

City of Garden Grove
WEEKLY CITY MANAGER'S MEMO
February 5, 2026

TO: Honorable Mayor and City
Council Members

FROM: Matt West
Assistant City Manager

I. DEPARTMENT ITEMS

A. COMMUNITY DEVELOPMENT

A memo to highlight the 4th Quarter Community Development Department development project update list is attached

• **OTHER ITEMS**

– SOCIAL MEDIA HIGHLIGHTS AND NEWSPAPER ARTICLES

Copies of the week's social media posts and local newspaper articles are attached for your information.

– MISCELLANEOUS ITEMS

Items of interest are included.



Matt West
Assistant City Manager

City of Garden Grove

INTER-DEPARTMENT MEMORANDUM

To: Lisa L. Kim
Dept: City Manager
Subject: DEVELOPMENT PROJECT
UPDATE LIST

From: Niki Wetzel
Dept: Community Development
Department
Date: February 4, 2026

OBJECTIVE

To highlight the 4th Quarter Community Development Department (CDD) Development Project Update List as attached.

BACKGROUND

CDD updates the Development Project Update List quarterly. The list provides a status report of current and future projects undergoing review by the Planning Services Division. To enhance community outreach and highlight upcoming development activities, the list was made available on the City's website on February 4, 2026.

SUMMARY

The Development Project Update List details current and pending projects for the period January 2024 through December 2025 by case number, site address, project description, applicant information, and case planner. The comprehensive list can be accessed at: <https://ggcity.org/sites/default/files/q4-final.pdf>

Any questions can be referred to Associate Planner, Huong Ly at (714) 741-5302.



Niki Wetzel, AICP
Community Development Director



By: Huong Ly, AICP
Associate Planner

Attachment 1: Comprehensive Development Project Update List

DEVELOPMENT PROJECTS UPDATE LIST

COMMUNITY DEVELOPMENT DEPARTMENT

This report is current from January 2024 through December 2025

For the most recent information contact the Planning Division at (714) 741-5312

IN PROCESS IN PLANNING DIVISION

CASE #	PROJECT ADDRESSES	PROJECT DESCRIPTION	APPLICANT	PLANNER	DISTRICTS	HEARING BODY
SP-167-2026	13052 Wilson St	A request for Site Plan approval for to construct two (2) four (4) unit, three-story multi-family residential dwellings and associated site improvements on an approximately 0.42 acre lot. The proposal includes one (1) affordable housing unit for "very low-income" households. Inclusion of the one (1) very low-income unit qualifies the project for a density bonus, concessions, waivers, and reduced parking pursuant to the State Density Bonus Law. In conjunction with the request, the Planning Commission will consider a determination that the project is categorically exempt from the California Environmental Quality Act (CEQA).	Toby Nguyen 16651 Gothard St. A-1 Huntington Beach CA 92647	Z. H.	1	P.C.
DR-086-2026	12792 Adelle St	A request for Director's Review approval to construct a new duplex consisting of two (2), two-story dwelling units on a 9,508 square foot lot, located at 12792 Adelle Street (APN: 133-463-09).	Ty Tran 9741 Bolsa Avenue Suite 201 Westminster CA 92683	Z. H.	1	D.R.
CUP-162-2025 IOU-007-2025	12491 Valley View St	Interpretation of Use approval to determine the compatibility between Indoor Playground Facilities, and the C-1 (Neighborhood Commercial) zoning district, and to allow an Indoor Playground Facility subject to a Conditional Use Permit. Also, a request for Conditional Use Permit approval to allow an Indoor Playground Facility to operate within an existing inline multi-tenant shopping center. The applicant proposes to divide an existing 22,990 square foot retail tenant space into two (2) separate tenant spaces. Tenant space one (1) will be approximately 10,132 square feet in size, and will be improved with an Indoor Playground Facility consisting of three (3) exercise areas, a dining area, and retail space. Tenant Space two (2) will be improved for future retail space. In addition, the applicant is requesting facade improvements to the existing building to accommodate the proposed use.	Moonkyu Lim 3135 Evelyn Street La Crescenta CA 91214	Z. H.	1	P.C.
CUP-262-2024 (REV. 2026)	5939 Chapman Ave	A request to modify Conditional Use Permit No. CUP-262-2024 to allow alcohol consumption at the existing outdoor waiting area.	BWTC, LLC. 2872 Tigertail Dr Los Alamitos CA 90720	H. L.	1	Z.A.
SP-166-2025	12122 Western Ave	A request for site plan approval to construct a new break room that includes a 1,504 square-foot, one-story building, 1,202 square-foot roof deck, and a 529 square-foot open air patio to replace an existing 1,923 square-foot, one-story break room for GKN Aerospace Transparency Systems, a military and commercial aircraft transparency systems company.	Richard Martin Beck 17 Singletree Dr. Newport Beach CA 92660	C. F.	1	P.C.
DR-085-2026	9642 Katella Ave	A request for Director's Review approval to construct a new duplex, consisting of two (2), attached dwelling units, on a 7,878 square-foot lot, located at 9642 Katella Avenue (APN: 132-101-08). Unit #1 will be approximately 1,523 square feet consisting of three (3) bedrooms, two (2) bathrooms, and attached two-car garage. Unit #2 will be approximately 1,616 square feet consisting of three (3) bedrooms, two (2) bathrooms, and attached two-car garage. In addition, the applicant is proposing two (2) 601 square foot detached ADUs consisting of two (2) bedrooms and one (1) bathroom. ADUs are shown for reference only.	Isabel Giralado 177 Miramonte Drive Fullerton CA 92835	Z. H.	2	D.R.

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GPA-001-2026 A-046-2026 PUD-020-2026 SP-168-2026 TT-19447	9822 Russell Ave	A request that the Planning Commission recommend City Council approval of a zoning map amendment, residential Planned Unit Development, and related entitlements for a proposed 26-unit multiple-family residential project on an approximately 1.8-acre site. The specific land use entitlement approvals requested include the following: (i) General Plan amendment to change the land use designation of the subject property from LDR (Low Density Residential) to LMR (Low Medium Residential); (ii) zoning map amendment to re-zone the subject property from R-1 (Single-Family Residential) to residential Planned Unit Development (PUD-XXX-2026) zoning with an R-2 (Limited Multiple-Family Residential) base zone; (iii) residential Planned Unit Development to facilitate the development of the project; (iv) Site Plan approval to construct twenty-six (26) two-story townhomes and associated site improvements; (v) a Tentative Tract Map to create a one-lot subdivision for the purpose of selling each dwelling unit as a condominium; and (vi) a revocation of Conditional Use Permit Nos. CUP-114-81 and CUP-554-01 which previously allowed for the operation of an elementary school, and operation of a wireless facility on the subject property. The Planning Commission will also consider a recommendation that the City Council adopt a Mitigated Negative Declaration and an associated Mitigation Monitoring and Reporting Program for the project.	Melia Homes Inc. (Chad Brown) 9860 Irvine Center Drive Irvine CA 92618	P. K.	3	C.C.
CASE #	PROJECT ADDRESSES	PROJECT DESCRIPTION	APPLICANT	PLANNER	DISTRICTS	HEARING BODY
CUP-284-2025	11911 Euclid St	A request to allow an existing convenience store to operate with a new State Alcoholic Beverage Control (ABC) Type "21" (Off-sale, General) License. Also, a request to revoke Conditional Use Permit No. CUP-179-93, which previously allowed the operation of a convenient store with a State Alcoholic Beverage Control (ABC) Type "20" (Off-Sale, Beer & Wine) License. In conjunction with the request, the Zoning Administrator will also consider a determination that the project is categorically exempt from the California Environmental Quality Act (CEQA).	Bahadar Lakha 11911 Euclid Street Garden Grove CA 92840	A. A.	2	Z.A.
SP-169-2026 PM-1234-2026	13281 Brookhurst St	Request for site plan approval for the construction of a two-story 20,139 square foot commercial building on a 56,628 square foot site that was previously improved with a single-story commercial building that has been damage due to a fire located in the C-2 (Community Commercial) zone.	Ngoclan Thi Nguyen 17051 Edgewater Lane Huntington Beach CA 92649	C. F.	3	P.C.
CUP-290-2026	10662 Stanford Ave	A request for Conditional Use Permit approval to allow the operation of a 5,745 square-foot "Ambulance Service" business within an existing multi-tenant commercial building. The proposal includes accommodations for 24-hour shifts, including shower facilities and a crew lounge area with sleeping quarters.	Falck Mobile Health Corp. 1517 W Braden Court Orange CA 92868	C. F.	4	Z.A.
CUP-288-2026	12502 Harbor Blvd	A request for Conditional Use Permit Approval to operate an existing 7-Eleven market a new original State Alcoholic Beverage Control (ABC) Type "21" (Off-Sale General) License and a recommendation that the Zoning Administrator revoke all previous Conditional Use Permits granted for the tenant space, including Conditional Use Permit No. CUP-540-2001. In conjunction with the request, The Zoning Administrator will also consider a determination that the project is categorically exempt from the California Environmental Quality Act (CEQA).	Rai Samra. Inc. Rupinder Samra 12502 Harbor Blvd Garden Grove CA 92840	J. K.	5	Z.A.
CUP-281-2026 A-044-2026	13018 Harbor Blvd	A request that the Planning Commission recommend City Council approval of a text Amendment of the Harbor Corridor Specific Plan to add "Banquet Facility" as a permitted use, subject to a Conditional Use Permit (CUP). Also, a CUP to operate a new standalone banquet facility.	Thomson Dang 9040 Larkspur Drive Westminster CA 92683	P. K.	6	C.C.

