



AGENDA

GARDEN GROVE PLANNING COMMISSION

AUGUST 21, 2025 - 7:00 PM

COMMUNITY MEETING CENTER
11300 STANFORD AVENUE

Meeting Assistance: Any person requiring auxiliary aids and services, due to a disability, to address the Planning Commission, should contact the Community Development Department at (714) 741-5312 or email planning@ggcity.org 72 hours prior to the meeting to arrange for special accommodations. (Government Code §5494.3.2).

Agenda Item Descriptions: Agenda item descriptions are intended to give a brief and general description of the item. The Planning Commission may take legislative action deemed appropriate with respect to the item and is not limited to the recommended action indicated in staff reports or the agenda.

Documents/Writings: Any revised or additional documents/writings related to an item on the agenda distributed to all or a majority of the Planning Commission within 72 hours of a meeting, are made available for public inspection at the same time (1) in the Planning Services Division Office at 11222 Acacia Parkway, Garden Grove, CA 92840, during normal business hours; and (2) at the Community Meeting Center at the time of the meeting.

Public Comments: Members of the public who attend the meeting in-person and would like to address the Planning Commission are requested to complete a yellow speaker card indicating their name and address, and identifying the subject matter they wish to address. This card should be given to the Recording Secretary before the meeting begins. General comments are made during "Oral Communications" and are limited to three (3) minutes and to matters the Planning Commission has jurisdiction over. Persons wishing to address the Planning Commission regarding a Public Hearing matter will be called to the podium at the time the matter is being considered. Members of the public who wish to comment on matters before the Commission, in lieu of doing so in person, may submit comments by emailing public-comment@ggcity.org no later than 3:00 p.m. the day of the meeting. The comments will be provided to the Commission as part of the meeting record.

PLEASE SILENCE YOUR CELL PHONES DURING THE MEETING.

REGULAR MEETING AGENDA

ROLL CALL: COMMISSIONERS ASHLAND, BEARD, CUEVA, FLANDERS, LARICCHIA,
LINDSAY, RAMIREZ

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

- A. ORAL COMMUNICATIONS - PUBLIC
- B. APPROVAL OF MINUTES – [July 17, 2025](#)
- C. PUBLIC HEARING(S) (Authorization for the Chair to execute Resolution shall be included in the motion.)

C.1. [AMENDMENT NO. A-045-2025](#)

APPLICANT: CITY OF GARDEN GROVE

LOCATION: CITYWIDE

REQUEST: A City-initiated zoning text amendment to Title 9 of the Garden Grove Municipal Code to add definitions, special operating conditions, and parking standards to allow Substance Abuse Treatment Centers as a conditionally permitted use for properties zoned M-1 (Limited Industrial). In conjunction with the request, the Planning Commission will also consider a recommendation that the City Council determine that the proposed Amendment is exempt from the California Environmental Quality Act (CEQA).

STAFF RECOMMENDATION: Recommend approval of Amendment No. A-045-2025 to the City Council.

D. ITEM FOR CONSIDERATION

D.1. Presentation on the general plan, zoning code and municipal code.

E. MATTERS FROM COMMISSIONERS

F. MATTERS FROM STAFF

G. ADJOURNMENT

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

Meeting Minutes
Thursday, July 17, 2025

CALL TO ORDER: 7:01 p.m.

ROLL CALL:

Commissioner Ashland
Commissioner Beard
Commissioner Cueva
Commissioner Flanders
Commissioner Laricchia
Commissioner Lindsay
Commissioner Ramirez

Absent: Ashland, Cueva, Lindsay

PLEDGE OF ALLEGIANCE: Led by Commissioner Laricchia.

ORAL COMMUNICATIONS – PUBLIC

Speakers: Tom Raber, Tony Flores.

June 19, 2025 MINUTES:

Action: Received and filed.

Motion: Beard Second: Flanders

Ayes: (4) Beard, Flanders, Laricchia, Ramirez

Noes: (0)

Absent: (3) Ashland, Cueva, Lindsay

CONTINUED PUBLIC HEARING – NEGATIVE DECLARATION, GENERAL PLAN AMENDMENT NO. GPA-002-2025 AND SITE PLAN NO. SP-159-2025 FOR PROPERTY LOCATED ON THE NORTHWEST CORNER OF KNOTT STREET AND ACACIA AVENUE, AT 12821 KNOTT STREET.

Assessor Parcel Numbers (APN) of properties in "Subarea B" of General Plan Amendment: 215-014-01, 215-014-02, 215-012-07, 215-012-08, 215-013-01

Address of Parcel for Site Plan: 12821 Knott Street (APN: 215-014-01)

Applicant: HARBINGER MOTORS, INC.
Date: July 17, 2025

Request: A request that the Planning Commission recommend City Council approval of General Plan Amendment No. GPA-002-2025 and Site Plan No. SP-159-2025. The proposed General Plan Amendment would increase the maximum allowable Floor Area Ratio from 0.5 to 0.55 for industrial uses only on five parcels located within the existing IC (Industrial/Commercial Mixed Use) land use designation at 12777, 12821, 12832, and 12881 Knott Street (APN: 215-014-02, 215-014-01, 215-012-07, 215-012-08, and 215-013-01). These five parcels would be designated as "Subarea B" of the IC land use designation, and the rest of the properties within the IC land use designation would be designated as "Subarea A" and would not be affected by the General Plan Amendment. The maximum floor area ratio for commercial uses on the five parcels within Subarea B would remain at 0.5, and residential uses would continue to be prohibited on all properties within the IC designation. The proposed Site Plan approval would permit the development of an approximately 10,368 square-foot interior mezzanine addition to an existing industrial building located at 12821 Knott Street (APN: 215-014-01) and would increase the floor area ratio on this site to 0.53.

The Planning Commission will also consider a recommendation that the City Council adopt a Negative Declaration for the project.

Action: Resolution No. 6117-25 (IS/ND), 6118-25 (GPA), 6119-25 (SP) was approved.

Motion: Beard Second: Ramirez

Ayes: (4) Beard, Flanders, Laricchia, Ramirez

Noes: (0)

Absent: (3) Ashland, Cueva, Lindsay

MATTERS FROM COMMISSIONERS:

Commissioner Laricchia asked for clarification of when a State Density Bonus must be granted, and staff indicated that an applicant is entitled to a State Density Bonus if the project qualifies.

