPORT
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The decision to hire an Architectural Historian to review the in-house survey data was based on the process having the least financial impact to the City. The cost to hire the Architectural Historian is minimal and funding options are still being discussed.

ENTRY 118	ENTRY 51
<p>Associated Structures: None</p> <p>Architectural Style: Eastlake Victorian - Stick / Queen Ann</p> <p>Architect: Unknown</p> <p>Architectural Features: Cross gabled and steepy roof, many decorative elements, face like brackets, two-tier porch, spindlework on porch supports, original door and windows.</p>	<p>Associated Structures: Second Unit and Garage</p> <p>Architectural Style: English Tudor Revival</p> <p>Architect: Unknown</p> <p>Architectural Features: Steeply pitched and half-timbered gable, arch front door, multiple materials on exterior facade, decorative elements on chimney.</p>
<div style="display: flex; justify-content: space-around;"> <div style="text-align: center;">  <p>Feature: Cross gable and steepy roof</p> </div> <div style="text-align: center;">  <p>Feature: Decorative elements</p> </div> </div> <div style="display: flex; justify-content: space-around; margin-top: 10px;"> <div style="text-align: center;">  <p>Feature: two tier porch with spindlework</p> </div> <div style="text-align: center;">  <p>Feature: Original front door and windows</p> </div> </div>	<div style="display: flex; justify-content: space-around;"> <div style="text-align: center;">  <p>Feature: Half-timbered gabled roof</p> </div> <div style="text-align: center;">  <p>Feature: Arch front door</p> </div> </div> <div style="display: flex; justify-content: space-around; margin-top: 10px;"> <div style="text-align: center;">  <p>Feature: Decorative elements on chimney</p> </div> <div style="text-align: center;">  <p>Feature: multiple materials</p> </div> </div>
<p>Historic Criteria: B and/or C</p> <p>Category: Building</p> <p>Historical Significance: Home of George R. and Katherine Reyburn. This is an excellent example of Victorian style in the city.</p> <p>Recommendation: Remain on the list because of its association with significant persons and its distinguished style.</p>	<p>Historic Criteria: B and / or C</p> <p>Category: Building</p> <p>Historical Significance: Home of Mrs. Chase, related to founders of Chase National Bank.</p> <p>Recommendation: Remain on the list because of its distinctive architectural style and (maybe) its association with significant person.</p>
<p>Official Decision: _____</p> <p>Date: _____</p>	<p>Official Decision: _____</p> <p>Date: _____</p>

Regional Housing Needs

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

Senate Bill 12 (SB12) authorized the Southern California Association of Governments (SCAG) to develop the Regional Housing Needs Assessment (RHNA) for the six-county SCAG region, which includes the City of Garden Grove. As determined by SCAG, Garden Grove's fair share allocation is 747 new housing units during the 2014-2021 cycle. Currently we are in planning year three (3) of eight (8) years, which covers the periods from January 1, 2014 through December 30, 2021.

As of December 31, 2016 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 2016.

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction: Garden Grove
 Reporting Period: 1/1/2016 - 12/31/2016

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

Housing Development Information										
1 Project Identifier (may be APN No., project name or address)	2 Unit Category	3 Tenure R=Renter O=Owner	4 Affordability by Household Incomes			5 Total Units per Project	5a Est. # Infill Units*	6 Assistance Programs for Each Development See Instructions	7 Deed Restricted Units See Instructions	8 Housing without Financial Assistance or Deed Restrictions <small>Note below the number of units determined to be affordable without financial or deed restrictions and attach an explanation how the jurisdiction determined the units were affordable. Refer to instructions.</small>
			Very Low- Income	Low- Income	Moderate- Income					
			0	0	0	0	0			
			0	0	0	0	0			
(9) Total of Moderate and Above Moderate from Table A3			9	9	9	10	0			
(10) Total by income Table A/A3			9	9	9	10	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: 1/1/2016 - 12/31/2016

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

Activity Type	Affordability by Household Incomes				(4) The Description should adequately document how each unit complies with subsection (c)(7) of Government Code Section 65583.1
	Extremely Low-Income*	Very Low-Income	Low-Income	TOTAL UNITS	
(1) Rehabilitation Activity	0	0	0	0	
(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

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

	1. Single Family	2. 2 - 4 Units	3. 5+ Units	4. Second Unit	5. Mobile Homes	6. Total	7. Number of infill units*
No. of Units Permitted for Moderate	0	3	0	6	0	9	0
No. of Units Permitted for Above Moderate	10	0	0	0	0	10	0