ENTITLEMENT GRANTED

CASE #	PROJECT ADDRESSES	PROJECT DESCRIPTION	APPLICANT	PLANNER	DISTRICTS
SP-162-2025	13040 Coast St	A request to construct a five-story, thirty-four (34) unit apartment building and associated site improvements on an approximately 0.50-acre lot. The proposal includes three (3) affordable units for "very-low-income" households and three (3) affordable units for "moderate income" households. Inclusion of the six (6) affordable units qualifies the project for a density bonus, concessions, waivers, and reduced parking pursuant to the State Density Bonus Law. In conjunction with the request, the Planning Commission will consider a determination that the project is categorically exempt from the California Environmental Quality Act (CEQA).	William Jager 872 Wendt Ter Laguna Beach CA 92651-0229	H. L.	1
CUP-282-2025	12111 Valley View St	A request to allow an existing movie theater, Starlight Cinemas, located at 12111 Valley View Street to operate with a new original Alcoholic Beverage Control (ABC) Type "41" (On-Sale Beer and Wine) License.	Starlight Cinemas INC (Pres: Rod Mirand) 10357 Artesia Blvd Bellflower CA 90706	Z. H.	1

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CASE #	PROJECT ADDRESSES	PROJECT DESCRIPTION	APPLICANT	PLANNER	DISTRICTS
SP-148-2024 PM-2023-161 V-044-2024	12013 Lorna St	A request to reinstate the approval of Site Plan and Tentative Parcel Map to subdivide an 18,125 square foot lot into two (2) parcels. Lot 1, will have a lot size of 7,833square feet, and Lot 2, will have a lot size of 8,699 square feet. Each lot will be developed with a new single-family home. The existing single-family home will be demolished to accommodate the project. Also, a request to reinstate Variance approval to allow Lot 1 to deviate from the minimum 65'-0" lot width requirement for a corner lot. In conjunction with the requests, the Planning Commission will consider a determination that the proposed project is categorically exempt from the California Environmental Quality Act (CEQA).	Vektir, LLC (Khoa Phan) 12762 Crestwood Circle Garden Grove CA 92841	Z. H.	2
SP-156-2025	9562 Chapman Ave	A request to construct a four-story, thirty-six (36) unit apartment building and associated site improvements on an approximately 0.82-acre lot. The proposal includes four (4) affordable housing units for "very low-income" households. Inclusion of the four (4) very low-income units qualifies the project for a density bonus, concessions, waivers, and reduced parking pursuant to the State Density Bonus Law. In conjunction with the request, the Planning Commission will consider a determination that the project is categorically exempt from the California Environmental Quality Act (CEQA).	William D. Jager 872 Wendt Terrace Laguna Beach CA 92651-2209	P. K.	3
LLA-034-2024	9271 Catherine Ave, 12261 Loraleen St	A request for Lot Line Adjustment approval to eliminate two small parcels (Parcel "A" & Parcel "B"), for the purpose of reconfiguring the property line boundary between two developed, single-family residential properties, located at 9271 Catherine Avenue (Parcel 1) and 12261 Loraleen Street (Parcel 2). No additional parcels will be created and no additional development is proposed.	Alice and Juan Rangel PO Box 1521 Los Angeles CA 90015	P. K.	3
SP-145-2024 LLA-033-2024	9891 Garden Grove Blvd, 9897 Garden Grove Blvd, 9901 Garden Grove Blvd	A request for Site Plan approval to construct a seven-story, 98-unit multiple-family residential apartment complex with associated site improvements on a 1.35-acre (Gross) project site, and a Lot Line Adjustment to remove an existing lot line for the purpose of consolidating two (2) adjoining parcels into one (1) parcel to accommodate the proposed residential development. The proposal includes ten (10) affordable housing units for "very low-income" households. Inclusion of the ten (10) "very low-income" units qualifies the project for a density bonus, concessions, waivers, and reduced parking pursuant to the State Density Bonus Law. In conjunction with the requests, the Planning Commission will consider a determination that the project is categorically exempt from the California Environmental Quality Act (CEQA).	William D. Jager 872 Wendt Ter. Laguna Beach CA 92651	M. M.	3
RAQ-001-2025	9622 Stanford Ave	A Reasonable Accommodation Request for Charlotte and Virginia Fuller to petition for relief from Municipal Code Sections 9.08.040.030(G), 9.08.040.050(D), and 9.08.040.110(B)(1) pertaining to front yard hardscape and height of fences. This request would allow for 100% hardscape coverage in the front yard setback area and a six-foot-tall fence to allow a secured outdoor exercise space.	Charlotte Fuller 9622 Stanford Garden Grove CA 92841	C. F.	3
CUP-023-2014 (REV 2026)	12741 Main St	A request to modify Conditional Use Permit No. Cup-023-2014 to operate a third preschool at Garden Grove United Methodist Church. The site currently operates with two preschools - Head Start and the Sunflower Preschool. In conjunction with this request, the Zoning Administrator will also consider a determination that the project is categorically exempt from the California Environmental Quality Act (CEQA).	Andy Ly 9832 Newcastle Avenue Westminster CA 92683	H. L.	4
DR-073-2024	10651 Mckeen St	A request for Director's Review approval to construct a new duplex, consisting of two (2) two-story dwelling units, on a 5,946 square-foot lot located at 10651 McKeen Street. Unit #1 will total 1,799 square feet with four (4) bedrooms and three (3) bathrooms, and Unit #2 is 1,349 square feet with two (2) bedrooms and three (3) bathrooms. Each unit will have a front porch, an attached two-car garage, and each a separate driveway with open guest parking spaces.	Vi Vu 15662 Jefferson Street Midway City CA 92655	P. K.	4
SP-111-2022 (MM1)	10201 Garden Grove Blvd, 10231 Garden Grove Blvd	Minor Modification No. 1 to Site Plan No. SP-111-2022 to (1) a redesign to the elevator lobbies and enclosed stairwells to comply with the Building Code requirements for egress; (2) shifting the third floor commercial tenant space to align with the exterior building plane, along the south and west building elevations, and shifting and redesigning the exterior corridor used to access the commercial tenant space into an interior, enclosed corridor; (3) increasing the size of a roof garden located on the fourth floor, along the west building elevation, from two smaller passive roof gardens with a combined area of 918 square feet to one passive roof garden with an area of 2,765 square feet; and (4) a modification to Condition of Approval No. 84 to change the allowable square footages of the retail and medical uses while continuing to provide the required number of parking spaces.	Paul Kim 6101 Ball Road Cypress CA 90630	M. P.	4

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CASE #	PROJECT ADDRESSES	PROJECT DESCRIPTION	APPLICANT	PLANNER	DISTRICTS
SP-111-2022 (TE1) PM-2021-190 (TE1)	10201 Garden Grove Blvd, 10231 Garden Grove Blvd	A request to approve a one-year time extension for the approved entitlements under Site Plan No. SP-111-2022 and Tentative Parcel Map No. PM-2021-190 to consolidate two (2) existing parcels into a single 1.86 acre parcel and to construct a five-story mixed-use development on the 1.86-acre site consisting of 9,786 square feet of retail space, 9,270 square feet of medical space, and 52 apartment units. Pursuant to the State Density Bonus law, in exchange for reserving three (3) units for very-low income, the project qualifies for a density bonus, concessions, waivers, and reduced parking. A CEQA determination is not required as the project was previously exempted.	Michael Dao 9191 Westminster Avenue Garden Grove ca 92843	M. P.	4
SP-144-2024 CUP-267-2024 IOU-006-2024 PM-2023-156	11432 Stanford Ave, 11462 Stanford Ave	A request to develop a six-story mixed-use development on a 0.94 acre lot consisting of an 80-unit senior apartment complex and an 82-bed Residential Care Facility for the Elderly (RCFE). The specific land use entitlement approvals requested include the following: (i) An Interpretation of Use to determine the compatibility between an RCFE use and the CC-3 (Civic Center Core) zone classification, and to allow the RCFE use subject to approval of a Conditional Use Permit; (ii) A Tentative Parcel Map to consolidate three existing parcels and to create a one-lot subdivision for condominium purposes to divide the RCFE and apartment building; (iii) A Site Plan to allow construction of the six-story mixed-use development consisting of an 80-unit senior apartment building over a parking structure with one subterranean and one above-ground levels, and 82-bed RCFE attached to the parking structure/apartment building, along with associated site improvements; and (iv) A Conditional Use Permit to allow and regulate the operation of the proposed RCFE on the subject site. The proposal includes four (4) affordable housing units for "very-low income" households. Inclusion of the four (4) "very-low-income" units qualifies the project for a density bonus, concessions, waivers, and reduced parking pursuant to the state density bonus law. In conjunction with the requests, the Planning Commission will consider a determination that the project is categorically exempt from the California Environmental Quality Act (CEQA).	William Jager 872 Wendt Ter Laguna Beach CA 92651	H. L.	5
DR-080-2024	12966 Euclid St #150	Director's Review to allow a minor land use deviation to permit the operation of a "bank/ financial institution" for a period of up to eighteen (18) months, at 12966 Euclid Street, Suite 150, while a Land Use Code text amendment to expressly allow "banks/ financial institutions" as a permitted use in the CC-3 (Civic Center Core) zone is processed.	City of Garden Grpve 11222 Acacia Parkway Garden Grove CA 92840	M. P.	5
SP-146-2024 PM-2023-191	12681 Haster St	A request for Site Plan approval to construct a seventy-six (76) unit, four-story residential apartment building and associated site improvements on an approximately 1.6-acre lot. The proposal includes eight (8) affordable housing units for "very low-income" households. Inclusion of the eight (8) very low-income units qualifies the project for a density bonus, concessions, waivers, and reduced parking pursuant to the State Density Bonus Law. Also, a Tentative Parcel Map to split the existing 3.8-acre property into two (2) separate lots of approximately 2.2 acres, and approximately 1.6 acres. In conjunction with the request, the Planning Commission will consider a determination that the project is categorically exempt from the California Environmental Quality Act (CEQA).	LPA, Inc. 5301 California Ave Suite 100 Irvine CA 92617	P. K.	5

IN BUILDING DIVISION PLAN CHECK

CASE #	PROJECT ADDRESSES	PROJECT DESCRIPTION	APPLICANT	PLANNER	DISTRICTS
SP-142-2024	13171 Jefferson St	A request for Site Plan approval to construct an eight (8) unit, three-story multiple-family residential building and associated site improvements on an approximately 0.23-acre lot. The proposal includes one (1) affordable housing unit for "very low-income" households. Inclusion of the one (1) very low-income unit qualifies the project for a density bonus, concessions, waivers, and reduced parking pursuant to the State Density Bonus Law. In conjunction with the request, the Planning Commission will consider a determination that the project is categorically exempt from the California Environmental Quality Act (CEQA).	Jeffrey & Tina Mullen 9291 Shadwell Drive Huntington Beach CA 92646	P. K.	1
GPA-002-2025 SP-159-2025	12821 Knott St	A request that the Planning Commission recommend City Council approval of a General Plan Amendment, and Site Plan for the construction of a mezzanine office space for an existing industrial building on an approximately 7.97-acre site. The specific land use entitlement approvals requested include the following: (i) General Plan Amendment to establish subareas A and B within the IC (Industrial Commercial Mixed Use) land use designation, and establish a 0.55 FAR for industrial uses within Subarea B; and (ii) Site Plan approval to allow for an approximately 10,368 square-foot interior mezzanine addition for an existing industrial building. The Planning Commission will also consider a recommendation that the City Council adopt a Negative Declaration for the project.	Harbinger Motors, Inc. 12821 Knott Street Garden Grove CA 92841	P. K.	1