Commission Flanders inquired if a building permit had been issued for the mezzanine associated with the Harbinger project. Staff confirmed that no building permits had been issued; however, a plan check application is currently under review by the City, and permits will not be issued until the appropriate land use approvals are granted. Commission Flanders also relayed citizen concerns about confusion with the noticing, particularly with the parcel numbers and addresses. Staff explained that this is a

complex project, and they will make the public notice and legal ad clearer for City Council.

Commissioner Beard asked about the Bridgecreek property. Staff confirmed that the site is currently for sale, and that no project applications have been submitted. Commissioner Flanders inquired if there was zoning for high density. Staff confirmed that there is no zoning for high density residential on Valley View Street; however, there are portions of Valley View Street that have a General Plan Land Use designation that allows for mixed use, which would allow for residential and commercial, as adopted in 2008 with the General Plan Update.

MATTERS FROM STAFF: Staff stated that the August 7, 2025 Planning Commission Meeting would be cancelled, and gave a brief description of the upcoming items for the August 21, 2025 meeting.

ADJOURNMENT: At 8:47 p.m.

Carol Sebbo
Recording Secretary

COMMUNITY DEVELOPMENT DEPARTMENT PLANNING STAFF REPORT

AGENDA ITEM NO.: C.1.	SITE LOCATION: Citywide
HEARING DATE: August 21, 2025	GENERAL PLAN: N/A
CASE NO.: Amendment No. A-045-2025	ZONE: N/A
APPLICANT: City of Garden Grove	APN: N/A
OWNER: N/A	CEQA DETERMINATION: Exempt

REQUEST:

A City-initiated Zoning Text Amendment to Title 9 of the Garden Grove Municipal Code (GGMC) to add definitions, special operating conditions, and parking standards to allow Substance Abuse Treatment Centers as a conditionally permitted use for properties zoned M-1 (Limited Industrial). In conjunction with the request, the Planning Commission will also consider a recommendation that the City Council determine that the proposed Amendment is exempt from the California Environmental Quality Act (CEQA).

BACKGROUND:

City Staff has received inquiries to establish Substance Abuse Treatment Centers in the City. These facilities operate outpatient treatment and counseling centers that, in addition to counseling, treat individuals with substance abuse disorder by employing medicines that eliminate drug cravings and withdrawal symptoms that typically occur when individuals with various substance dependence cease usage of the abused substance. While these uses provide a valuable service to the community, they can be associated with negative impacts on surrounding properties. Therefore, the public health, safety, and welfare may be negatively impacted without adequate regulation of such uses.

Garden Grove's Municipal Code lacks regulations for Substance Abuse Treatment Centers. Therefore, the Code needs to be revised to address potential negative impacts associated with Substance Abuse Treatment Centers, especially with respect to surrounding businesses and sensitive uses such as residences, schools, child day care centers, parks, and libraries.

On December 20, 2023, the City Council adopted Urgency Ordinance No. 2949 ([Attachment 2](#)), an urgency measure establishing a 45-day moratorium prohibiting the issuance of any new license, approval or entitlements related to new Substance Abuse Treatment Centers in order to protect the public health, safety, and welfare of the community.

On January 23, 2024, the City Council adopted Urgency Ordinance No. 2950 ([Attachment 3](#)), extending the temporary moratorium for an additional ten (10) months and 15 days (for a total of one year), in order to provide staff with sufficient

time to study and analyze possible regulations, identify appropriate locations, and determine the process for approval of Substance Abuse Treatment Centers.

On November 12, 2024, the City Council adopted Urgency Ordinance No. 2959 ([Attachment 4](#)), extending the temporary moratorium for an additional 12 months from December 19, 2024, through December 19, 2025, in order to allow Staff to study and consider enactment of zoning measures to appropriately update the City's Municipal Code and zoning regulations.

Since adoption of the moratorium, Community Development Staff has surveyed 21 cities to obtain information on how other cities classify and regulate Substance Abuse Treatment Centers, toured facilities in other cities to better understand the operations of the use, discussed best practices and requested "Calls for Service" for existing facilities located in other cities, discussed security measures and best operational practices with the Garden Grove Police Department, discussed potential regulations for Substance Abuse Treatment Centers with the City Attorney, and reviewed existing Garden Grove Municipal Code regulations, including operational standards, zoning regulations, locational criteria, and other pertinent revisions aimed at minimizing the potential negative impacts from Substance Abuse Treatment Centers.

After careful research, the City is proposing an Amendment to Title 9 of the Garden Grove Municipal Code to add definitions, special operating conditions and development standards, and parking standards to allow Substance Abuse Treatment Centers as a conditionally permitted use for properties zoned M-1 (Limited Industrial).

DISCUSSION:

The following discussion presents proposed amendments to Title 9 of the Municipal Code to address possible negative impacts associated with Substance Abuse Treatment Centers. The proposed amendments will allow the City to regulate these centers in appropriate zones and will also include reasonable regulations intended to continue to protect the public health, safety and welfare of the community.

The proposed amendments will add a definition for Substance Abuse Treatment Centers, modify existing definitions of medical facilities and pharmacies, amend the land use matrix of permitted uses for the industrial zones, and introduce special operating conditions and parking requirements.

DEFINITIONS

The proposed Amendment will update definitions for "medical, dental, and related health services support facilities" and "prescription pharmacy" in Chapter 9.04 to read as follows:

(Deletions shown in ~~striketrough~~, additions shown in ***bold-italics***):

"Medical, dental, and related health services support facilities" means an office or health facility providing diagnosis, treatment, or care to patients exclusively

as outpatients. Care may include, but is not limited to, the provision of medical, surgical, dental, mental health, rehabilitation, podiatric, optometric, or chiropractic. ***"Substance abuse treatment centers" shall not be considered "medical, dental, and related health services support facilities."***

"Prescription pharmacy" means an establishment where the predominant activity is the preparation and dispensing of drugs and medicines. ***"Substance abuse treatment centers" shall not be considered a "prescription pharmacy."***

The proposed updates to the aforementioned definitions will clarify that "medical, dental, and related health services support facility" and "prescription pharmacies" are not considered "substance abuse treatment centers" to allow the City to distinguish these uses from Substance Abuse Treatment Centers and allow precision in the application and interpretation of existing definitions.

In addition, Chapter 9.04 will be amended to add one (1) new definition for "substance abuse treatment centers" to read as follows:

(Deletions shown in ~~striketrough~~, additions shown in ***bold-italics***):

"Substance abuse treatment centers" are facilities or clinics that operate outpatient treatment, whether or not counseling services are provided, for persons with a substance abuse disorder by employing medicines such as methadone, suboxone, subutex, and vivitrol, which eliminate cravings and withdrawal symptoms that may occur when individuals with various substance dependence stop using their substance of abuse.

