



CITY OF GARDEN GROVE
PLANNING SERVICES DIVISION
11222 ACACIA PARKWAY
GARDEN GROVE, CA 92840
(714) 741-5312 | GGCity.org

IMPORTANT NOTICE:

Please contact the Planning Services Division at (714) 741-5312 to inquire about the zoning requirements that will apply to your project, and the discretionary review process. Please be advised that the project may also be subject to the requirements of other City Departments. The Planning Services Division highly encourages that all applicants submit a **Preliminary Review Application** for all projects to verify zoning compliance and compliance with the requirements of other City Departments. Possible consequences for not performing a preliminary review may include delays to the project, redesigning of the project, and unexpected financial costs incurred by the applicant.

For **Housing Development Projects** located within a site identified on the City's Detailed Sites Inventory list, the applicant may be subject to No Net Loss requirements pursuant to Government Code §65863. Projects that do not meet the capacity and affordability level listed in the Detailed Sites Inventory shall identify sufficient sites to accommodate the remaining unmet number of units for each income category.

All projects will be subject to the applicable fees associated with the requested entitlement(s), pursuant to the City's [Fee Schedule](#). All application submittals shall be deemed incomplete until the appropriate fees have been paid.

EXCERPTS FROM TITLE 9 OF THE MUNICIPAL CODE
OF THE CITY OF GARDEN GROVE, CALIFORNIA

Section 9.32.100.C Effective Date of Order Granting or Denying Land Use Actions.

The order granting or denying a land use action shall become final twenty-one days after the order, unless within such twenty-one day period an appeal in writing is filed with the City Clerk by either an applicant or opponent. The filing of the appeal within such time limit shall stay the effective date of the order until such time as the City Council has acted upon the appeal as hereafter set forth in this Chapter.

9.32.010.D. Fees Required. All applicants described in Section 9.32.030 shall require fees paid in accordance with a Resolution adopted by the City Council. A copy of the resolution and information may be obtained from the Office of the City Clerk.

NOTE: Evidence not presented to the Planning Commission or Zoning Administrator in connection with this case will not be considered by the Council. All maps, petitions, plans, testimony, and other facts or opinions must have been heard by the Planning Commission or Zoning Administrator in order to be heard by the City Council.

Any new evidence which you desire to submit must be presented as part of a new application for which the normal filing fees will be charged. The new application will be heard by the Planning Commission or Zoning Administrator in the manner set forth in Title 9 of the Garden Grove Municipal Code.

9.32.010.E. LIMITATION OF REFILING OF APPLICATIONS. A final action denying an application for a land use action shall prohibit the further filing of the same type application on a property until not less than one year shall have elapsed from the date of denial of any application.

9.32.160 EXPIRATION OF GRANTED LAND USE ACTIONS. Unless a time extension is granted in accordance with Section 9.24.030, any discretionary action becomes null and void if not exercised within the time specified in the approval of the discretionary action or, if not date is specified, within one year from the date of approval of said discretionary action.

9.32.030.10 REVOCATION. Applicability. The City Council, Hearing Body, or City Manager may initiate revocation procedures for any land use action designated by this Title. The Hearing Body may revoke or modify a land use action if any one of the following findings are made:

- The approval was obtained by fraud;
- The approved use has ceased to exist or has been suspended for one year or a lesser time as established by land use ordinance;
- That the approved use is being, or recently has been, exercised contrary to the terms or conditions of such approval, or in violation of any statute, ordinance or regulation;
- That the approved use was so exercised as to be detrimental to the public safety or so as to constitute a public nuisance.

COMMUNITY DEVELOPMENT DEPARTMENT

PLANNING SERVICES DIVISION

**LETTER OF AUTHORIZATION
(TO BE NOTARIZED)**

NOTE:If the Applicant is not the sole record owner of the property, a Letter of Authorization must be signed by each owner of the property, notarized, and submitted as a part of the Application.

To: City of Garden Grove

Application for _____

I, _____, owner of the below-described property, do hereby authorize the filing and processing of the above-described Application, appoint _____ as my agent for the purpose of consummating the Application, and agree to accept and fulfill any and all requirements which may be imposed as conditions of approval of any resulting Permit or Approval approved by the City of Garden Grove. I further acknowledge and agree that such Permit or Approval, including all conditions of approval may be required to be recorded on the title of the property in the form of a Notice of Discretionary Permit Approval and Agreement With Conditions of Approval, will run with the land and constitute express limitations and restrictions on the use of the Property, and will be binding on all persons who own or occupy the Property now or in the future.

LEGAL PROPERTY DESCRIPTION: _____

Signature(s) of legal property owner(s):

Date: _____

Date: _____