* Note: This field is voluntary

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction: Garden Grove
 Reporting Period: 1/1/2016 - 12/31/2016

Table B

Regional Housing Needs Allocation Progress

Permitted Units Issued by Affordability

Enter Calendar Year starting with the first year of the RHNA allocation period. See Example.																			
Income Level	RHNA Allocation by Income Level	Year	Year	Year	Year	Year	Year	Year	Year	Year	Year	Year	Year	Year	Year	Year	Year	Total Units to Date (all years)	Total Remaining RHNA by Income Level
		2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030
Very Low	Deed	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	Restricted Non-deed	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	164
	restricted	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	164
Low	Deed	0	14	0	0	0	0	0	0	0	0	0	0	0	0	0	0	14	0
	Restricted Non-deed	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	106
	restricted	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	106
Moderate	Deed	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	Restricted Non-deed	3	50	7	9	0	0	0	0	0	0	0	0	0	0	0	0	69	66
	restricted	3	50	7	9	0	0	0	0	0	0	0	0	0	0	0	0	69	66
Above Moderate		328	37	46	10	0	0	0	0	0	0	0	0	0	0	0	131	197	
Total RHNA by COG:	747																		
Enter allocation number:		41	101	53	0	0	0	0	0	0	0	0	0	0	0	0	214		
Total Units																			533
Remaining Need for RHNA Period																			

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

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction Garden Grove
 Reporting Period 1/1/2016 - 12/31/2016

Table C

Program Implementation Status

Program Description (By Housing Element Program Names)	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.		
Name of Program	Objective	Timeframe in H.E.	Status of Program Implementation
Housing Rehabilitation Grants	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.	2014-2021	Due to lack of funding no senior homes were repaired or improved.
Code Enforcement	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. Proactively prevent violations through education and outreach of home improvement assistance.	2014-2021	The City through its Neighborhood Improvement Committee chose the Palma Vista Avenue neighborhood using a 3 Phase Approach. Phase 1: Engaging in a partnership with the residents of the community through landlord meetings, mobile pantry event, and surveying the residents to formulate a plan. (Nov 2016- March 2017) Phase 2: Enhance by improve living conditions, bring neighborhood up to code with the help of Living Springs Church. Phase 3: Empower including Small Business Assistance Programs, CallHOME Manufactured Home Rehab, and plans for a future Resource Center. Goal: reduce increase code compliance, and reduce calls for service in the neighborhood.
Multi-Family Acquisition and Rehabilitation	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.	2014-2021	In the year 2016 housing efforts were focused more towards new construction, but the City continues to seek out acquisition and rehabilitation opportunities that will come about in 2017.

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

Jurisdiction Garden Grove
Reporting Period 1/1/2016 - 12/31/2016

<p>Affordable Housing Construction</p>	<p>Affordable Housing Provide technical and financial (as available) assistance for the construction of 15 affordable units annually (90 units total) using a combination of 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.</p>	<p>2014-2021</p>	<p>We have been working with Jamboree Housing Corporation on the United Methodist Church Project to provide high-quality housing to 47 families and seniors who earn between 50% and 80% of the area median income(AMI) in a community with excellent job and educational opportunities. The project is expedited to be completed in Summer 2017.</p>
<p>Rental Assistance</p>	<p>Provide rental assistance to 2,337 very low-income persons or households. Pursue additional funding for the Section 8 program.</p>	<p>2014-2021</p>	<p>Provided rental assistance to 2296 Section 8 tenants due to funding cuts. Pursued additional Section 8 funding, no funding was available.</p>
<p>Home Ownership Assistance</p>	<p>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.</p>	<p>2014-2021</p>	<p>There was 1 First Time Home Buyer Loan that was issued in 2015. The loan was issued under the City's CallHOME grant program. In 2015, there has not been any First Time Home Buyer Loans issued.</p>