The proposed definition for "substance abuse treatment centers" will require these facilities to operate in an outpatient manner and allow for counseling services to be provided to persons with substance abuse disorders. Medications to assist with cravings or withdrawal symptoms may also be administered at these facilities. Defining "substance abuse treatment centers" differently from "medical, dental, and related health services support facilities" and "prescription pharmacy" uses will ensure that they be classified in accordance with their unique operating characteristics.

LAND USE MATRIX

Currently, Substance Abuse Treatment Centers are not listed as a permitted use (whether automatically permitted, conditionally permitted, or incidentally permitted) in any zone. To facilitate future requests for this type of use, and address the potential impacts of the business activities, text amendments are proposed to Table 1 (City of Garden Grove Land Use Matrix) found in Section 9.16.020.030 (Uses Permitted) of Chapter 9.16 (Commercial, Office Professional, Industrial and Open Space Development Standards) of Title 9 of the Municipal Code are necessary.

Table 1 is proposed to be amended to establish Substance Abuse Treatment Centers as a conditionally permitted use in the M-1 (Limited Industrial) zone. Proposed updates to the matrix are as follows:

(Deletions shown in ~~strikethrough~~, additions shown in ***bold-italics***)

Table 1
Use Regulations for the Commercial and Industrial Zones

Offices and Related Uses								
Permitted Uses	O-P	C-1	C-2	C-3	M-1	M-P	O-S	Additional Regulations and Comments
Medical, Dental and Related Health Service Support Facilities	P	P	P	[-]	C	[-]	[-]	
Prescription Pharmacy	P	P	P	P	[-]	[-]	[-]	
<i>Substance Abuse Treatment Centers</i>	<i>[-]</i>	<i>[-]</i>	<i>[-]</i>	<i>[-]</i>	<i>C</i>	<i>[-]</i>	<i>[-]</i>	<i>See Section 9.16.020.050 (Substance Abuse Treatment Centers)</i>

Restricting this type of use to M-1 zones will ensure land use compatibility resulting in the protection of sensitive uses. Further, requiring a Conditional Use Permit will allow the City to impose appropriate conditions of approval related to the operational conditions of these facilities to allow regulation and limit potential negative impacts to the surrounding area.

SPECIAL OPERATING CONDITIONS AND DEVELOPMENT STANDARDS

The proposed Amendment will further establish Special Operating Conditions and Development Standards applicable to Substance Abuse Treatment Centers in Section 9.16.020.050 of Chapter 9.16 (Commercial, Office Professional, Industrial and Open Space Development Standards) of Title 9 of the Municipal Code. Proposed amendments to this section will introduce regulations and standards imposed to Substance Abuse Treatment Centers in M-1 zones. Proposed updates are to read as follows:

(Deletions shown in ~~strikethrough~~, additions shown in ***bold-italics***)

~~BE. Supermarket. Subject to conditions of approval as outlined in Section 9.08.080.~~ ***Substance Abuse Treatment Centers. Such uses shall require***

a conditional use permit and shall be subject to the following conditions:

- 1. Abandonment. A conditional use permit for a Substance Abuse Treatment Center shall be considered to be null and void if the establishment ceases operation for 180 or more consecutive days.***
- 2. Location Restrictions.***
 - a. Substance Abuse Treatment Centers shall not be permitted to be located within 500 feet of any "R" zoned property, any property with a residential overlay, any property occupied by a residential use, any Planned Unit Development unless it is amended to expressly allow the use, any public or private school facility, grades K through 12, any property developed with a child day care center, any property occupied by a community meeting center, a public park, or a public library.***
 - b. A minimum distance of 500 feet shall be maintained from any other Substance Abuse Treatment Center within or outside the City limits, as measured from the property line.***
- 3. Conditions on Use. The hearing body shall have the authority to impose conditions on a Substance Abuse Treatment Center to ensure compliance with the provisions of this section and to mitigate against potential nuisance or public safety concerns. Those conditions may include, but are not limited to, restricting hours of operation, requirements for security lighting and cameras, requirements for private security, and monitoring of parking lots. Dispensing of medicine shall occur within a wholly enclosed building. No drive-thru facilities shall be permitted.***

As indicated above, the proposed Special Operating Conditions and Development Standards for Substance Abuse Treatment Centers will establish distance requirements (500 feet minimum) to sensitive uses, such as residential uses, schools, child day care centers, public parks and public libraries, which is consistent with the City's treatment of sensitive uses listed in location restrictions for other uses with potential impacts to the surrounding area. Imposing a minimum distance between Substance Abuse Treatment Centers (500 feet) will prevent an overconcentration of these uses to minimize potential impacts. Lastly, the proposed Amendment will allow the hearing body to impose conditions of approval via the Conditional Use Permit process addressing safety, hours of operation, and security requirements to mitigate against potential nuisance or public safety concerns.

PARKING REQUIREMENTS

Section 9.16.040.150 (Parking Spaces Required) of Chapter 9.16 (Commercial, Office Professional, Industrial and Open Space Development Standards) of Title 9 of the Municipal Code provides parking requirements for allowable uses. Proposed updates will establish new parking standards for Substance Abuse Treatment Centers as follows:

(Deletions shown in ~~strikethrough~~, additions shown in ***bold-italics***)

USE	REQUIRED MINIMUM PARKING SPACES
C. Office	
1. General business offices	1 space per 250 sq. ft. of gross floor area
2. Medical, dental and related service support facilities	1 space per 170 sq. ft. of gross floor area
<i>3. Substance Abuse Treatment Centers</i>	<i>5 spaces per 1,000 sq. ft. of gross floor area</i>

Requiring five (5) parking spaces per 1,000 square feet of gross floor area for Substance Abuse Treatment Centers is consistent with neighboring cities surveyed as part of Staff's research. Additionally, Staff finds that the proposed ratio is appropriate for the type of use.

CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA):

The proposed amendments are purely regulatory changes which, by themselves, have no physical effect on the environment. The potential impacts of future development that might be facilitated by the amendments need not be considered if the nature of the future development is not reasonably foreseeable. (*Aptos Council v. County of Santa Cruz* (2017) 10 Cal.App.5th 266, 294.) The City is not aware of any affected parcel owner who would submit an application for a substance abuse treatment center. As a result, the amendments are not subject to CEQA at this time. When a particular Substance Abuse Treatment Center is proposed, it will be subject to review for compliance with CEQA.