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CASE #	PROJECT ADDRESSES	PROJECT DESCRIPTION	APPLICANT	PLANNER	DISTRICTS
DR-079-2025	13082 Coast St	"A request for Director's Review approval to allow a new duplex, consisting of two, attached single-family dwelling units, on a 12,573 square-foot lot located at 13082 Coast Street. The property is currently developed with a single-family dwelling unit approximately 1,006 square feet in size and a 253 square foot attached carport, which will be demolished as part of the request. The existing single-family dwelling unit is proposed to be renovated and expanded by 47 square feet. The unit size for the proposed second dwelling unit will be 995 square feet and will consist of two bedrooms, two bathrooms, a kitchen, and a living room. The applicant is also proposing to construct two, attached two-car garages, as well as provide three (3) uncovered guest parking spaces."	Eliad Dorfman 611 S. Catalina Suite 310 Los Angeles CA 90005	A. A.	1
SP-158-2025	7441 Lincoln Way	A request for Site Plan approval to construct a new 50,300 square foot shell industrial building along with other associated site improvements following the demolition of the existing 22,108 square foot building on the property located at 7441 Lincoln Way	JYJ Logistics LLC 4 Park Plaza Suite 830 Irvine CA 92614	H. L.	1
CUP-275-2025	11074 Magnolia St, 11076 Magnolia St	A request for conditional use permit approval to operate a new 18,183 square foot adult daycare facility for 463 adults. In conjunction with the request, the Planning Commission will also consider a determination that the project is categorically exempt from the California Environmental Quality Act (CEQA).	Mr. Care Inc. / Thanh Mai Tran 11074-11076 Magnolia Street Garden Grove CA 92841	M. M.	2
LLA-032-2024	13402 Lucille St	A request for Lot Line Adjustment approval to remove an existing lot line for the purpose of consolidating two (2) parcels into one (1) parcel to facilitate the construction of an Accessory Dwelling Unit (ADU) on a property currently developed with a single-family dwelling.	Serge Melikyan 13402 Lucille St. Garden Grove CA 92805	A. A.	3
SP-157-2025 LLA-036-2025	9032 Trask Ave, 9062 Trask Ave	A request for Site Plan approval to construct a 778 square foot freestanding outdoor dining patio structure at an existing restaurant, In-N-Out Burger, and to reconfigure the existing drive-thru lane and parking area. The project includes the demolition of an existing vacant restaurant building, formerly occupied by Mae's Café, to accommodate additional drive-thru vehicle queuing and parking spaces. Also, a request for Lot Line Adjustment approval to remove an existing lot line for the purpose of consolidating two (2) adjoining parcels into one (1) parcel to accommodate the proposed improvements. In conjunction with the request, the Planning Commission will also consider a determination that the project is categorically exempt from the California Environmental Quality Act (CEQA).	In-N-Out Burgers, Inc. 13502 Hamburger Lane Baldwin Park CA 91706	M. M.	3
SP-070-2019 (REINSTATEMENT) V-023-2019 (REINSTATEMENT)	9191 Westminster Ave	A request to reinstate the approval of Site Plan No. SP-070-2019 to construct a 7,140 square foot third floor addition to an existing two-story 29,000 square foot medical office building, and to reinstate the approval of Variance No. V-023-2019 to deviate from the maximum stories and height permitted in the O-P (Office Professional) zone to facilitate the construction of the new third floor addition.	Dr. Michael Dao 9191 Westminster Ave Garden Grove CA 92844	C. C.	3
SP-174-1996MM1	10801 Garden Grove Blvd	A request for Minor Modification No. 1 to Site Plan No. SP-174-96, to modify the approved plans for the construction of a 138 square foot fire pump room addition to an existing 128,621 square foot home improvement center. In conjunction with the request, the Community Development Director will also consider a determination that the project is categorically exempt from the California Environmental Quality Act (CEQA).	Kevin Stracner 4695 MacArthur Court Suite 1450 Newport Beach CA 92660	Z. H.	4
SP-152-2025	10852 Lampson Ave	A request for site plan approval to construct seven (7) multiple-family rental units and associated site improvements on an approximately 0.29-acre lot. The proposal includes one (1) affordable housing unit for "very low-income" households. The inclusion of one (1) "very low-income" unit qualifies the project for a density bonus, concessions, waivers, and reduced parking, pursuant to the state density bonus law. In conjunction with the requests, the Planning Commission will consider a determination that the project is categorically exempt from the California Environmental Quality Act (CEQA).	Toby Nguyen 16651 Gothard Street Suite A-1 Huntington Beach CA 92647	H. L.	4
SP-139-1984MM2	13822 Brookhurst St	A request for Minor Modification 2 to Site Plan No. SP-139-84 to modify the approved site plan to reconfigure the majority of existing parking area and landscaping to accommodate fifty-six (56) parking stalls for a proposed 8,389 square-foot eating establishment.	Garden Grove Plaza LLC PO Box 811787 Los Angeles CA 90081	Z. H.	4
SP-375-05 (MM1)	13481 Euclid St	Minor Modification 1 to Site Plan No. SP-135-05 to modify the Condition of Approval #50 to allow for non-retail uses.	Euclid Trask Center LLC 505 E 1st Street Suite H Tustin CA 92780	P. K.	4
DR-060-2022 (Reinstatement 2024)	10061 Dakota Ave	A request to reinstate the Director's Review approval of a new duplex at 10061 Dakota Avenue. Both units would consist of approximately 1,802 square feet, with four (4) bedrooms and three (3) bathrooms, and a new two-car garage. The site will eventually also include two new ADUs (for reference only).	Victor Vizcaino 127 N Catalina Street #2 Los Angeles CA 90004	P. K.	4

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CASE #	PROJECT ADDRESSES	PROJECT DESCRIPTION	APPLICANT	PLANNER	DISTRICTS
SP-160-2025	10150 Trask Ave	A request for site plan approval to construct a new 3,625 square foot detached steel structure that would be used as vehicle maintenance. The proposed steel structure would have ten (10) vehicle lifts, five retractable hose reels for oil dispensing along with electrical outlets and lighting.	Ernest De Leon (EJD Engineering) 5847 Pine Ave Chino Hills CA 91709	H. L.	4
SP-111-2022 (TE2) PM-2021-190 (TE2)	10201 Garden Grove Blvd, 10231 Garden Grove Blvd	A request to approve a one-year time extension for the approved entitlements under Site Plan No. SP 111 2022 and Tentative Parcel Map No. PM 2021 190, as modified by Minor Modification No. 1, which allowed the consolidation of two (2) existing parcels into a single 1.86 acre parcel, and the construction of a five-story mixed-use development on the 1.86-acre site consisting of 5,312 square feet of retail space, 3,548 square feet for an art gallery use, and 10,745 square feet of medical space, and 52 apartment units. Pursuant to the State Density Bonus Law, in exchange for reserving three (3) units for very-low income, the project qualifies for a density bonus, concessions, waivers, and reduced parking. A California Environmental Quality Act (CEQA) determination is not required as the project was previously exempted.	Michael Dao 9191 Westminster Avenue Garden Grove 92844	M. P.	4
DR-084-2025	12621 Pine St	A request for a Director's Review approval to allow a new single-family dwelling on a 7,100 square-foot lot within the CCSP-PR14 zone. The proposed 1,533 square-foot two-story single-family dwelling would consist of four (4) bedrooms and four (4) bathrooms, and an attached 245 square foot one-car garage. In addition, the applicant is proposing an 814 square-foot converted ADU consisting of two (2) bedrooms and two (2) bathrooms, and a 787 square-foot detached ADU consisting of three (3) bedrooms and two (2) bathrooms with an attached 251 square-foot one-car garage. The ADUs are shown for reference only.	Home Top Home 16168 Beach Blvd Suite #201C Huntington Beach CA 92647	Z. H.	5
LLA-035-2025 SP-154-2025	13781 Newhope St	A request for Lot Line Adjustment approval to consolidate two parcels into a single, approximately 0.28-acre lot. Also, a Site Plan request to construct a new 5,658 square-foot industrial warehouse, with an attached 3,100 square-foot parking garage, and associated site improvements. In conjunction with the request, the Planning Commission will consider a determination that the project is categorically exempt from the California Environmental Quality Act (CEQA).	Bill Chow 9535 Garden Grove Boulevard Suite #202 Garden Grove CA 92844	P. K.	6
SP-120-2023 Vesting PM-2021-206	12233-12239 Choisser Road	Proposal to construct a 53 unit-residential apartment complex on four (4) lots with a combined lot area of 28,832 square feet. The project includes an affordable density bonus of 32.5% for very low income households. The proposal includes the construction of a 6-story (68 ft. 9 inches), podium building, with garage parking on the ground level, and residential units on levels 2 to 6. The applicant is requesting Site Plan approval to construct a six-story, 53 unit-residential apartment complex on four (4) vacant lots with a combined lot area of 28, 793 square feet (0.66 acres). The proposal includes six (6) affordable housing units, 5 units designated for "very low-income" households and one unit designated for "low-income" household. Pursuant to the State Density Bonus law, the applicant is requesting two (two) concessions and six (6) waivers from the Multifamily Residential Standards as follows: (1) a concession to allow the first residential units on the second floor; (2) a concession to allow a parking reduction, from 70 parking spaces required per Code to 58 parking spaces; (3) a waiver allow the building to be constructed within the 45-degree encroachment plane required for mixed use zoned properties abutting residentially-zoned lots along the side yard setback; (4) a waiver to deviate from the requirement to provide a separate storage space for each unit; (5) a waiver to deviate from the requirement to provide at least 90 square feet of open space per unit (6) a waiver to deviate from the parking space length, from 19 feet to 18 feet. In accordance with the State Subdivision Map Act, the applicant is also requesting approval of a Vesting Tentative Parcel Map to consolidate four existing parcels into a single lot to facilitate the development of the residential apartment complex.	Danny Wei 12966 Euclid Street Suite 300 Garden Grove Ca 92840	M. P.	5

UNDER CONSTRUCTION

CASE #	PROJECT ADDRESSES	PROJECT DESCRIPTION	APPLICANT	PLANNER	DISTRICTS
SP-155-2025	7191 Acacia Ave	A request for Site Plan approval to add 1,806 square feet of building area to an existing industrial building to accommodate additional mechanical equipment, along with a request for approval of an associated Joint Use and Parking Management Plan and Shared Parking Agreement between the owner of the subject property and Calvary Chapel WestGrove, owner of property located at 12832 Knott Street, to allow the non-exclusive use of twenty-five (25) off-site spaces to serve the proposed expanded use.	Leishan Cubit 4845 Main Street Yorba Linda CA 92886	H. L.	1