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

Jurisdiction Garden Grove
Reporting Period 1/1/2016 - 12/31/2016

<p>Preservation of Affordable Rental Housing</p>	<p>Assist in the preservation of 528 affordable units at risk of converting to market rents by: Periodically monitoring the 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.</p>	<p>2014-2021</p>	<p>The City continues to seek out Affordable Rental Housing, however did not have the opportunity to assist in affordable housing units in 2016.</p>
<p>Sites Inventory</p>	<p>Continue to provide appropriate land use designations and maintain an inventory of suitable sites for residential and mixed use development. Provide technical assistance and information on available City-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.</p>	<p>2014-2021</p>	<p>Chapter 4 of the Housing Element provides the most updated inventory of suitable sites for residential and mixed-use development. The adoption of the Mixed-Use Zoning Code has made available 5 mixed-used sites. These 5 sites have the capacity to provide approximately 1324 housing units on residential and mixed use. Planning Staff continuously meet with developers to discuss housing opportunities and provide technical assistance.</p>

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

Jurisdiction: Garden Grove
Reporting Period: 1/1/2016 - 12/31/2016

<p>Mixed Use Development</p>	<p>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. 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).</p>	<p>2014-2021</p> <p>Mixed Use Zoning Code was approved by the City Council in March 2012 and it went into effect on April 28, 2012. Mixed use zones vary in use and density. The standards allow for more flexibility with the intent of making mixed use development more feasible and facilitate and encourage such type of development. In 2014 we approved the Jamboree project which is mixed use. It has a total of 47 low-income units, a church and 2 pre-schools. The project is expected to be completed in Summer 2017. Planning staff continuously meet with developers to discuss housing opportunities and there are a few in the works for 2017 entitlements.</p>
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ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation (CCR Title 25 §6202)

Jurisdiction Garden Grove
Reporting Period 1/1/2016 - 12/31/2016

<p style="text-align: center;">Special Needs Housing</p>	<p>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.</p>	<p style="text-align: center;">2014-2021</p>	<p>The City's Municipal Code has been amended to provide for emergency homeless shelters as a permitted use in the M-1 zone as required by Senate Bill 2 (SB2). The amendment has established development standards for Emergency Shelters, Transitional Housing, and Supportive Housing. The following are the service providers who have received 2015/2016 ESG funds: Interval House, Woman's Transitional Living Center, Thomas House, 211 Orange County, Mercy House Living Centers, and starting in 2016/17 Grandma's House of Hope.</p>
<p style="text-align: center;">Parking Standards</p>	<p>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.</p>	<p style="text-align: center;">2014-2021</p>	<p>Parking requirements were evaluated during the amendment of Title 9 of the Garden Grove Municipal Code to provide emergency homeless shelters per SB 2 requirements. Parking standards and requirements were assessed within the Mixed Use Zoning update that was completed in March 2012. Parking study update was conducted for the public parking facilities serving downtown Garden Grove. Any affordable housing projects approved in the City incorporates with the reduced parking standards that are consistent with State requirements.</p>
<p style="text-align: center;">Water and Sewer Service Providers</p>	<p>Within 30 days of adoption of the Housing Element, deliver the Garden Grove Housing Element to all providers of sewer and water service within the City of Garden Grove.</p>	<p style="text-align: center;">Within 30 days of adoption of the Housing Element</p>	<p>The Garden Grove Housing Element was provided to all providers of sewer and water services within the City of Garden Grove.</p>

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

Jurisdiction Garden Grove
Reporting Period 1/1/2016 - 12/31/2016

<p>Fair Housing Services</p>	<p>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). 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.</p>	<p>2014-2021</p>	<p>The City contracted with Fair Housing Foundation (FHF) to provide comprehensive educational and enforcement programs for City residents. The FHF understands the private sector and is well equipped to analyze impediments, describe appropriate actions, and to follow-through on those actions. Programs/actions taken during the 2015-2016 report period included: Set up 5 booths to provide information at community events, distributed 11,458 pieces of literature, held 12 management training classes, gave 14 presentations providing a synopsis of FHF services and statistics, held 8 tenant/landlord workshops. Offered 10 walk-in clinics, 20 media activities to promote. FHF responded to 413 inquiries regarding general housing issues. In addition, FHF screens, inputs data, counsels, pursues habitability cases, provides unlawful/deliner assistance, conducts mediations, and provides appropriate referrals.</p> <p>FHF responded to 21 inquiries regarding discrimination, complaints, screening, and counseling. As a result of the above inquiries, FHF opened 7 cases in response to discrimination, and to perform extensive testing, conciliate, mediate, provide agency referrals, and litigate. Total attendance for the above actions was 8,834 people.</p>
<p>Homeless Housing Needs</p>	<p>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 in the City.</p>	<p>2014-2021</p>	<p>1st half of 2016 - 363 homeless shelters/transitional housing services; 524 overall homeless services 2nd half - 106 homeless shelters/transitional housing services; 117 overall homeless services.</p>
<p>Implementation and Community Engagement</p>	<p>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). Use the Neighborhood Improvement and Conservation Commission as an avenue for public input on housing issues and housing element implementation.</p>	<p>Annually (April 1 of each year) or within 60 days of deadline (based on Council approval dates)</p>	<p>Conducted annual Housing Element Progress Report, using the Neighborhood Improvement and Conservation Commission as the avenue for public input on the housing issues and housing element implementation. Community Engagement event for 2016: Palma Vista Avenue Neighborhood program event, November 2016 Mobile Food Party, April-July 2017 Neighborhood clean up date with Living Springs Church, July 2017 to future Social Services Programming and plans for Resource Center.</p>