RECOMMENDATION:

Staff recommends that the Planning Commission:

1. Adopt Resolution No. 6124-25 recommending that the Garden Grove City Council approve Amendment No. A-045-2025.



MARIA PARRA
Planning Services Manager

CASE NO. A-045-2025

A handwritten signature in black ink that reads "Mary Martinez". The signature is fluid and cursive, with the first name "Mary" and last name "Martinez" clearly distinguishable.

By: Mary Martinez
Senior Planner

- Attachment 1: Resolution No. 6124-25 for Amendment No. A-045-2025 with Draft Ordinance as Exhibit "A"
- Attachment 2: Urgency Ordinance No. 2949, adopted December 20, 2023
- Attachment 3: Urgency Ordinance No. 2950, adopted January 23, 2024
- Attachment 4: Urgency Ordinance No. 2959, adopted November 12, 2024

RESOLUTION NO. 6124-25

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF GARDEN GROVE RECOMMENDING THAT THE CITY COUNCIL APPROVE AMENDMENT NO. A-045-2025, A ZONING TEXT AMENDMENT TO ALLOW SUBSTANCE ABUSE TREATMENT CENTERS AS A CONDITIONALLY PERMITTED USE FOR PROPERTIES ZONED M-1 (LIMITED INDUSTRIAL).

BE IT RESOLVED that the Planning Commission of the City of Garden Grove, in regular session assembled on August 21, 2025, does hereby recommend that the City Council approve Amendment No. A-045-2025 and adopt the draft Ordinance attached hereto as Exhibit "A".

BE IT FURTHER RESOLVED in the matter of Amendment No. A-045-2025, the Planning Commission of the City of Garden Grove does hereby report as follows:

1. The case was initiated by the City of Garden Grove.
2. The City of Garden Grove is proposing a zoning text amendment to portions of Chapters 9.04 and 9.16 of Title 9 of the City of Garden Grove Municipal Code to add definitions, special operating conditions, and parking standards to allow Substance Abuse Treatment Centers as a conditionally permitted use for properties zoned M-1 (Limited Industrial).
3. The Planning Commission recommends the City Council find that the proposed amendment is not subject to the California Environmental Quality Act ("CEQA"). The proposed amendments are purely regulatory changes which, by themselves, have no physical effect on the environment. The potential impacts of future development that might be facilitated by the amendments need not be considered if the nature of the future development is not reasonably foreseeable. (*Aptos Council v. County of Santa Cruz* (2017) 10 Cal.App.5th 266, 294.) The City is not aware of any affected parcel owner who would submit an application for a substance abuse treatment center. As a result, the amendments are not subject to CEQA at this time. When a particular substance abuse treatment center is proposed, it will be subject to review for compliance with CEQA.
4. Pursuant to legal notice, a public hearing was held on August 21, 2025, and all interested persons were given an opportunity to be heard.
5. Report submitted by City staff was reviewed.
6. The Planning Commission gave due and careful consideration to the matter during its meeting of August 21, 2025.

BE IT FURTHER RESOLVED, FOUND AND DETERMINED that the facts and reasons supporting the conclusion of the Planning Commission are as follows:

FACTS:

City staff has received inquiries to establish Substance Abuse Treatment Centers in the City. These facilities operate outpatient treatment and counseling centers that, in addition to counseling, treat individuals with substance abuse disorder by employing medicines that eliminate drug cravings and withdrawal symptoms that typically occur when individuals with various substance dependence cease usage of the abused substance. While these uses provide a valuable service to the community, they can be associated with negative impacts on surrounding properties. Therefore, the public health, safety, and welfare may be negatively impacted without adequate regulation of such uses.

A review of the Garden Grove Municipal Code reveals a lack of regulations for Substance Abuse Treatment Centers. Therefore, the Code needs to be revised to address potential negative impacts associated with Substance Abuse Treatment Centers, especially with respect to surrounding businesses and sensitive uses such as residences, schools, child day care centers, parks, and libraries.

On December 20, 2023, the City Council adopted Urgency Ordinance No. 2949, an urgency measure establishing a 45-day moratorium prohibiting the issuance of any new license, approval or entitlements related to new Substance Abuse Treatment Centers in order to protect the public health, safety, and welfare of the community.

On January 23, 2024, the City Council adopted Urgency Ordinance No. 2950, extending the temporary moratorium for an additional ten (10) months and 15 days (for a total of one year), in order to provide staff with sufficient time to study and analyze possible regulations, identify appropriate locations, and the process for approval of Substance Abuse Treatment Centers.

On November 12, 2024, the City Council adopted Urgency Ordinance No. 2959, extending the temporary moratorium for an additional 12 months from December 19, 2024, through December 19, 2025, in order to allow Staff to study and consider enactment of zoning measures to appropriately update the City's Municipal Code and Zoning regulations.

Since adoption of the moratorium, Community Development staff has surveyed 21 cities to obtain information on how other cities classify and regulate Substance Abuse Treatment Centers, toured facilities in other cities to better understand the operations of the use, discussed best practices and requested "Calls for Service" for existing facilities located in other cities, discussed security measures and best operational practices with the Garden Grove Police Department, discussed potential regulations for Substance Abuse Treatment Centers with the City Attorney, and reviewed existing Garden Grove Municipal Code regulations including operational standards, zoning regulations, locational criteria, and other pertinent revisions

aimed at minimizing the potential negative impacts from Substance Abuse Treatment Centers.

After careful research, the City is proposing an Amendment to Title 9 of the Garden Grove Municipal Code to add definitions, special operating conditions and development standards, and parking standards to allow Substance Abuse Treatment Centers as a conditionally permitted use for properties zoned M-1 (Limited Industrial).

FINDINGS AND REASONS:

1. The Amendment is internally consistent with the goals, objectives and elements of the City's General Plan.

The City is proposing an Amendment to Title 9 of the Garden Grove Municipal Code. Proposed amendments include, but are not limited to, the following: (i) update definitions for "medical, dental, and related health services support facilities" and "prescription pharmacy"; (ii) introduce a new definition for "Substance Abuse Treatment Centers"; (iii) establish Substance Abuse Treatment Centers as a conditionally permitted use in the M-1 (Limited Industrial) zone; (iv) establish Special Operating Conditions and Development Standards applicable to Substance Abuse Treatment Centers to, in part, (1) require a buffer of 500 feet from any "R" zoned property, any property with a residential overlay, any property occupied by a residential use, any Planned Unit Development unless it is amended to expressly allow the use, any public or private school facility, grades K through 12, any property developed with a child day care center, any property occupied by a community meeting center, a public park, or a public library; (2) a minimum distance of 500 feet from any other Substance Abuse Treatment Center within or outside the City limits, as measured from the property line; (3) allow the hearing body to impose conditions on a Substance Abuse Treatment Center to ensure compliance with the minimum development standards and to mitigate against potential nuisance or public safety concerns, such as restricting hours of operation, requirements for security lighting and cameras, requirements for private security, monitoring of parking lots, requiring the dispensing of medicine to occur within a wholly enclosed building, and prohibit drive-thru facilities; and (v) establish new parking standards for Substance Abuse Treatment Centers.