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CASE #	PROJECT ADDRESSES	PROJECT DESCRIPTION	APPLICANT	PLANNER	DISTRICTS
DR-083-2025	12530 Valley View St	Director's Review approval to allow a minor land use deviation to permit an "athletic and health club, gym" for a period of eighteen (18) months in a 1,000 square foot tenant space within a inline retail shopping center located at 12530 Valley View Street, while a Land Use Code text amendment to expressly allow "athletic and health club, gym" establishments of 1,500 square feet and smaller by right within the C-2 (Community Commercial) zone is processed. The subject property is located within the Planned Unit Development No. PUD-102-76 which has a base zoning district of C-2. "Athletic and health club, gym" uses, regardless of size, require approval of a Conditional Use Permit to operate in the C-2 zoning district. "Athletic and health club, gym" uses of 1,500 square feet and smaller are permitted by right within the Mixed Use zoning Districts. City initiated Land Use text amendment will be effective in 2026.	Ana De Las Alas 12530 Valley View Street Garden Grove CA 92846	Z. H.	1
SP-122-2023 (TE1)	11311 Western Ave	A request for a one-year time extension for the entitlements approved under Site Plan No. SP-122-2023 to construct a new 88,164 square-foot shell industrial building. A CEQA determination is not required as the project was previously exempted.	Scannell Properties #680, LLC (Marc Pflieger) 8801 River Crossing Boulevard Suite 300 Indianapolis IN 46240	P. K.	1
GPA-001-2025 A-041-2025 CUP-119-1960REV2025 SP-150-2025 PM-2024-124 TT-19336 V-045-2025	5802 Santa Catalina Ave	The applicant requests to develop a 26-unit residential townhome project, on a portion of an approximately 3.025-acre site developed with a parking lot of a religious facility (the "Project"). As part of the project, the Planning Commission will consider a recommendation that the City Council approve the following: (i) a General Plan Amendment to change the General Plan Land Use Designation of a 1.73-acre portion of the project site from Low Density Residential (LDR) to Medium Density Residential to facilitate the development of the residential project; (ii) a Zoning Map Amendment to change the zoning of a 1.73-acre portion of the subject property from R-1 (Single-Family Residential) to R-3 (Multiple-Family Residential) to facilitate the development of the residential project; (iii) a Tentative Parcel Map to subdivide the existing approximately 3.025-acre lot into two lots to facilitate the development of the residential project on a new 1.73-acre parcel and allow the existing religious facility to continue to operate on a new 1.29 acre parcel; (iv) a Tentative Tract Map to create a one-lot subdivision for the purpose of selling each townhome as a condominium; (v) Variance approval to deviate from the required rear yard building setback for second-story building area; (vi) a Site Plan to construct twenty-six (26) two-story townhomes along with associated site improvements; and (vii) a Conditional Use Permit (CUP) to allow the religious facility to continue to operate on the new 1.29 acre parcel, and a waiver to allow the existing main sanctuary building to deviate from the required twenty-five foot (25'-0") building setback to a common property line with an "R" zoned property.	Neal Pafford 5802 Santa Catalina Avenue Garden Grove CA 92845	H. L.	1
SP-104-2021 (MM1)	7441 Chapman Ave	Minor Modification 1 to Site Plan No. SP-104-2021 to modify the approved plans to eliminate the 26,449 square-foot basement level of the proposed self-storage building.	Garden Grove Self Storage Partners LLC 8777 Gainey Center Drive #19 Scottsdale AZ 85258	P. K.	1
DR-074-2024	7580 Chapman Ave	A request for Director's Review approval to allow the installation of a new attached wireless telecommunication facility mounted to an existing utility tower, and installation of related ground-mounted equipment.	AT&T Mobility / Smartlink 1452 Edinger Avenue Tustin CA 92780	P. K.	1
SP-141-2024 LLA-031-2024 CUP-493-00 (REV. 2024)	8811 Orangewood Ave, 8791 Orangewood Ave	A request to expand an existing religious facility by incorporating an approximately 0.42-acre adjoining parcel into the development's site area, and constructing a new ancillary building. The Planning Commission will consider approval of (ii) a Site Plan to construct a new 4,285 square foot two-story ancillary building to serve the existing religious facility site, along with associated site improvements; (ii) a Lot Line Adjustment to remove an existing lot line for the purposes of consolidating two (2) adjoining lots into one (1) lot to accommodate the religious facility expansion; and (iii) a modification to Conditional Use Permit No. CUP-493-00 to allow the expansion of the religious use. Upon approval and exercise of the subject request, the Conditional Use Permit previously governing the subject religious facility, CUP-493-00, would be replaced by the modified Conditional Use Permit No. CUP-493-00 (REV. 2024).	Winston Liu 7852 Orangewood Avenue Stanton CA 90680	H. L.	2

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CASE #	PROJECT ADDRESSES	PROJECT DESCRIPTION	APPLICANT	PLANNER	DISTRICTS
CUP-259-2024 (TE1)	10912 Katella Ave	A request for a one-year time extension for the entitlements approved under Conditional Use Permit No. CUP-259-2024 to operate a new religious facility, including, church services, an accredited bible college, and a child day care within an existing 46,287 square-foot tenant space. A CEQA determination is not required as the project was previously exempted.	Freedomhouse OC Church 10912 Katella Avenue Garden Grove CA 92840	P. K.	2
CUP-259-2024	10912 Katella Ave	A request for Conditional Use Permit Approval to operate a new religious facility, including, church services, an accredited bible college, and a child day care within an existing 46,287 square-foot tenant space.	Freedomhouse OC (Josiah Silva) 464 W. Commonwealth Fullerton CA 92832	P. K.	2
PUD-123-09	12854 Brookhurst Way	Brookhurst Place Phase 2, Building 2 - A six-story, ninety-four (94) unit apartment building inclusive of a three-level parking garage, along with associated site improvements which include site parking spaces, common areas, and landscaping improvements.	Kam Sang Company 411 E Huntington Dr 305 Arcadia CA 91006	M. M.	3
CUP-242-08 (MM1)	12672 Brookhurst St, 12682 Brookhurst St	A request to modify the approved plans for an existing childcare facility operating under Conditional Use Permit No. CUP-242-08.	Steven Ji 1440 N Harbor Blvd 900 Fullerton CA 92835	M. M.	4
DR-078-2025	11081 College Ave	A request for Director's Review approval to construct a new, two-story, 2,635 square-foot single family dwelling, on a 4,500 square-foot vacant lot located at 11081 College Avenue. The dwelling features four (4) bedrooms and six (6) bathrooms, a front porch, an attached two-car garage, and a driveway with open parking spaces. An 800 square-foot two (2) bedroom two (2) bathroom attached ADU is also shown for reference.	Calista Trading Inc (Nghia Duong) 14392 Hoover St Unit B-3 Westminster CA	A. A.	5
A-040-2024 PUD-019-2024 SP-136-2024 V-042-2024 TT-19298	12828 Newhope St	A request that the Planning Commission recommend City Council approval of a zoning map amendment, residential Planned Unit Development, and related entitlements for a proposed 15-unit multiple-family residential project on an approximately 0.88-acre site. The specific land use entitlement approvals requested include the following: (i) zoning map amendment to re-zone the subject property from R-1 (Single-Family Residential) to residential Planned Unit Development (PUD-019-2024) zoning with an R-3 (Multiple-Family Residential) base zone; (ii) residential Planned Unit Development to facilitate the development of the project; (iii) Site Plan approval to construct fifteen (15) three-story detached homes along with associated site improvements; (iv) a Vesting Tentative Tract Map to create a one-lot subdivision for the purpose of selling each dwelling unit as a condominium; and (v) a Variance to deviate from the minimum property size to establish a residential Planned Unit Development. The Planning Commission will also consider a recommendation that the City Council adopt a Mitigated Negative Declaration and an associated Mitigation Monitoring and Reporting Program for the project.	Olson Urban Housing, LLC (ATTN: Brian Geis) 3010 Old Ranch Parkway Suite 100 Seal Beach CA 90740-2751	P. K.	5
SP-138-2024 TT-19314	12701 Buaro St	A request for Site Plan approval to construct thirty-five (35) three-story, for-sale residential condominium units and associated site improvements on an approximately 1.4-acre lot. The proposal includes two (2) affordable housing units for "very-low income" households. Inclusion of the two (2) very low-income units qualifies the project for a density bonus, concessions, waivers, and reduced parking pursuant to the State Density Bonus Law. Also, a Tentative Tract Map to create a one-lot subdivision for the purpose of selling each dwelling unit as a condominium. In conjunction with the requests, the Planning Commission will consider a determination that the project is categorically exempt from the California Environmental Quality Act (CEQA).	Ashton 3 (Matt Ashton) 20 Pamela Coto de Caza CA 92976	P. K.	5
SP-053-2018	12891 Main St.	A request for a Site Plan to construct a new mixed-use building with a commercial tenant space of approximately 3,888 sq. ft. on the Main Street frontage and 9 residential units above. The project includes a density bonus of 35% under the State Density Bonus allowance and two concessions: one to reduce the minimum size of a private open space balcony; and a reduction in a minimum dimension of a passive recreation area.	Avi Marciano 24 Hammond, Suite C IRVINE CA 92618	P. K.	3
CUP-259-2024 (TE1)	10912 Katella Ave	A request for a one-year time extension for the entitlements approved under Conditional Use Permit No. CUP-259-2024 to operate a new religious facility, including, church services, an accredited bible college, and a child day care within an existing 46,287 square-foot tenant space. A CEQA determination is not required as the project was previously exempted.	Freedomhouse OC Church 10912 Katella Avenue Garden Grove CA 92840	P. K.	2
SP-062-2019 LLA-020-2019	8218 Garden Grove Boulevard	Request to construct a 46-unit apartment complex with a 21.7% affordable housing density bonus on two lots located in the R-3 zone. The lots will be consolidated, and will have a total lot area of 66,000 square feet	David Nguyen 9140 Trask Ave., Suite 202 Garden Grove, CA 92844	M.P.	1

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CASE #	PROJECT ADDRESSES	PROJECT DESCRIPTION	APPLICANT	PLANNER	DISTRICTS
TTM-17455 SP-043-2017 CUP-111-2017 CUP-112-2017 CUP-113-2017 CUP-114-2017 CUP-115-2017 DA-008-2017 PUD-128-12 Rev 2017	12222 HARBOR BLVD	Site Plan to adopt the propose site design for a proposed hotel resort that includes three (3) hotels with a total of 769 hotel rooms, 36,885 square feet of restaurant/retail/entertainment/24,014 square feet of hotel restaurant, 39,867 square feet of conference/meeting banquet space, and up to 1,297 parking spaces within a parking structure with one-level of subterranean parking. Tentative Parcel Map. No. 17455 to create a six-lot subdivision that will: 1) consolidate eleven (11) parcels into two lots that will include a 160,851 square foot parcel (Parcel 1) and 35,391 square foot parcel (Parcel 2) and 2) to adjacent the rear property line of four (4) parcels located on Choisser Street (Parcel 3-6) to maintain a minimum lot size of 7,200 square feet. Parcel 1 and 2 will be used to accommodate the proposed hotel development and ancillary uses, and Parcels 3-6 will continue to be improved with the existing single-family homes. Also, Conditional Use Permit (CUP) approval to allow the two (2) hotels and three (3) independent restaurants to operate with alcoholic beverage control licenses and entertainment.	Investel Garden Resorts, LLC 11999 Harbor Blvd #1711 Garden Grove CA 92840	M. P.	5
PUD-123-09	12854 Brookhurst Way	Brookhurst Place Phase 2, Building 2 - A six-story, ninety-four (94) unit apartment building inclusive of a three-level parking garage, along with associated site improvements which include site parking spaces, common areas, and landscaping improvements.	Kam Sang Company 411 E Huntington Dr 305 Arcadia CA 91006	M. M.	3
SP-122-2023 (TE1)	11311 Western Ave	A request for a one-year time extension for the entitlements approved under Site Plan No. SP-122-2023 to construct a new 88,164 square-foot shell industrial building. A CEQA determination is not required as the project was previously exempted.	Scannell Properties #680, LLC (Marc Pflieger) 8801 River Crossing Boulevard Suite 300 Indianapolis IN 46240	P. K.	1
SP-122-2023 (MM1)	7390 Lincoln Way 7440 Lincoln Way 11311 Western Ave	Minor Modification #1 to Site Plan No. SP-122-2023, to allow for a modification to the approved site plan, and to remove Condition #38 for a new industrial building, located at 7390 Lincoln Way and 7440 Lincoln Way. The revised site plan specifically will reduce the number of parking spaces provided onsite, and expand the delivery truck maneuvering area.	Scannell Properties #680, LLC c/o Jay Tanjuan 24411 Ridge Route Drive Suite 120 Laguna Hills CA 92653	P. K.	1
SP-104-2021 IOU-004-2021	7441 Chapman Ave	A Site Plan request to demolish an existing two-story industrial/office building and replace it with a new, 158,694 square foot, six-story self storage facility on a 1.26-acre site, located at 7441 Chapman Avenue. Also, an Interpretation of Use request to determine the compatibility of the proposed self storage use and Planned Unit Development No. PUD-103-76 (REV. 2018).	Garden Grove Self Storage Partners LLC 8777 Gainey Center Drive #19 Scottsdale AZ 85258	P. K.	1
SP-104-2021 (MM1)	7441 Chapman Ave	Minor Modification 1 to Site Plan No. SP-104-2021 to modify the approved plans to eliminate the 26,449 square-foot basement level of the proposed self-storage building.	Garden Grove Self Storage Partners LLC 8777 Gainey Center Drive #19 Scottsdale AZ 85258	P. K.	1