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

Jurisdiction Garden Grove

Reporting Period 1/1/2016 - 12/31/2016

General Comments:

COMMUNITY AND ECONOMIC DEVELOPMENT



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

NOTE: The significant achievements included in this Performance Report are in a reporting period between Fiscal Year 2015-16 for the Community and Economic Development Department, which is a different reporting period from the Calendar Year 2016 reflected in the Measures Associated with the Implementation of the General Plan prior to this section.

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

The significant achievements of FY 2015-16 for the Community and Economic Development Department include the following:

ECONOMIC DEVELOPMENT

California Fuels and Lubricants

■ In January 2016, the City Council approved an Amended and Restated Operating Covenant Agreement with AAA Oil, Inc. dba California Fuels and Lubricants (CFL), located at 11621 and 11671 Westminster Avenue in Garden Grove. The purpose of the Amended Agreement is to retain CFL in Garden Grove for the next 20 years and for CFL to make a significant additional capital investment of its own funds in its business in order to increase the volume of sales in Garden Grove. If the anticipated expansion and sales growth occur as a result of CFL's capital investment, the Agreement will result in the generation of

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significant additional sales tax revenues to the City’s General Fund, the creation of additional employment opportunities for residents of the City, and the long-term maintenance of the site.

12361 Chapman Avenue

■ On March 22, 2016, the City of Garden Grove as Successor Agency to the Garden Grove Agency for Community Development approved a Purchase and Sale Agreement between Investel Harbor Resorts, LLC (Buyer) and the City, for the sale of property located at 12361 Chapman Avenue for the fair market value of \$1.1 million. The property consists of a vacant 10,883 square foot restaurant/banquet hall situated on an approximately 0.48 acre site adjacent to the Hyatt Regency Orange County in Garden Grove. The Buyer plans to remodel and renovate the vacant restaurant, which will result in the creation of 25 new jobs.

Hyatt Regency Orange County

■ In November 2015, Investel acquired the Hyatt Regency Orange County hotel and is currently evaluating opportunities to expand the Hyatt and exploring the potential development of the Hyatt parking lot located west of the hotel. Investel’s intent is to renovate and upgrade the Hyatt Regency property, including replacing new elevators and renovating the lobby and guestrooms. Investel is also exploring options to expand and develop the adjacent leased parking lot.



13650 Harbor Boulevard

■ In January 2016, City Council directed staff to issue a Request for Proposal to sell the City-owned real property consisting of approximately 1.45 acres at 13650 Harbor Boulevard. Following receipt of three proposals, in May 2016, the City Council directed staff to work on a Purchase and Sale Agreement with BN Group for the development of a new hotel. BN Group has over 35 years of experience in hotel development and is acknowledged as an innovative leader in the hotel management and development industry.

The sale proceeds will provide the City with funds to supplement its General Fund and will facilitate use of the Property in a manner that will create jobs and generate additional tax revenues to the City. The purchase price is \$2.8 million, and escrow is anticipated to close by December 30, 2016.

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Kam Sang Company - Nickelodeon Resort

■ In May 2016, City Council approved an Exclusive Negotiation Agreement (ENA) between the City and New Age Garden Grove, LLC for the development of approximately 10 acres of real property. The ENA provides a period to exclusively negotiate with the City the terms of the development agreement, which include the economics of the development, the site plan, and the specific uses of the development of a new Nickelodeon Resort comprised of a 600 room resort hotel with resort pool and Nickelodeon amenities.