The Amendment is internally consistent with goals, policies, objectives, and implementation programs of the Land Use Element of the City's General Plan, including specifically the following:

Goal LU-2.1: Protect residential areas from the effects of potentially incompatible uses.

The proposed Amendment will limit Substance Abuse Treatment Centers to M-1 zones and require Conditional Use Permit approval. In addition, the amendment will establish minimum distance requirements to protect residential areas from the potential impacts of Substance Abuse Treatment Centers, a potentially incompatible use. As proposed, 500 feet will be required from any "R" zoned property, any property with a residential overlay, any property with a residential overlay, or any property occupied by a residential use.

Policy LU-2.3: Prohibit uses that lead to deterioration of residential neighborhoods or adversely impact the safety or the residential character of a residential neighborhood.

The proposed Amendment will limit Substance Abuse Treatment Centers to M-1 zones only and require Conditional Use Permit approval. In addition, the amendment will minimize adverse impacts to safety or residential character of a residential neighborhood by imposing minimum distances from any "R" zoned property or any property occupied by a residential use, by imposing conditions to mitigate against potential nuisance or public safety concerns, and establishing minimum parking requirements.

Policy LU-4.4: Avoid intrusion of non-residential uses incompatible with established residential neighborhoods.

The proposed Amendment will limit Substance Abuse Treatment Centers to M-1 zones only and require Conditional Use Permit approval. In addition, the amendment will establish minimum distance requirements to protect residential areas from the potential impacts of Substance Abuse Treatment Centers, a non-residential use incompatible with established residential neighborhoods.

Therefore, the proposed Amendment is internally consistent with the goals, policies, and elements of the General Plan, by ensuring compatibility with sensitive uses such as residences, schools, child day care centers, parks, and libraries by limiting Substance Abuse Treatment Centers to the proposed respective zones, requiring Conditional Use Permit approval, and imposing specified operational conditions and development standards, which include minimum distance requirements to sensitive uses and to other Substance Abuse Treatment Centers.

2. The Amendment will promote the public interest, health, safety and welfare.

The proposed amendments include, but are not limited to, the following: (i) update definitions for "medical, dental, and related health services support

facilities" and "prescription pharmacy"; (ii) introduce a new definition for "Substance Abuse Treatment Centers"; (iii) establish Substance Abuse Treatment Centers as a conditionally permitted use in the M-1 (Limited Industrial) zone; (iv) establish Special Operating Conditions and Development Standards applicable to Substance Abuse Treatment Centers to, in part, (1) require 500 feet from any "R" zoned property, any property with a residential overlay, any property occupied by a residential use, any Planned Unit Development unless it is amended to expressly allow the use, any public or private school facility, grades K through 12, any property developed with a child day care center, any property occupied by a community meeting center, a public park, or a public library; (2) a minimum distance of 500 feet from any other Substance Abuse Treatment Center within or outside the City limits, as measured from the property line; (3) allow the hearing body to impose conditions on a Substance Abuse Treatment Center to ensure compliance with the provisions and to mitigate against potential nuisance or public safety concerns, such as restricting hours of operation, requirements for security lighting and cameras, requirements for private security, monitoring of parking lots, requiring the dispensing of medicine to occur within a wholly enclosed building, and prohibit drive-thru facilities; and (v) establish new parking standards for Substance Abuse Treatment Centers.

By limiting Substance Abuse Treatment Centers to the proposed respective zones, requiring Conditional Use Permit approval, and imposing specified operational conditions and development standards, which include minimum distance requirements to sensitive uses and to other Substance Abuse Treatment Centers, the proposed Amendment promotes the public interest, health, safety, and welfare and will ensure that this use does not cause a nuisance to sensitive uses, such as residences, schools, child day care centers, parks, and libraries.

INCORPORATION OF FACTS AND FINDINGS SET FORTH IN STAFF REPORT:

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

BE IT FURTHER RESOLVED that the Planning Commission does conclude:

1. Amendment No. A-045-2025 complies with Municipal Code Section 9.32.030.D.1 (Code Amendment).
2. The Planning Commission recommends that the City Council approve Amendment No. A-045-2025 and adopt the amendments to Title 9 reflected in the draft Ordinance attached hereto as Exhibit "A".

Exhibit "A"

ORDINANCE NO. ____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GARDEN GROVE AMENDING PROVISIONS OF THE LAND USE CODE RELATING TO SUBSTANCE ABUSE TREATMENT CENTERS.

City Attorney Summary

This Ordinance amends provisions of the City's Land Use Code, Title 9 of the Garden Grove Municipal Code, pertaining to substance abuse treatment centers, conditionally approving the use in the M-1 (Limited Industrial) Zone, and establishing regulations applicable thereto.

THE CITY COUNCIL OF THE CITY OF GARDEN GROVE HEREBY ORDAINS AS FOLLOWS:

SECTION 1: Subdivision (C) of Section 9.04.060 of Chapter 9.04 of Title 9 of the Garden Grove Municipal Code is hereby amended to revise and add definitions as follows (additions shown in ***bold/italics***; deletions shown in **~~bold/strikeout~~**):

"Medical, dental, and related health services support facilities" means an office or health facility providing diagnosis, treatment, or care to patients exclusively as outpatients. Care may include, but is not limited to, the provision of medical, surgical, dental, mental health, rehabilitation, podiatric, optometric, or chiropractic. ***"Substance abuse treatment centers" shall not be considered "medical, dental, and related health services support facilities."***

"Prescription pharmacy" means an establishment where the predominant activity is the preparation and dispensing of drugs and medicines. ***"Substance abuse treatment centers" shall not be considered a "prescription pharmacy."***

"Substance Abuse Treatment Centers" are facilities or clinics that operate outpatient treatment, whether or not counseling services are provided, for persons with a substance abuse disorder by employing medicines such as methadone, suboxone, subutex, and vivitrol, which eliminate cravings and withdrawal symptoms that may occur when individuals with various substance dependence stop using their substance of abuse.