PROJECT FINALED / COMPLETED

CASE #	PROJECT ADDRESSES	PROJECT DESCRIPTION	APPLICANT	PLANNER	DISTRICTS
CUP-272-2024	8610 Garden Grove Blvd	A request for approval for Conditional Use Permit (CUP) to operate a new, 2,300 square foot gym.	Sam Hale 8610 Garden Grove Blvd Garden Grove CA 92844	A. A.	1
CUP-271-2024	8516 Garden Grove Blvd	A request to operate an existing restaurant with a new original State Alcoholic Beverage Control (ABC) Type "41" (On-sale, Beer and Wine, Eating Place) License. Upon approval and exercise of the subject request, the Conditional Use Permit previously governing the tenant space, CUP-201-2021, would be revoked and replaced by Conditional Use Permit No. CUP 271-2024. In conjunction with the request, the Zoning Administrator will also consider a determination that the project is categorically exempt from the California Environmental Quality Act (CEQA)	Catherine Nguyen 117 Liberty St Tustin CA 92782	H. L.	1
CUP-256-2024	8100 Garden Grove Blvd	A request for Conditional Use Permit approval to allow an existing adult day health care to expand and operate within two existing commercial buildings with a combined building area of 13,530 square feet. Also, a request to revoke Conditional Use Permit Nos. CUP-188-2020(REV.2021) and CUP-208-2021, which previously governed the use of the property.	Young Park 2064 Marengo Street #200 Los Angeles CA 90033	P. K.	1

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CASE #	PROJECT ADDRESSES	PROJECT DESCRIPTION	APPLICANT	PLANNER	DISTRICTS
CUP-212-94 (REV. 2022) (MM1)	12141 Valley View St	Minor Modification 1 to Conditional Use Permit No. CUP-212-94 (Rev. 2022) to (i) modify Conditional Use Permit No. CUP-212-94 (REV. 2022) to downgrade the Alcoholic Beverage Control (ABC) Type "47" (On-Sale, General, Eating Place) license to a Type "41" (On-Sale, Beer and Wine, Eating Place) License, and to (ii) modify the approved floor plan associated with CUP-212-94 (REV. 2022), for an existing bowling alley, Valley View Lanes, located at 12141 Valley View Street.	Valley View Lanes LLC 7100 Arlington Ave Riverside CA 92503	M. P.	1
CUP-258-2024	12155 Valley View St	A request for Conditional Use Permit approval to operate a new restaurant with a new Alcoholic Beverage Control Type "41" (On-Sale, Beer & Wine, Eating Place) License.	Joseph Maggiore on behalf of Copper Bell Inc 385 Winslow Avenue Long Beach CA 90814	A. A.	1
CUP-260-2024	12159 Valley View St	The applicant is requesting approval of a Conditional Use Permit to allow a new restaurant, Taqueria De Anda Grill, to operate with a new original State Alcoholic Beverage Control (ABC) Type "41" (On-Sale, Beer and Wine, Public Eating Place) License.	Taqueria De Anda Grill 12159 Valley View Street Garden Grove CA 92845	K. P.	1
CUP-262-2024 (MM1)	5939 Chapman Ave	A request for Minor Modification No. 1 to Conditional Use Permit No. CUP-262-2024 to modify the approved plans and Conditions of Approval to allow an outdoor waiting area, with no dining or alcohol service, for a new restaurant that will operate within an existing restaurant pad building.	BWTC, LLC 2872 Tigertail Dr Los Alamitos CA 90720	C. C.	1
DR-081-2025	5939 Chapman Ave	A request for Director's Review approval to allow a minor deviation from the landscaping requirements of the Municipal Code to facilitate the addition of an outdoor waiting area for a new restaurant that will operate within an existing restaurant pad building.	BWTC, LLC 2872 Tigertail Dr Los Alamitos CA 90720	C. C.	1
CUP-262-2024	5939 Chapman Ave	A request for Conditional Use Permit approval to allow a new restaurant to operate with a new original State Alcoholic Beverage Control (ABC) Type "47" (On-Sale, General, Eating Place) License.	BWTC, LLC 2872 Tigertail Dr Los Alamitos CA 90720	H. L.	1
DR-077-2024 (MM1)	12100 Euclid St	A request for Minor Modification No. 1 to Director's Review No. DR-077-2024 to modify the Conditions of Approval to allow an extension for the temporary use of an existing modular structure for medical office use at an existing Kaiser Permanente medical office facility.	Deborah Wong 393 E. Walnut St., 5th Floor Pasadena CA 91188	C. C.	2
DR-077-2024	12100 Euclid St	A request for Director's Review approval to continue to allow the temporary use of a modular structure for medical office use, to support urgent care functions at an existing Kaiser Permanente medical office facility.	Deborah Wong 393 E Walnut St, 5th Floor Pasadena CA 91188	C. C.	2
IFC-001-2024	11911 Euclid St	A request for a determination of Public Convenience or Necessity for a new original State Alcoholic Beverage Control (ABC) Type "20" (Off-Sale Beer and Wine) License in connection with Conditional Use Permit No. CUP-179-93.	Bahadar Lakha 3157 Lindacita Lane Anaheim CA 92804	A. A.	2
IOU-005-2024 CUP-255-2024	12191 Magnolia St, 12211 Magnolia St	A request for Interpretation of Use approval to determine the compatibility between an Adult Day Services use, including Adult Day Program (ADP) and Adult Day Health Care (ADHC), and the R-1 (Single-Family Residential) zone classification, and to allow Adult Day Services subject to a Conditional Use Permit. Also, a request for Conditional Use Permit approval to allow the continued operation of an existing religious facility, Lambertian Ministry Center, and an existing preschool, Lambees Preschool, and to introduce and allow the operation of a new Adult Day Health Care facility collectively on a property located at 12191-12211 Magnolia Street (Assessor's Parcel No. 215-064-36 and 37). In conjunction with the request, the Planning Commission will also consider a determination that the project is categorically exempt from the California Environmental Quality Act (CEQA).	Sr. Grace Duc Le 14700 Van Ness Avenue Gardena CA 90249	H. L.	2
DR-075-2024	12361 Magnolia St	A request to allow a minor deviation for a fence located in the required front setback of a residentially zoned property to be constructed to a maximum height of six feet (6'-0").	Lorrie Klevos 105 S. Calle Alta Orange CA 92869	Z. H.	2
Minor Modification No. 1 to SP-101-2021	13861 Brookhurst St	A request to modify Building A, as approved under Site Plan No. SP-101-2021, from a 4,000 square foot bank with a drive thru, to a 950 square foot drive thru coffee shop, Dutch Bros.	Dutch Bros Coffee 110 SW 4th Street Grants Pass OR 97526	M. M.	3
CUP-283-2025	9757 Garden Grove Blvd #3	A request for Conditional Use Permit approval to allow the operation of a new 1,449 square-foot "Tattoo, general" business within an existing multi-tenant commercial shopping center.	Hieu Nguyen 8523 Elgebrook Dr. Garden Grove CA 92844	P. K.	3
CUP-203-2021 (MM1)	14208 Brookhurst St	A request for Minor Modification 1 to Conditional Use Permit No. CUP-203-2021 to modify the approved plans to allow an outdoor dining area with no alcohol service for an existing restaurant operating with a State Alcoholic Beverage Control (ABC) Type "41" (On-sale Beer & Wine - Eating Place).	Ngoc Tu Tran 14208 Brookhurst Street Garden Grove CA 92843	P. K.	4

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CASE #	PROJECT ADDRESSES	PROJECT DESCRIPTION	APPLICANT	PLANNER	DISTRICTS
CUP-143-2018 (REV. 2024)	12900 Main St	A request to modify Conditional Use Permit No. CUP-143-2018 to allow an existing restaurant, AUM Beer House, to extend the sale of alcoholic beverages (ABC Type "47" License, On-Sale General - Eating Place) that is currently governed by the Conditional Use Permit No. CUP-143-2018 to a new permanent, 540 square-foot (10'-10" x 50'-0") outdoor sidewalk dining area.	Son Quach 12890 Main St GARDEN GROVE CA 92840	P. K.	4
SP-137-2024 CUP-261-2024	11000 Garden Grove Blvd, 11100 Garden Grove Blvd	A request for Site Plan and Conditional Use Permit approval to allow the construction and operation of a new fueling station, including a new 11,800 square foot fueling canopy with fifteen dispensing units, each with two pumps, and related site improvements. The project includes the relocation and demolition of the existing Costco Warehouse fueling station, and the demolition of an existing commercial building, currently occupied by Office Depot, to accommodate the new fueling station. In conjunction with the request, the Planning Commission will also consider a determination that the project is categorically exempt from the California Environmental Quality Act (CEQA).	Costco Wholesale Corp. (Diana Salazar-Chu) 999 Lake Drive Issaquah WA 98027	M. M.	4
CUP-242-2023 (MM1)	12865 Main St	A request for Minor Modification 1 to Conditional Use Permit No. CUP-242-2023 to modify the approved plans for a proposed restaurant use operating with a State Alcoholic Beverage Control (ABC) Type "23" (Small Beer Manufacturing) License and limited live entertainment.	Elizabeth Dang 12865 Main Street Garden Grove CA 92840	P. K.	4
CUP-123-2018MM1	12941 9 Th St	A request to (i) modify Conditional Use Permit No. CUP-123-2018 to downgrade the Alcoholic Beverage Control (ABC) Type "47" (On-Sale, General, Eating Place) License to a Type "41" (On-Sale, Beer and Wine, Eating Place) License, and to (ii) modify the approved floor plan associated with CUP-123-2018, for a restaurant located at 12941 9th Street, Smoke Queen, that is part of the Cottage Industries Project (Farm Block).	Smoke Queen Barbecue Garden Grove 12941 9th St Garden Grove CA 92840	M. M.	5
SP-045-2018MM2	12941 9 Th St	A request to modify the approved plans associated with Site Plan No. SP-045-2018 for a property that forms part of the Cottage Industries Project Farm Block, located at 12941 9th Street, to change the site plan design of the property for additional storage area.	Danielle Foley 4041 MacArthur Blvd. Suite 400 Newport Beach CA 92660	M. M.	5
SP-045-2018 Minor Modification No. 1	11461 Garden Grove Blvd	Request to modify the approved plans associated with Site Plan No. SP-045-2018 to change the use and site plan design of the property from an outdoor communal area to a parking lot.	Danielle Foley 4041 MacArthur Blvd #400 Newport Beach CA	M. P.	5
CUP-285-2025	12761 Harbor Blvd #I 1	The applicant is requesting approval of a Conditional Use Permit (CUP) to allow a new restaurant, Oniku Shabu Shabu, to operate with an original State Alcoholic Beverage Control (ABC) Type "41" (On-Sale Beer & Wine - Eating Place) License. Also, a request to revoke all previous conditional use permits granted for the tenant space, including Conditional Use Permit No. CUP-224-2022, which was never exercised and has expired.	Oniku Brothers OC, LLC 12761 Harbor Blvd #I-1 Garden Grove CA 92840	C. F.	5
CUP-266-2024	12781 Harbor Blvd	A request for Conditional Use Permit approval to allow the operation of a new, 2,900 square-foot, arcade located within an existing multi-tenant commercial shopping center.	Saul de Santiago 20441 Graystone Ln. Huntington Beach CA 92646	H. L.	5
CUP-335-11 (REV. 2024)	13132 Garden Grove Blvd	A request to modify Conditional Use Permit No. CUP-335-11, which governs alcohol sales and live entertainment for an existing bar, to extend the permissible days for live entertainment to seven (7) days a week. Upon approval and exercise of the subject request, the Conditional Use Permit previously governing the tenant space, CUP-335-11, would be revoked and replaced by Conditional Use Permit No. CUP-355-11 (REV. 2024). In conjunction with the request, the Planning Commission will also consider a determination that the project is categorically exempt from the California Environmental Quality Act (CEQA).	Matthew Herrick 13132 Garden Grove Boulevard Garden Grove CA 92843	H. L.	6