Site C

■ On June 28, 2016, the City Council approved the assignment of the Grove District Resort Hotel Development Agreement from Land & Design, Inc. to Investel Harbor Resorts, LLC. Land & Design is now a partner with SCG and the partnership is owned by the entity Investel Harbor Resorts, LLC. Investel is currently developing Garden Grove's Site C resort hotel campus with up to 769 new hotel rooms, 39,000 square feet of conference space and 45,000 square feet of commercial space. Upon completion, it is anticipated the project will generate approximately \$3.8 to \$4.9 million in additional annual tax revenue to the City.



Great Wolf Lodge (GGMXD,LLC)

■ In March 2016, the Great Wolf Lodge Southern California (GWL) celebrated its official grand opening. The project is the result of a very successful public private partnership between the City of Garden Grove and the developer, McWhinney. The resort features a 603 room luxury suite hotel with an adjacent 105,000 square foot indoor/outdoor waterpark, 30,000 square feet of meeting space and a 1,000 car parking structure. GWL cost approximately \$280 million to develop and is expected to create approximately 730 permanent jobs and generate an estimated \$6-\$8 million for the City's general fund.



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Staff is presently working with the developer to explore and facilitate the expansion of the resort on the dirt portion of the site that is adjacent to Harbor Boulevard. The developer is considering building an addition to the hotel, which includes 200 more rooms. Outdoor-type activities are also being considered for the top level of the parking structure.

EDA Grant

- The Economic Development Division efforts are near completion on the implementation of the Harbor Boulevard street improvement project. The project is funded by the obligation of the the Garden Grove Agency for Community Development agreement with Garden Grove MXD, LLC for \$2.9 million, and has a matching fund component of \$2.9 million paid by the Economic Development Administration. The total project cost is \$5.8 million.



The completion of the contract occurred in November 2016. The project is expected to create 930 jobs and generate \$290 million in private ancillary development investment.

Brookhurst Triangle

- The Economic Development division worked with the developer of the Brookhurst Triangle - Kam Sang Co. - to finalize the construction drawings for the first phase of the 13.9 acre mixed use project. The total buildout of the project includes a mixed-use development with a minimum of 80,000 square feet and up to 200,000 square feet of commercial/retail space, and a maximum of 600 residential units. The master plan for the project includes residential rentals, for-sale condominiums, and affordable housing units. The first phase of this project is being built on the northernmost portion of the site and will feature 180 apartment units, a pool, and a clubhouse. Kam Sang Co. anticipates Phase 1 construction to be completed by July 15, 2017.



Garden Grove Tourism Improvement District (GGTID)

- In June 2016, the City approved the annual report for the Garden Grove

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Tourism Improvement District (GGTID). The GGTID was established in 2010 to fund collective tourism marketing efforts under the umbrella of the Anaheim/Orange County Visitor & Convention Bureau, now Visit Anaheim. GGTID's main task is marketing and promotion of tourism, specifically, conventions benefitting the hotels within the Grove District – Anaheim Resort.

ECONOMIC DEVELOPMENT STRATEGIC PLAN

The Economic Development Division is currently implementing the 2014 Economic Development Strategic Plan which includes the following strategies:

- **Garden Grove Ambassador Business Retention Burea Contract**
On July 1, 2015, the City entered into an agreement with the Garden Grove Chamber of Commerce to provide the services for FY 2015-16 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 Recon**
Staff attended the International Council of Shopping Centers Recon, the global convention for the shopping center industry. The conference provided networking, deal making, and educational opportunities. At this year's convention, staff exhibited and displayed economic development programs and opportunities within the City of Garden Grove. The City conducted meetings with over 70 businesses at this year's ICSC conference.
- **Broker Network Program**
The Economic Development Division hosted broker network luncheons with CBRE, Voit, Lee & Associates, and Newmark Grubb Knight Frank. The goal of the broker network is to expand communications with the brokerage community who are on the front line when it comes to businesses wanting to expand, relocate or develop new start-ups. Whether it be retail, industrial or office space, the Economic Development Division is promoting the City of Garden Grove. Staff continue to open the line of communication with brokers, alert them of opportunity sites in the City and share the City's vision for development.
- **Small Business Development Center (SBDC) Workshop Series**
Economic Development Division staff in conjunction with several of our local Chambers of Commerce and SBDC Orange County are working on a series of workshops aimed at providing small businesses with information and tools they need to thrive and prosper. Workshops will be held quarterly beginning January 2017.
- **SCORE**
The City continued partnering with SCORE to sponsor four quarterly workshops dedicated to assisting small businesses in planning a new business, marketing & sales, and finance.
- **Korean American Chamber of Commerce of Orange County (KACCOC)**