SECTION 2: The section pertaining to "Offices and Related Uses" under the "COMMERCIAL" land use designation of Table 1 of Section 9.16.020.030 of Chapter 9.16 of Title 9 of the Garden Grove Municipal Code is hereby amended as follows (additions shown in ***bold/italics***; deletions shown in **~~bold/strikeout~~**):

Offices and Related Uses								
	O-P	C-1	C-2	C-3	M-1	M-P	O-S	Additional Regulations and Comments
Administration/ Business	P	P	P	[-]	[-]	[-]	[-]	
Banks/ Financial Institution	P	P	P	P	P	[-]	[-]	
Medical, Dental and Related Health Service Support Facilities	P	P	P	[-]	C	[-]	[-]	
Prescription Pharmacy	P	P	P	P	[-]	[-]	[-]	
Professional And Clerical	P	P	P	[-]	[-]	[-]	[-]	
Public Utility (Commercial)	P	P	P	P	P	[-]	[-]	
<i>Substance Abuse Treatment Centers</i>	<i>[-]</i>	<i>[-]</i>	<i>[-]</i>	<i>[-]</i>	<i>C</i>	<i>[-]</i>	<i>[-]</i>	<i>See Section 9.16.020.050.B E (Substance Abuse Treatment Centers)</i>

SECTION 3: Subdivision (BE) of Section 9.16.020.050 of Chapter 9.16 of Title 9 of the Garden Grove Municipal Code is hereby amended as follows (additions shown in ***bold/italics***; deletions shown in **~~bold/strikeout~~**):

BE. ~~Supermarket. Subject to conditions of approval as outlined in Section 9.08.080.~~ ***Substance Abuse Treatment Centers. Such uses shall require a conditional use permit and shall be subject to the following conditions:***

- 1. Abandonment. A conditional use permit for a Substance Abuse Treatment Center shall be considered to be null and void if the establishment ceases operation for 180 or more consecutive days.***
- 2. Location Restrictions.***

- a. Substance Abuse Treatment Centers shall not be permitted to be located within 500 feet of any "R" zoned property, any property with a residential overlay, any property occupied by a residential use, any Planned Unit Development unless it is amended to expressly allow the use, any public or private school facility, grades K through 12, any property developed with a child day care center, any property occupied by a community meeting center, a public park, or a public library.*
 - b. A minimum distance of 500 feet shall be maintained from any other Substance Abuse Treatment Center within or outside the City limits, as measured from the property line.*
- 3. Conditions on Use. The hearing body shall have the authority to impose conditions on a Substance Abuse Treatment Center to ensure compliance with the provisions of this section and to mitigate against potential nuisance or public safety concerns. Those conditions may include, but are not limited to, restricting hours of operation, requirements for security lighting and cameras, requirements for private security, and monitoring of parking lots. Dispensing of medicine shall occur within a wholly enclosed building. No drive-thru facilities shall be permitted.*

SECTION 4: Subdivisions (C) of Section 9.16.040.150 of Chapter 9.16 of Title 9 of the Garden Grove Municipal Code is hereby amended as follows (additions shown in ***bold/italics***; deletions shown in **~~bold/strikeout~~**):

<i>USE</i>	REQUIRED MINIMUM PARKING SPACES
C. Office	
1. General business offices	1 space per 250 sq. ft. of gross floor area
2. Medical, dental and related service support facilities	1 space per 170 sq. ft. of gross floor area
<i>3. Substance Abuse Treatment Centers</i>	<i>5 spaces per 1,000 sq. ft. of gross floor area</i>

SECTION 5: If any section, subsection, subdivision, sentence, clause, phrase, word, or portion of this Ordinance is, for any reason, held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Ordinance. The City Council hereby declares that it would have adopted this Ordinance and each section,

subsection, subdivision, sentence, clause, phrase, word, or portion thereof, irrespective of the fact that any one or more sections, subsections, subdivisions, sentences, clauses, phrases, words or portions thereof be declared invalid or unconstitutional.

SECTION 6: The Mayor shall sign and the City Clerk shall certify to the passage and adoption of this Ordinance and shall cause the same, or the summary thereof, to be published and posted pursuant to the provisions of law and this Ordinance shall take effect thirty (30) days after adoption.

URGENCY ORDINANCE NO. 2949

AN URGENCY INTERIM ORDINANCE OF THE CITY COUNCIL OF THE CITY
OF GARDEN GROVE IMPOSING A MORATORIUM ON THE APPROVAL OF
SUBSTANCE ABUSE TREATMENT CENTERS PURSUANT TO CALIFORNIA
GOVERNMENT CODE SECTION 65858.

THE CITY COUNCIL OF THE CITY OF GARDEN GROVE DOES ORDAIN AS FOLLOWS:

Section 1. Legislative Intent and Findings.

A. Pursuant to California Government Code Section 65858, the City Council finds and determines that a current and immediate threat to the public health, peace, safety and general welfare exists which necessitates the immediate enactment of this Ordinance for the immediate preservation of the public health, peace, safety and general welfare based upon the facts set forth in this Ordinance and the facts presented to the City Council. The approval of Substance Abuse Treatment Centers, as defined below, would result in a threat to the public health, safety, and general welfare of the City's residents and businesses absent specific development standards and review processes applicable to such uses to prevent and/or mitigate negative impacts that may be created with their development or establishment. Furthermore, approval of Substance Abuse Treatment Centers in mixed use zones could cause the City to violate State Housing Laws which require compliance with Housing Element policies to promote housing opportunities and to implement no net loss requirements for uses or activities that prevent the development of housing.

B. "Substance Abuse Treatment Centers" are facilities or clinics that operate outpatient treatment and counseling centers that in addition to counseling treat individuals with substance abuse disorder by employing medicine that eliminate cravings and withdrawal symptoms that may occur when individuals with various substance dependence stop using their substance of abuse.

C. The City is primarily a residential community that is substantially built-out, with different zoning districts adjacent to residential neighborhoods, schools, and parks. There are currently no regulations applicable to Substance Abuse Treatment Centers and their activities currently fall within the definition of outpatient medical facilities that are permitted without regard to the impacts that Substance Abuse Treatment Centers are known to create. Medical offices are currently permitted in various zoning districts within and adjacent to residential neighborhoods and other sensitive uses without the need for discretionary review, which, without specific development standards and review processes, because of their nature can expose residential neighborhoods, sensitive uses and other businesses to negative impacts that could include loitering, narcotic use activities, disturbances, trespass, assaults and battery, interference with use and enjoyment of property, and property devaluation arising from the negative public perception pertaining to living in or operating a business in proximity to them. In addition, it is important to consider the effect of permitting these facilities in mixed use zones and their impact on the opportunity to develop additional housing on mixed use properties. Many of the properties within the City's mixed-use zones are included in the certified Housing Element Housing Sites Inventory and the City must ensure that no

barriers to the development of these properties into housing are created to maintain compliance with State Housing laws. The City intends to process a Zoning Code amendment to address these negative impacts, conform with State Housing Laws, comply with Housing Element implementation, and establish reasonable standards and review processes applicable to Substance Abuse Treatment Centers.