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CASE #	PROJECT ADDRESSES	PROJECT DESCRIPTION	APPLICANT	PLANNER	DISTRICTS
CUP-274-2025	12506 Westminster Ave	A request to allow an existing restaurant to operate with an original State Alcoholic Beverage Control (ABC) Type "41" (On-Sale Beer and Wine-Eating Place) License.	DAWA FNB, INC 12506 Westminster Ave Garden Grove CA 92843	A. A.	6

WITHDRAWN

CASE #	PROJECT ADDRESSES	PROJECT DESCRIPTION	APPLICANT	PLANNER	DISTRICTS
SP-149-2025	8132 Garden Grove Blvd	A request for Site Plan approval to construct a three-story, condominium residential project consisting of forty (40) units, which includes four (4) affordable housing units, or 10%, for "moderate-income" households on an approximately 1.1 acre site currently improved with a vacant religious facility. Pursuant to the State Density Bonus law, the applicant will be requesting concessions and waivers (tentatively as provided below). In accordance with the State Subdivision Map Act, the applicant is also requesting approval of a Tentative Tract Map to subdivide the existing property for the purpose of selling each townhome unit as a condominium.	Olson Urban Housing, LLC (Steve Armanino) 3010 Old Ranch Parkway Suite 100 Seal Beach CA 90740	M. M.	1

WEEKLY MEMO 02-5-2026

SOCIAL MEDIA HIGHLIGHTS



Post Performance

January 22, 2026 – January 28, 2026

Review the lifetime performance of the posts you published during the publishing period.

Included in this Report

 @CityGardenGrove

 Garden Grove City Hall

 gardengrovecityhall

Garden Grove City Hall

Wed 1/28/2026 6:57 am PST

Learn to sing those songs you love with creative style, proper technique, and stage performance skills! Students have the...

Learn to Sing!

Post Link Clicks	—
Views	0
Reach	0
Engagements	0
Engagement Rate (per View)	—

@CityGardenGrove

Tue 1/27/2026 5:13 pm PST

Are you exploring new opportunities to advance your career? Look no further than **#GardenGrove!**...

Construction Inspector
Application Deadline:
February 11

Public Safety Dispatcher
Application Deadline:
February 13

Building Inspector
Application Deadline:
February 27

APPLY AT GGCITY.ORG/JOBS

Impressions	—
Potential Reach	4,740
Engagements	—
Engagement Rate (per Impression)	—

gardengrovecityhall

Tue 1/27/2026 5:13 pm PST

Are you exploring new opportunities to advance your career? Look no further than **#GardenGrove!**...

Construction Inspector
Application Deadline:
February 11

Public Safety Dispatcher
Application Deadline:
February 13

Building Inspector
Application Deadline:
February 27

APPLY AT GGCITY.ORG/JOBS

Views	3,520
Reach	2,079
Engagements	72
Engagement Rate (per View)	2%



Garden Grove City Hall

Tue 1/27/2026 5:13 pm PST

Are you exploring new opportunities to advance your career? Look no further than #GardenGrove!...



Views	23,308
Reach	17,602
Engagements	480
Engagement Rate (per View)	2.1%



gardengrovecityhall

Thu 1/22/2026 2:49 pm PST



Views	1,085
Reach	867
Comments	1
Story Taps Back	14



Post Performance

January 22, 2026 – January 28, 2026

Review the lifetime performance of the posts you published during the publishing period.

Included in this Report

 Garden Grove Police Department



Garden Grove Police Depart...

Mon 1/26/2026 6:02 pm PST

Weekend recap 01/22/2026 - 01/25/2026

#GardenGrovePD #GGPD32 #GGPD...



Video Views	5,936
Views	5,934
Reach	4,827
Engagements	80
Engagement Rate (per View)	1.3%

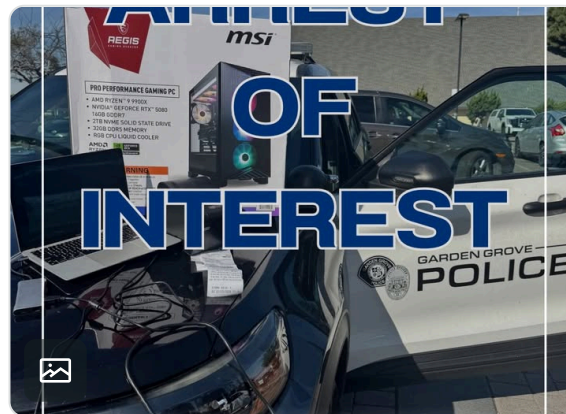


Garden Grove Police Depart...

Mon 1/26/2026 12:02 pm PST

Arrest of Interest

Three adult suspects were arrested after usin...



Views	26,081
Reach	13,790
Engagements	2,982
Engagement Rate (per View)	11.4%



Post Performance

January 29, 2026 – February 4, 2026


Review the lifetime performance of the posts you published during the publishing period.


Included in this Report


 @CityGardenGrove

 Garden Grove City Hall


 gardengrovecityhall


 **@CityGardenGrove** Wed 2/4/2026 4:58 pm PST


 Today, February 4, ride OC Bus for free in honor of the birthday of civil rights leader Rosa Parks, whose courage helped advance equalit...




Impressions	—
Potential Reach	4,741
Engagements	—
Engagement Rate (per Impression)	—


 **gardengrovecityhall** Wed 2/4/2026 4:56 pm PST


 Today, February 4, ride OC Bus for free in honor of the birthday of civil rights leader Rosa Parks, whose courage helped advance equalit...



Views	378
Reach	191
Engagements	9
Engagement Rate (per View)	2.4%

 **Garden Grove City Hall** Wed 2/4/2026 4:56 pm PST

 Today, February 4, ride OC Bus for free in honor of the birthday of civil rights leader Rosa Parks, whose courage helped advance equalit...



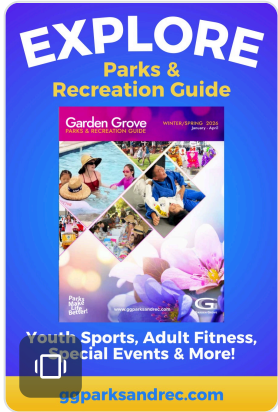
Views	223
Reach	161
Engagements	7
Engagement Rate (per View)	3.1%



gardengrovecityhall

Tue 2/3/2026 5:13 pm PST

✨ Dancing, kicking, stretching, learning lifesaving skills are just the start! From hip hop and martial arts to fencing, tennis, CPR, and...



Views	668
Reach	232
Engagements	5
Engagement Rate (per View)	0.7%



Garden Grove City Hall

Tue 2/3/2026 5:13 pm PST

✨ Dancing, kicking, stretching, learning lifesaving skills are just the start! From hip hop and martial arts to fencing, tennis, CPR, and...



Views	539
Reach	369
Engagements	17
Engagement Rate (per View)	3.2%



@CityGardenGrove

Tue 2/3/2026 3:30 pm PST

A light breakfast and coffee will be served, and musical selections will be performed by the Christ Cathedral Choir.

Please RSVP by Thurs, 2/19, at gg.city/mayorspb-2026.

#GG1956 #GardenGrove
#communitynews #communityevent

Post Link Clicks	0
Impressions	39
Potential Reach	4,739
Engagements	0
Engagement Rate (per Impression)	0%

@CityGardenGrove

Tue 2/3/2026 3:30 pm PST

🌱 Residents, faith leaders, and community members are invited to the **FREE** Mayor's Prayer Breakfast on Thurs, 2/26....

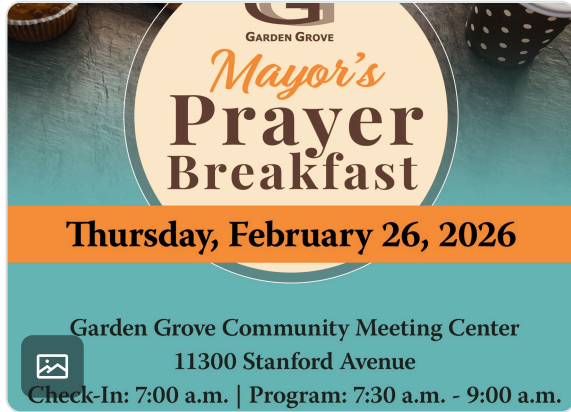


Impressions	50
Potential Reach	4,739
Engagements	5
Engagement Rate (per Impression)	10%

gardengrovecityhall

Tue 2/3/2026 3:30 pm PST

🌱 Residents, faith leaders, and community members are invited to the **FREE** Mayor's Prayer Breakfast on Thursday, February 26....




Views	2,925
Reach	1,535
Engagements	66
Engagement Rate (per View)	2.3%


Garden Grove City Hall


Tue 2/3/2026 3:30 pm PST

🌱 Residents, faith leaders, and community members are invited to the **FREE** Mayor's Prayer Breakfast on Thursday, February 26....




Views	2,360
Reach	1,621
Engagements	73
Engagement Rate (per View)	3.1%


 **@CityGardenGrove** Tue 2/3/2026 12:10 pm PST

[@GardenGrovePD](#)  For more information on power outages, please visit scc.com/outage-center or call (800) 611-1911.

#GG1956 #GardenGrove #GGAlert #StaySafeGG #SafeStreetsGG #safetytips #highwinds




Post Link Clicks	0
Impressions	46
Potential Reach	—
Engagements	0
Engagement Rate (per Impression)	0%


 **gardengrovecityhall** Tue 2/3/2026 12:08 pm PST


WIND ADVISORY IN EFFECT FEBRUARY 4 TO FEBRUARY 5


...




Views	938
Reach	512
Engagements	20
Engagement Rate (per View)	2.1%


 **@CityGardenGrove** Tue 2/3/2026 12:08 pm PST

 Please take extra precautions while driving.