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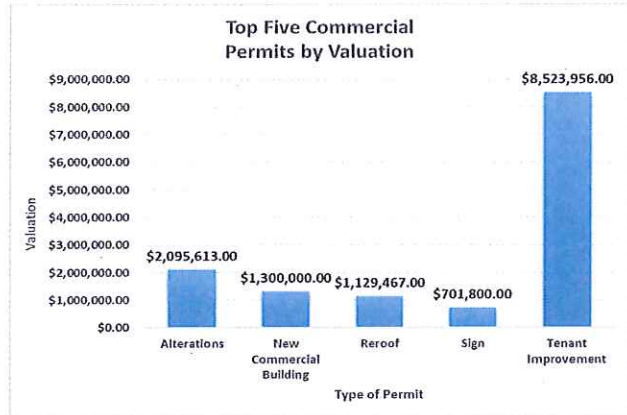
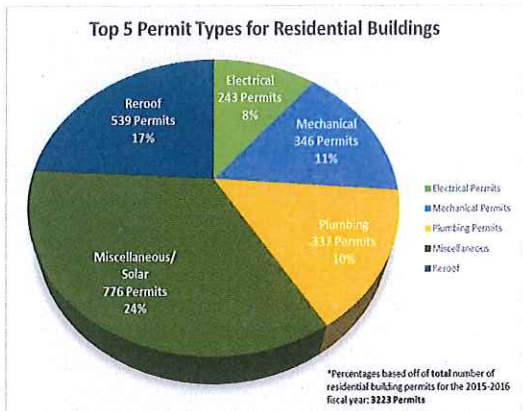
The Economic Development Division serves a board member of the KACCOC and is also a sub-committee member of the Business Expo Committee. The City exhibited at the 6th Annual OC Asian Business Expo held on September 8, 2016 at the Embassy Suites in the City’s resort district.

BUILDING SERVICES

Building Permits & Inspections:

For FY 2015-16, the Building Division issued a total of 3,885 building permits (compared to 3,151 the previous year) with a total valuation of \$314,573,995 (compared to \$46,451,908 the previous year).

- Residential permits are at an all-time high since 2009 at 3,223 permits.
- Commercial permits are also at an all-time high at 662 permits since 2010.



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

Wesley Village Apartment Homes

The new construction of the Jamboree/ United Methodist Church Affordable Housing Project is located at 12741 Main St. This building consists of three main structures:

1. A podium structure with 31-units. (Framing is at 90 %)
2. A three-story structure with 16-units and an adult daycare. (Framing is at 100%; mechanical, electrical, and plumbing are at 75 %)
3. The Headstart Building, a one story structure. (Framing is at 95 %)

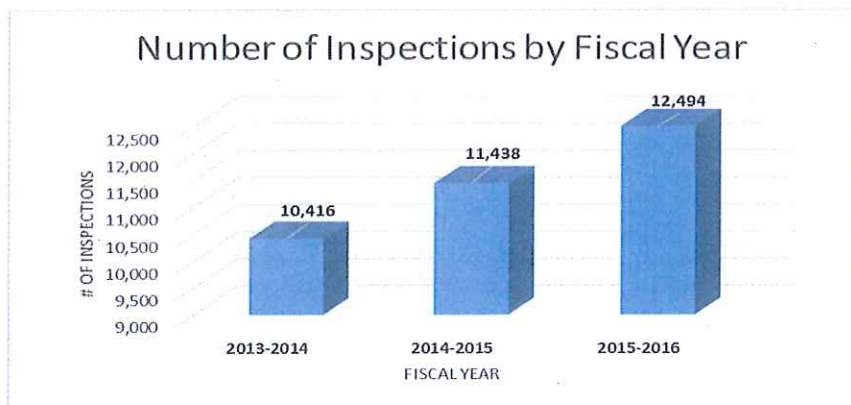
Christ Cathedral

Christ Cathedral submitted a plan check for a \$45 million remodel in February 2015 and is currently undergoing major redesign in order to reduce the construction cost. The submitted plans are in the process of review and approval.

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Building Inspections:

- The Building Division staff received Council approval and City adoption of the new 2016 California Building Codes effective January 2017.
- Garden Grove building inspectors responded to a total of 12,494 inspection requests, up from 11,438 in 2014-2015, and 10,416 the year prior.