Section 2. Moratorium on the Approval of Substance Abuse Treatment Centers.

A. Pursuant to California Government Code Section 65858, no person, firm, corporation, or other entity shall develop, establish or construct and no subdivision, use permit, variance, building permit or any other applicable land use entitlement, construction or other permit, license, or certificate to occupy or operate shall be issued for a Substance Abuse Treatment Center effective upon the passage of this ordinance.

B. The moratorium imposed herein shall not apply to a Substance Abuse Treatment Center for which a building permit has been issued and construction thereof has begun as of the passage of this Ordinance. However, the exception set forth herein shall not provide an amnesty for the use of property, buildings, or other facilities that have not otherwise complied with current zoning or building requirements or that would otherwise constitute illegal uses of property. For example, the exception does not apply to development, construction, or buildings that were constructed or modified to become Substance Abuse Treatment Centers without the required building, electrical, mechanical, and plumbing or other applicable permits or land use entitlements.

Section 3. Effective Date. This interim ordinance shall become effective immediately upon its adoption and shall remain in force and effect for forty-five (45) days unless extended for an additional period of time pursuant to Government Code Section 65858.

Section 4. Urgency. This interim ordinance is necessary for the immediate protection of the public health, welfare, and general safety for the reasons identified in Section 1 hereof.

Section 5. Severability. If any section, subsection, subdivision, sentence, clause, phrase, or portion of this Ordinance is, for any reason, held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Ordinance. The City Council hereby declares that it would have adopted this ordinance and each section, subsection, subdivision, sentence, clause, phrase, or portion thereof, irrespective of the fact that any one or more sections, subsections, subdivisions, sentences, clauses, phrases, or portions thereof be declared invalid or unconstitutional.

PASSED and ADOPTED this 20th day of December 2023.

ATTEST: STEVE JONES
MAYOR

TERESA POMEROY
CITY CLERK

STATE OF CALIFORNIA)
COUNTY OF ORANGE) SS:
CITY OF GARDEN GROVE)

I, TERESA POMEROY, City Clerk of the City of Garden Grove, do hereby certify that the foregoing Ordinance was passed by the City Council of the City of Garden Grove, by a vote of four-fifth (4/5th) of the members thereof, at a special meeting held on the 20th day of December, 2023 by the following vote:

AYES:	COUNCIL MEMBERS:	(7)	BRIETIGAM, O'NEILL, DOVINH, KLOPFENSTEIN, NGUYEN-PENALOZA, TRAN, JONES
NOES:	COUNCIL MEMBERS:	(0)	NONE
ABSENT:	COUNCIL MEMBERS:	(0)	NONE

/s/ TERESA POMEROY, CMC
CITY CLERK

URGENCY ORDINANCE NO. 2950

AN URGENCY INTERIM ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GARDEN GROVE AUTHORIZING A 10 MONTH AND 15 DAY EXTENSION OF URGENCY ORDINANCE NO. 2949 IMPOSING A MORATORIUM ON THE APPROVAL OF SUBSTANCE ABUSE TREATMENT CENTERS PURSUANT TO CALIFORNIA GOVERNMENT CODE SECTION 65858.

THE CITY COUNCIL OF THE CITY OF GARDEN GROVE DOES ORDAIN AS FOLLOWS:

Section 1. Legislative Intent and Findings.

A. On December 20, 2023, pursuant to Government Code Section 65858, the City Council of the City of Garden Grove passed and adopted Urgency Ordinance No. 2949, which is an urgency interim ordinance imposing a moratorium on the approval and establishment of substance abuse treatment centers pending completion of a study and adoption of regulations to address negative impacts that may be created with their development, establishment and operation, in addition to impacts of their establishment in mixed use zones. Many of the City’s mixed use zones are programmed for the development housing projects, and the establishment of substance abuse treatment centers in mixed use zones could cause the City to violate State Housing Laws, which require compliance with Housing Element policies to promote housing opportunities and to implement no net loss requirements for uses or activities that prevent the development of housing.

B. Until new regulations are in place, the development of new substance abuse treatment centers continue to pose a current and immediate threat to the public health, peace, safety and general welfare for the reasons stated in Section 1 of Urgency Ordinance No. 2949.

C. The City has commenced a zoning study to determine the appropriate zoning, development standards, other proper regulations applicable to substance abuse treatment centers to protect the public health, safety, and welfare of the community.

D. City staff require additional time in which to thoroughly review and evaluate the issues giving rise to Urgency Ordinance No. 2949, and to finalize the necessary zoning study and process a Zoning Code amendment.

E. The City has noticed and conducted a public hearing to consider the adoption of this ordinance as provided by law.

F. The City Council has reviewed, considered, and approved the evidence and findings in the accompanying staff report of the adverse impacts that may be caused by substance abuse treatment centers.

Section 2. Extension of Moratorium for 10 months and 15 days.

Pursuant to California Government Code Section 65858(a), Urgency Ordinance No. 2949 is hereby extended for an additional 10 months and 15 days beyond the original 45 days authorized on December 20, 2023, until December 19, 2024.

Section 3. Effective Date. This interim ordinance shall become effective immediately upon its adoption.

Section 4. Urgency. This interim ordinance is necessary for the immediate protection of the public health, welfare, and general safety for the reasons identified in Section 1 hereof and Section 1 of Urgency Ordinance No. 2949.

Section 5. Severability. If any section, subsection, subdivision, sentence, clause, phrase, or portion of this Ordinance is, for any reason, held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Ordinance. The City Council hereby declares that it would have adopted this ordinance and each section, subsection, subdivision, sentence, clause, phrase, or portion thereof, irrespective of the fact that any one or more sections, subsections, subdivisions, sentences, clauses, phrases, or portions thereof be declared invalid or unconstitutional.

PASSED and ADOPTED this 23rd day of January 2024.