 If you see damaged or toppled trees and large branches, contact the Garden Grove Public Works Department at (714) 741-5375. For service calls after hours, call the [@GardenGrovePD](#)'s non-emergency number at (714) 741-5704.




Impressions	45
Potential Reach	4,739
Engagements	2
Engagement Rate (per Impression)	4.4%

 **@CityGardenGrove**
Tue 2/3/2026 12:08 pm PST


i For more information on power outages, please visit [sce.com/outage-center](https://www.sce.com/outage-center), call (800) 611-1911.

#GG1956 #GardenGrove #GGAlert
#StaySafeGG #SafeStreetsGG #safetytips
#highwinds




Post Link Clicks	—
Impressions	—
Potential Reach	4,739
Engagements	—
Engagement Rate (per Impression)	—

Removed


 **@CityGardenGrove**
Tue 2/3/2026 12:08 pm PST

! The [@NWSSanDiego](#) has issued a wind advisory from tomorrow, 2/4, at 4 AM through Thursday, 2/5, at 12 PM....




Heavy winds are expected to begin early Wednesday morning and continue through Thursday afternoon.

Impressions	59
Potential Reach	4,739
Engagements	7
Engagement Rate (per Impression)	11.9%


 **Garden Grove City Hall**
Tue 2/3/2026 12:08 pm PST

WIND ADVISORY IN EFFECT FEBRUARY 4 TO FEBRUARY 5
...



Heavy winds are expected to begin early Wednesday morning and continue through Thursday afternoon.

Views	1,032
Reach	724
Engagements	19
Engagement Rate (per View)	1.8%


 **@CityGardenGrove** Mon 2/2/2026 3:30 pm PST

🚧 The following streets will also be closed: Cerulean Ave, Topaz St, Trinette St, Amethyst St, Picket Ave, Taylor Cir, and Poplar St.


🔗 Learn more at gg.city/baseball-feb-7

#GG1956 #GardenGrove #streetclosure #communityevent #communitynews


Post Link Clicks	1
Impressions	61
Potential Reach	4,738
Engagements	4
Engagement Rate (per Impression)	6.6%

 **gardengrovecityhall** Mon 2/2/2026 3:30 pm PST


This Saturday, February 7, from 7:00 a.m. to 10:00 a.m., various streets in Garden Grove will be closed for the ⚾ West Garden Grove Youth...




Views	2,240
Reach	1,316
Engagements	37
Engagement Rate (per View)	1.7%

 **@CityGardenGrove** Mon 2/2/2026 3:30 pm PST


This Sat, 2/7, from 7AM-10AM, various streets in Garden Grove will be closed for the ⚾ West Garden Grove Youth Baseball Opening Day...



Impressions	113
Potential Reach	5,345
Engagements	6
Engagement Rate (per Impression)	5.3%

 **Garden Grove City Hall** □
 Mon 2/2/2026 3:30 pm PST

This Saturday, February 7, from 7:00 a.m. to 10:00 a.m., various streets in Garden Grove will be closed for the 🇺🇸 West Garden Grove Youth...




Views	6,123
Reach	3,808
Engagements	145
Engagement Rate (per View)	2.4%

 **@CityGardenGrove** □
 Mon 2/2/2026 11:25 am PST


February is Black History Month. For 100 years, we have celebrated the achievements and contributions of Black Americans throughout...



Impressions	87
Potential Reach	4,738
Engagements	3
Engagement Rate (per Impression)	3.4%

 **gardengrovecityhall** □
 Mon 2/2/2026 11:25 am PST

February is Black History Month. For 100 years, we have celebrated the achievements and contributions of Black Americans throughout...



Views	497
Reach	299
Engagements	13
Engagement Rate (per View)	2.6%



Garden Grove City Hall

Mon 2/2/2026 11:25 am PST

February is Black History Month. For 100 years, we have celebrated the achievements and contributions of Black Americans throughout...



Views	1,079
Reach	667
Engagements	58
Engagement Rate (per View)	5.4%



Garden Grove City Hall

Mon 2/2/2026 8:15 am PST

Photo by Bobby Palmer



Views	988
Reach	615
Engagements	38
Engagement Rate (per View)	3.8%



Post Performance

January 29, 2026 – February 4, 2026

Review the lifetime performance of the posts you published during the publishing period.

Included in this Report

 Garden Grove Police Department



Garden Grove Police Depart...

Mon 2/2/2026 1:29 pm PST

UPDATE

Missing person has been LOCATED and has been reunited with his family. Thank you for...



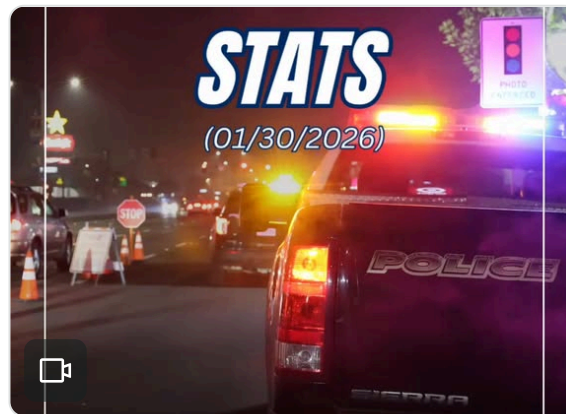
Views	10,591
Reach	6,748
Engagements	638
Engagement Rate (per View)	6%



Garden Grove Police Depart...

Mon 2/2/2026 10:39 am PST

Last Friday, #GardenGrovePD Neighborhood Traffic Unit conducted a DUI Checkpoint. A total of 700+ vehicles were screened which...



Video Views	1,216
Views	4,212
Reach	2,424
Engagements	72
Engagement Rate (per View)	1.7%

WEEKLY MEMO 02-5-2026

NEWS ARTICLES

The Tribune
February 2, 2026

Lisa is good; Fwy sign is bad

BYOC TRIBUNE STAFF ON FEBRUARY 2, 2026 • ([LEAVE A COMMENT](#))



LISA KIM, Garden Grove City Manager (Tribune file photo)

Back-Patting and Nit-Picking Dept.: There's been a predictable amount of grumbling about the pay increase given last week to City Manager Lisa Kim by the Garden Grove City Council.

Two points here: Lisa is doing a heck of a fine job and the city manager is on call 24/7, not to mention being responsible for "everything above and below ground" within city limits.

The City of Youth and Ambition has had two outstanding CM's in a row – Scott Stiles (now sunning himself in Palm Springs) and Ms. Kim. Good leadership is gold. Holding on to it is worth the price.

Retorts



Jim Tortolano

On the other side of the ledger, the worst, most dangerous sign is the freeway onramp sign on Trask Avenue between Brookhurst and Magnolia streets.

It's so faded you can't even see the green background. Is it inviting to you to west or east? Can't tell. It's long been a faint image of what it should be, but now it's as faded as Greg Bonino's chances of getting elected mayor of Minneapolis.

I realize the sign may be the responsibility of CalTrans, but that agency is notorious for its sluggish response to complaints and crises. Little things like signs can mean a lot.

Those responsible could show they mean to do the right thing by quickly replacing that disastrous excuse for signage before we hear the wail of the ambulances.



CONTACT: Johnathan Garcia
Public Information Officer
(714) 741-5283 / johnathang@ggcity.org

FOR IMMEDIATE RELEASE

Public Information Office (714) 741-5280

Follow the City of Garden Grove on Social Media

Tuesday, February 3, 2026



MAYOR'S PRAYER BREAKFAST RETURNS TO GARDEN GROVE FEBRUARY 26

The City of Garden Grove invites residents, faith leaders, and community members to attend the Mayor's Prayer Breakfast on Thursday, February 26, 2026, at the Garden Grove Community Meeting Center, 11300 Stanford Avenue.

"Garden Grove is strongest when we come together with open hearts and a shared commitment to compassion and service," said Mayor Stephanie Klopfenstein.

"The Mayor's Prayer Breakfast is a meaningful opportunity to pause and reflect."

As part of the event, the City will present the Community Spirit Award to recognize a person or organization that has made a positive impact on the Garden Grove community. A keynote message on unity will be shared by Pastor James Scheller of Faith Community Church, who also serves as a Garden Grove Police Department chaplain.

Check-in begins at 7:00 a.m., with the program running from 7:45 to 9:00 a.m. A light breakfast and coffee will be served, and musical selections will be performed by the Christ Cathedral Choir.

Community members must RSVP by Thursday, February 19, at ggcity.typeform.com/mayorspb.



Thursday, February 26, 2026

Community Meeting Center
11300 Stanford Avenue, Garden Grove
7:00 am - Check-In
7:30 am - 9:00 am - Program
Light Breakfast and Coffee will be served

A special message from Mayor Stephanie Klopfenstein



Keynote Speaker: Faith Community Church
and GGPD Chaplain Pastor James Scheller
sharing a message of unity.

Musical Performance by: Christ Cathedral Choir

To RSVP, scan the QR Code or visit ggcity.typeform.com/mayorspb
Please RSVP by Thursday, February 19, 2026.





Contact: Sgt. Charles Starnes
Garden Grove Police Department
(714) 741-5252 / charless@ggcity.org

FOR IMMEDIATE RELEASE

Public Information Office (714) 741-5280

Follow the City of Garden Grove on Social Media

Friday, January 30, 2026



YOUTH BASEBALL PARADE TO CAUSE ROAD CLOSURES ON FEBRUARY 7

On Saturday, February 7, 2026, from 7:00 a.m. to 10:00 a.m., several streets in Garden Grove will be temporarily closed for the West Garden Grove Youth Baseball Opening Day parade.

Streets affected include the following:

- Lampson Avenue, from Valley View Street to Lamplighter Street
- Springdale Street, from Stanford Avenue to Belgrave Avenue.
- Cerulean Avenue
- Topaz Street
- TrINETTE Street
- Amethyst Street
- Picket Avenue
- Taylor Circle
- Popular Street

Residents and businesses in the affected areas have been notified in advance. The Garden Grove Police Department Traffic Unit will be on site during the closure times to assist with traffic control and provide alternate routes.

-more-

YOUTH BASEBALL PARADE TO CAUSE ROAD CLOSURES ON FEBRUARY 7
2-2-2

The annual West Garden Grove Youth Baseball Opening Day parade will begin at 8:00 a.m. in front of Edgar Park, located at 6202 Cerulean Avenue. The parade route will proceed eastbound on Cerulean Avenue, northbound on Topaz Street, eastbound on Lampson Avenue, and northbound on Springdale Street before ending at Bell Intermediate School, located at 12345 Springdale Street.

For more information on the street closure, contact the Garden Grove Police Department at (714) 741-5704.

###

MISCELLANEOUS ITEMS
February 5, 2026

1. Calendar of Events
2. Notice of cancellation of the February 5, 2026 Garden Grove Planning Commission meeting.
3. Notice of cancellation of the February 12, 2026 Garden Grove Zoning Administrator meeting.
4. League of California Cities articles from January 30 to February 5, 2026.