Building Abatement:

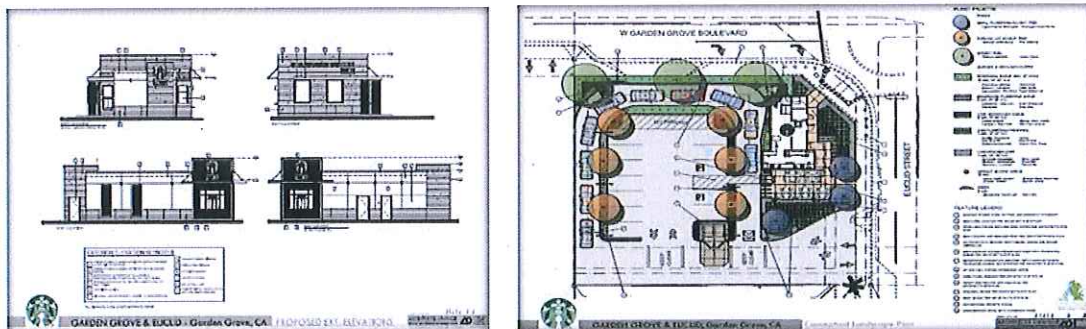
- FY 2015-16: Inspectors opened 552 new cases and closed 347. A majority of the cases center on an increase in single family dwellings converted to multi-family use, non-permitted additions, garage conversions and substandard housing conditions. Currently, 14 cases require legal support through the City Attorney’s Office. Cases may range from demand letters to prosecution and receiverships.



PLANNING SERVICES

New Development Projects (Commercial & Residential)

Address	Project Description
12821 Lucille Ave.	Construction of a 1,648 sq. ft. second unit (duplex) on a lot with an existing 858 sq. ft. unit.
13111 Wilson St.	Modification of an existing duplex to include the demolition of a 484 sq. ft. unit and replace it with a 2,957 sq. ft. unit/construct a 318 sq. ft. addition to the existing 981 sq. ft. second unit.
12811 Lorna St.	Construction of a new duplex consisting of 2,056 sq. ft. unit and an existing 1,241 sq. ft. unit.
8034 Garden Grove Blvd.	Construction of a 2,180 sq. ft. canopy over a new vacuum system for an existing automatic carwash.
10641-61 Garden Grove Blvd.	Construction of a four-story, 10-unit, work-live, mixed-use development.
11162 Garden Grove Blvd.	Construction of a 940 sq. ft. drive-through Starbucks Coffee on a 16,689 sq. ft. corner lot.
10832 Katella Ave.	Construction of a 960 sq. ft. steel patio cover for an outdoor patio area for and existing restaurant, Cairo Restaurant and Café.
13512 Newhope St.	Site Plan approval to relocate certain specific existing billboards and convert them into one (1) two-sided electronic billboard along the Garden Grove (22) Freeway in conjunction with a request for Variance approval to allow the relocated billboard within 350 feet of a residential zone at 13512 Newhope Street.
9691 Bixby Ave.	Site Plan approval to construct a 10-unit, two-story apartment complex, located at 9691 Bixby Avenue, with a 20% affordable housing density bonus for "low income" families.



Drive-through Starbuck Coffee (Euclid/ Garden Grove Blvd)

CONDITIONAL USE PERMITS / ABC LICENSES

- Processed ten (10) Type 41 (On Sale, Beer & Wine, Public Eating Place) Licenses for new restaurants.

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- Processed two (2) Type 21 (Off-Sale, General) Licenses for new markets and convenience stores.
- Processed six (6) Type 47 (On-Sale, Full Liquor) Licenses for restaurants, night club or bar.
- Processed four (4) Type 20 (Off-Sale, Beer & Wine) for markets, and convenience stores.

CONDITIONAL USE PERMITS / LAND USE ENTITLEMENTS

Address	Project Description
10682 Stanford Ave.	Approval for a 1,600 sq. ft. indoor archery range.
13061 Galway St.	Approval for a 4,968 sq. ft. second hand store in conjunction with a retail carpet store.
8762 Garden Grove Blvd.	Approval for a 3,748 sq. ft. educational institution, Bodhi Youth of America.
11891 Valley View St.	Approval for a 60 ft. tall wireless telecommunications facility to be constructed as a pine tree.
11471 Brookhurst St.	Approval for the establishment of a new pre-school, Angels Day Care.
7071 Patterson Dr.	Approval for a 60 ft. tall wireless communications facility, constructed as a Pine Tree.
12827 Harbor Blvd.	Approval for a 9,454 sq. ft. arcade, Nickel Nickel.
12755 Brookhurst St.	Approval for a 1,850 sq. ft. after school tutoring center for 46 students.
14241 Euclid St.	Approval for a 4,647 sq. ft. billiard hall.
9240 Garden Grove Blvd.	Approval for a 3,500 sq. ft. education institution, Best Educational Institute.
12827 Harbor Blvd.	Approval for a 9,454 sq. ft. gym, UFC Gym.
5244 Lampson Ave.	Approval to modify Conditions of Approval for an existing 2,060 sq. ft. restaurant, A Bite of Jersey, to allow live entertainment in the form of a solo performer with non-amplified sound.