ATTEST:

MAYOR

CITY CLERK

STATE OF CALIFORNIA)
COUNTY OF ORANGE) SS:
CITY OF GARDEN GROVE)

I, TERESA POMEORY, City Clerk of the City of Garden Grove, do hereby certify that the foregoing Ordinance was passed by the City Council of the City of Garden Grove, by a vote of four-fifth (4/5th) of the members thereof, at a special meeting held on the 23rd day of January, 2024 by the following vote:

AYES: COUNCILMEMBERS:
NOES: COUNCILMEMBERS:
ABSENT: COUNCILMEMBERS:

CITY CLERK

URGENCY ORDINANCE NO. 2959

AN URGENCY INTERIM ORDINANCE OF THE CITY COUNCIL OF THE CITY OF
GARDEN GROVE AUTHORIZING A 12-MONTH EXTENSION OF URGENCY
ORDINANCE NO. 2950 IMPOSING A MORATORIUM ON THE APPROVAL OF
SUBSTANCE ABUSE TREATMENT CENTERS PURSUANT TO CALIFORNIA
GOVERNMENT CODE SECTION 65858

THE CITY COUNCIL OF THE CITY OF GARDEN GROVE DOES ORDAIN AS
FOLLOWS:

Section 1. Legislative Intent and Findings.

A. On December 20, 2023, pursuant to Government Code Section 65858, the City Council of the City of Garden Grove passed and adopted Urgency Ordinance No. 2949, which is an urgency interim ordinance imposing a moratorium on the approval and establishment of Substance Abuse Treatment Centers pending completion of a study and adoption of regulations to address negative impacts that may be created with their development, and establishment and operation, in addition to impacts of their establishment in mixed-use zones. Many of the City's mixed-use zones are programmed for the development housing projects, and the establishment of substance abuse treatment centers in mixed-use zones could cause the City to violate State Housing Laws, which require compliance with Housing Element policies to promote housing opportunities and to implement no net loss requirements for uses or activities that prevent the development of housing.

B. On January 23, 2024, the City Council adopted Urgency Ordinance No. 2950 extending the temporary moratorium for an additional 10 months and 15 days through December 19, 2024, in order to provide staff with sufficient time to study and analyze possible regulations and identify appropriate locations and the process for approval of Substance Abuse Treatment Centers, as well as establish adequate proximity to sensitive and neighboring land uses.

C. Staff has received zoning-related inquiries related to new substance abuse treatment facilities.

D. Until new regulations are in place, the development of new Substance Abuse Treatment Centers continue to pose a current and immediate threat to the public health, peace, safety and general welfare for the reasons stated in Section 1 of Urgency Ordinance No. 2949.

E. The City has commenced a zoning study to determine the appropriate zoning, development standards, and other proper regulations applicable to substance abuse treatment centers to protect the public health, safety, and welfare of the community.

F. City staff requires additional time in which to thoroughly review and evaluate the issues giving rise to Urgency Ordinance No. 2949, and to finalize the necessary zoning study and the process for a Zoning Code amendment.

G. The City Council recognizes the need for Substance Abuse Treatment Centers, and at the same time is concerned that any negative secondary effects (such as loitering, accumulation of trash, noise, narcotic use activities, disturbances, and the like) may be incompatible with the public health and safety of community. In addition, many of the properties within the City's mixed-use zones are included in the certified Housing Element Housing Sites Inventory and the City must ensure that no barriers to the development of these properties into housing are created to maintain compliance with State Housing laws.

H. Pursuant to Government Codes Section 65858(d), the ordinance discusses the measures taken to address pertinent issues prior to the expiration of the moratorium. Since the adoption of Urgency Ordinances Nos. 2949 and 2950, staff surveyed 21 cities to obtain information on how other cities regulate Substance Abuse Treatment Centers, initiated discussion with the Garden Grove Police Department to discuss best practices, and requested "Calls for Service" for existing facilities located in various cities. Additionally, staff toured multiple Substance Abuse Treatment Centers to better understand the operations of use, as well as organized a round-table between the City Attorney and Community Development staff to discuss potential regulations for Substance Abuse Treatment Centers.

I. Staff has requested more time to study and adopt a Zoning Code amendment to address secondary negative impacts, conform with State Housing Laws, comply with Housing Element implementation, and establish reasonable standards and review processes applicable to Substance Abuse Treatment Centers.

J. The City Council believes that careful consideration and thorough study of potential regulations, pertaining to the Substance Abuse Treatment Centers, is required.

K. The City has noticed and conducted a public hearing to consider the adoption of this ordinance as provided by law.

Section 2. Extension of Moratorium for an additional 12 months.

Pursuant to California Government Code Section 65858(a), Urgency Ordinance No. 2950 is hereby extended for an additional 12 months beyond the additional 10 months and 15 days original moratorium authorized on January 23, 2024, until December 19, 2025.

Section 3. Effective Date. This interim ordinance shall become effective immediately upon its adoption.

Section 4. Urgency. This interim ordinance is necessary for the immediate protection of the public health, welfare, and general safety for the reasons identified in Section 1 of Urgency Ordinance No. 2949 and Section 1 hereof.

Section 5. Severability. If any section, subsection, subdivision, sentence, clause, phrase, or portion of this Ordinance is, for any reason, held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Ordinance. The City Council hereby declares that it would have adopted this ordinance and each section, subsection, subdivision, sentence, clause, phrase, or portion thereof, irrespective of the fact that any one or more sections, subsections, subdivisions, sentences, clauses, phrases, or portions thereof be declared invalid or unconstitutional.

The foregoing Urgency Ordinance was passed, approved, and adopted by the City Council of the City of Garden Grove on the 12th day of November 2024.

/s/ STEVE JONES
MAYOR

ATTEST:

/s/ LIZABETH VASQUEZ, CMC
CITY CLERK

STATE OF CALIFORNIA)
COUNTY OF ORANGE) SS:
CITY OF GARDEN GROVE)

I, LIZABETH VASQUEZ, City Clerk of the City of Garden Grove, do hereby certify that the foregoing Ordinance was passed by the City Council of the City of Garden Grove, by a vote of four-fifth (4/5th) of the members thereof, at a regular meeting held on the 12th day of November, 2024 by the following vote:

AYES:	COUNCIL MEMBERS:	(7)	BRIETIGAM, O'NEILL, DOVINH, KLOPFENSTEIN, NGUYEN-PENALOZA, TRAN, JONES
NOES:	COUNCIL MEMBERS:	(0)	NONE
ABSENT:	COUNCIL MEMBERS:	(0)	NONE

/s/ LIZABETH VASQUEZ, CMC
CITY CLERK