HOURS EXTENSION

Address	Project Description
9520 Garden Grove Blvd.	Extension of hours for the sale of alcohol for Friday and Saturday, to 12:00 a.m. for and existing restaurant, BCD TOFU House.



NEIGHBORHOOD IMPROVEMENT

Neighborhood Improvement oversees the Emergency Solutions Grant (ESG) program, which provides homeless prevention and intervention services, and the Community Development Block Grant (CDBG) program, which offers a variety of tools for public service grants and community improvement grants and projects. ESG and CDBG programs are funded by the U.S. Department of Housing and Urban Development (HUD).

ESG program funded the following organizations:

- Thomas House (\$30,000) to provide shelter and resources to 80 individuals from formerly homeless families in service-enriched transitional housing apartments.
- Grandma's House of Hope (\$20,000) for emergency, transitional, and long-term supportive housing, as well as basic needs, case management, counseling, workforce development, and individualized care to 25 Garden Grove residents.
- Interval House (\$85,864) to provide support services, homeless prevention and rapid re-housing to 93 victims of domestic violence.
- Mercy House (\$17,500) to provide emergency and temporary shelter, food, hygiene and other services to 70 homeless individuals.

CDBG funded the following organizations:

- Fair Housing Foundation (\$34,923) to fulfill, in part, the City's commitment to affirmatively further fair housing:
 - Set up 5 booths to provide fair housing information at community events
 - Distributed 11,458 pieces of literature pertaining to fair housing
 - Held 12 management training classes (4 hours each)
 - Gave 14 presentations providing a synopsis of FHF services and statistics (20-40 minutes each)
 - Held 8 tenant/landlord workshops (2 hours each)
 - Offered 10 walk-in clinics
 - Participated in 20 media activities to promote fair housing
 - Total attendance for the above actions was 8,834 people
- Community SeniorServ, Inc. (\$20,000) served 665 Garden Grove seniors through daily hot lunches at the Senior Center and other congregate dining, as well as home-delivered meals every day of the week.
- H. Louis Lake Senior Center (\$160,697) assisted the City to enhance services and provide meals to 562 unduplicated seniors. The Center also offered a daily lunch program that provided approximately 60 meals per day (Monday-Friday).
- City of Garden Grove Gang Unit (\$108,000) improved neighborhood safety through gang violence prevention and intervention in defined CDBG areas:
 - Made 123 gang related arrests

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- Conducted 238 probation/parole checks
- Completed 418 Field Interview cards
- Performed 241 café/cyber café checks

Additional Neighborhood Improvement Achievements:

- Provided funding for Tenant Based Rental Assistance for 4 families who were residing in the Civic Center properties that will be developed into the Cottage Industries Project.
- Wesley Village will be opening their interest list in December 2016. Stradling will be mailing applications directly to the Limon plaintiffs and non-plaintiffs.

CODE ENFORCEMENT

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

Annually, Code Enforcement handles an average of 3,400 cases pertaining to property maintenance issues. In FY 2015-16, the top three violations consisted of:

- 1) Storage of debris
- 2) Residential overgrown vegetation, weeds and mowing
- 3) Trash cans out on non-collection days.

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

Top 3 Violations	Percentage
1. Storage of Debris	28.54%
2. Residential Overgrown Vegetation, Weeds and Mowing	19.68%
3. Trash Cans Out on Non-Collection Day	18.14%
4. Other	33.64%

Year	Proactive	Reactive	Total Cases
2015	2020	1315	3335
2016	2092	1160	3252

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General Plan Amendments

No General Plan Amendments processed in 2016

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.

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.

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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.

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,

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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).

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).

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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.

Neighborhood Improvement & Conservation Commission: March 6, 2017

Planning Commission Date: June 15, 2017

City Council Date: June 27, 2017

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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.