CALENDAR OF EVENTS

February 5, 2026 – March 6, 2026

	Now through February 11		Coaches Snack-O-Gram Fundraiser
Thursday	February 5	7:00 p.m.	Planning Commission Meeting, CMC CANCELLED
Friday	February 6		City Hall Closed – Regular Friday Closure
Tuesday	February 10	5:30 p.m. 6:30 p.m.	Closed Session, CMC Successor Agency Meeting, CMC City Council Meeting, CMC
Thursday	February 12	9:00 a.m.	Zoning Administrator Meeting, CMC
Friday	February 13		Pre-Valentine’s Day Snack-O-Gram Deliveries
Monday	February 16		City Hall Closed – President’s Day
Thursday	February 19		\$2 Coaches Casual Dress Day
Thursday	February 19	7:00 p.m.	Planning Commission Meeting, CMC
Friday	February 20		City Hall Closed – Regular Friday Closure
Tuesday	February 24	5:30 p.m. 6:30 p.m.	Closed Session, CMC Housing Authority Meeting, CMC Sanitary District Meeting, CMC Successor Agency Meeting, CMC City Council Meeting, CMC
Thursday	February 26	9:00 a.m.	Zoning Administrator Meeting, CMC
Monday	March 2	6:30 p.m.	Neighborhood Improvement and Conservation Commission, CMC
Tuesday	March 3	6:00 p.m.	Traffic Commission Meeting, CMC
Thursday	March 5	7:00 p.m.	Planning Commission Meeting, CMC
Friday	March 6		City Hall Closed – Regular Friday Closure



GARDEN GROVE

NOTICE OF CANCELLATION
OF THE
GARDEN GROVE PLANNING COMMISSION
FEBRUARY 5, 2026
REGULAR MEETING

NOTICE IS HEREBY GIVEN that the Regular Meeting of the Garden Grove Planning Commission scheduled for Thursday, February 5, 2026, at 7:00 p.m. in the Council Chamber of the Community Meeting Center, 11300 Stanford Avenue, Garden Grove, is hereby cancelled.

DATED: January 28, 2026

JOHN RAMIREZ
CHAIR



NOTICE OF CANCELLATION
OF THE
GARDEN GROVE
ZONING ADMINISTRATOR
REGULAR MEETING
FEBRUARY 12, 2026

NOTICE IS HEREBY GIVEN that the Regular Meeting of the Garden Grove Zoning Administrator scheduled for Thursday, February 12, 2026, at 9:00 a.m. at the Garden Grove Community Meeting Center, 11300 Stanford Avenue, Garden Grove, is hereby cancelled.

DATED: February 5, 2026

DAVID DENT
ZONING ADMINISTRATOR



Cal Cities and allies call on state leaders to restore homelessness funding

Feb 4, 2026

Cal Cities and a coalition of local government, affordable housing providers, and homeless advocates also urged leaders to improve the effectiveness of state homelessness funding

By Caroline Grinder, legislative advocate (community services), Kayla Sherwood, senior communications and media manager, and Brian Hendershot, Cal Cities Advocate managing editor

Cal Cities and a group of local government officials, homeless advocates, and affordable housing providers are warning state leaders that Gov. Gavin Newsom's budget proposal could have a detrimental impact on homelessness.

The budget blueprint, announced in early January, would follow through on significant cuts to the state's flagship homelessness program outlined in last year's budget agreement. State leaders slashed funding for the program to \$500 million — half of its historic funding levels. Cities will need to meet new accountability measures — to be negotiated later this year — to receive the funding.

"The state has a moral responsibility to ensure Californians have a roof over their heads and are connected to the services they deserve," said Gabe Quinto, Cal Cities president and El Cerrito mayor. "Cities fully expect to be held accountable for the public money we spend to get Californians off the streets and housed, but the state must be a strong funding partner to stem the tide on homelessness."

In a letter sent on Tuesday, the group called on Gov. Gavin Newsom and legislative leaders to restore the Homeless Housing, Assistance and Prevention (HHAP) grant program to its previous funding levels of \$1 billion and commit to annual investments that match the scale of the crisis.

"Local governments can't solve homelessness alone," said Susan Ellenberg, California State Association of Counties president and Santa Clara County supervisor. "We need the state to partner with us. Unless the state fully funds this successful program, we all risk eroding much of the progress that has been made in counties across the state."

Cutting funding for the HHAP program would significantly reduce shelter capacity, eliminate rental assistance, and halt the development of supportive housing — right as communities throughout the state are showing sustained progress. California's increases in homelessness have slowed, and HHAP funding has helped place over 90,000 people into permanent housing since 2023. Recent data suggests a 9% reduction in unsheltered homelessness statewide.

"HHAP funding has been critical in the state's recent success reducing homelessness," said Patricia Lock Dawson, California Big City Mayors coalition chair and Riverside mayor.

"However, the proposed \$500M reduction of Round 7 of HHAP in the Governor's January budget threatens that success."

According to the [National Alliance to End Homelessness](#), over 41,000 people are at extreme risk of falling back into homelessness due to funding cuts, policy changes, and uncertainty at the federal level.

"We need California to lead now more than ever before, when the federal government is trying to pull the rug out from the thousands of Californians who have made it off the streets," said Alex Visotzky, a senior policy fellow with the alliance and policy co-chair of the [Bring California Home Coalition](#). "State investment in homeless programs has yielded progress and gotten more people housed, but California must stay the course or lose that progress."

In addition to urging lawmakers to provide ongoing funding, the group called on state leaders to promote accountability while also reducing the already lengthy HHAP application process.

A [bill passed last year](#) outlines priorities for the next round of the program that will be ironed out this year. This includes new requirements to access the funding, such as obtaining a "[prohousing designation](#)" — an near infeasible task for the many jurisdictions that have not yet achieved the distinction.

The coalition outlined several key principles to ensure the program's success as legislators develop legislation to implement the next round of the program:

1. Ensure HHAP funding is distributed quickly to avoid gaps and program disruptions.
2. Encourage the state to provide flexibility in HHAP applications to promote efficiency and reduce delays.
3. Allow jurisdictions to demonstrate substantial progress toward new requirements without delaying access to funds.
4. Ensure that compliance issues are addressed collaboratively and are not used as a basis to withhold or redirect funding away from individuals in need within a region.

To learn how you can make your voice heard, contact your [regional public affairs manager](#).



Cal Cities bill would make it easier to fix roads damaged by heavy service vehicles

Feb 4, 2026

By Ben Triffo, legislative advocate (revenue), and Brian Hendershot, Cal Cities Advocate managing editor

Lawmakers this year [are trying to clarify](#) how cities can fund local street and road repairs, including through a bill sponsored by Cal Cities. Authored by Sen. John Laird, [a longtime Cal Cities ally](#), SB 922 would clarify that cities may recover the cost of street maintenance and repair caused by public service operations through existing service fees.

Why it matters

Heavy service vehicles, such as garbage and recycling trucks, contribute significantly to pavement wear and deterioration. Historically, cities accounted for these impacts by incorporating the cost of repairs into rates, fees, or franchise arrangements tied to providing those services, along with their own General Fund revenues or limited state transportation funds.

A 2025 appellate court decision, *Rogers v. City of Redlands*, disrupted this long-standing practice. The court held that including road repair costs within solid waste rates violated an unrelated and decades-old section of the state's vehicle code, even when those costs were directly tied to the impacts of providing waste collection services.

Cal Cities filed an amicus brief and letter in support of the city; however, the appellate court's decision stands. Following the case, several cities became involved in litigation challenging existing service fees.

The decision comes at a particularly challenging time for cities. California's streets [are already in poor condition](#), and state analysts have warned that transportation revenues will [decline sharply](#) as electric vehicle adoption increases. (Gas taxes are the main source of funding for local street repair.) Electric waste hauling trucks [are also often heavier](#) than traditional vehicles and can contribute to even greater pavement damage.

How it would work

SB 922 would clarify that fees associated with providing public services may include the recovery of street maintenance and repair costs related to providing such services. By reaffirming long-standing local authority, the bill would reduce unnecessary litigation and provide greater certainty for cities and service providers alike.

Importantly, SB 922 does not create a new fee authority, expand local taxing power, impose a Vehicle Miles Traveled fee, or result in costs on the state. Instead, it would restore the legal framework that existed for decades prior to *Rogers v. City of Redlands* and ensure that roadway repair costs remain aligned with the activities that cause damage.

To learn how you can make your voice heard, contact your [regional public affairs manager](#).



Cal Cities provides e-bike resources to help cities craft ordinances

Feb 4, 2026

By Damon Conklin, legislative advocate (infrastructure)

Cal Cities is actively ensuring cities can shape the next phase of e-bike policy through a variety of [new resources](#), featuring studies, safety reports, and sample ordinances.

In recent years, cities have experienced a rapid increase in e-bike use — and related injuries. While e-bikes offer important transportation and climate benefits, they can also create [serious safety concerns](#), especially when younger riders operate high-powered e-bikes without following basic rules of the road.

Local governments are on the [front lines of this challenge](#), responding to complaints about speeding e-bikes on sidewalks, near schools, and on multi-use paths. Many trauma centers are treating double the number of injuries to e-bike riders, as well as the pedestrians they hit. Unfortunately, state law has not kept pace with advances in e-bike technology, evolving marketing practices, or changing patterns of use: Lawmakers have just now begun to treat the issue seriously. [SB 381 \(Min, 2023\)](#) strengthened enforcement related to tampered e-bikes, while [AB 2234 \(Boerner, 2024\)](#) expanded local authority to regulate e-bike use in specific contexts, including pilot programs and public spaces.

While these measures were important steps, they represent only the beginning of what is needed. Future legislation could include new and separate e-bike classifications to improve data collection and help law enforcement track incidents. Officers also need clearer, visible ways to identify e-bike classes and speed capabilities.

In addition, the state could address manufacturer practices by strengthening requirements to prevent the marketing and sale of illegal or modified e-bikes, particularly those targeted at younger people. Expanded safety standards and rider education — supported by state resources — are also essential to helping users understand speed limits, helmet requirements, and where they may operate e-bikes.

Other recent efforts by Cal Cities to provide support to cities include a statewide survey, a call for legislative informational hearings, [a virtual roundtable](#), and a policy task force developing model language.

Cal Cities anticipates that lawmakers will introduce several e-bike bills this year, and, now armed with feedback from members, can engage them to ensure cities have the tools they need to keep their communities safe.



Road usage fee bill is a necessary step toward sustainable roads — not a new tax

Feb 4, 2026

By Damon Conklin, legislative advocate (infrastructure)

California's transportation funding system is quietly approaching a fiscal cliff — and local governments will be among the first to feel the impact. But a bill put forth by Asm. Lori Wilson, [AB 1421](#), could be the first step to averting the crisis.

For decades, the state's gas tax has served as the backbone of transportation funding, supporting local streets and roads, transit connectivity, and goods movement. However, as vehicles become more fuel-efficient and the state accelerates toward a zero-emission future, that revenue model is breaking down.

According to a [report](#) by the nonpartisan Legislative Analyst's Office, under current conditions, California will experience a **net transportation funding decline of approximately \$4.4 billion — nearly 31% — within the next decade.**

For cities already struggling to maintain aging infrastructure, this decline is not theoretical: It is imminent. AB 1421 would extend the lifespan of the [Road Usage Charge Technical Advisory Committee](#), the state body tasked with examining whether a mileage-based user fee could eventually replace the gas tax as California's primary transportation funding mechanism.

AB 1421 would not impose a new tax. Instead, it seeks to evaluate alternatives to a failing system. Cal Cities supports the bill, along with a coalition of unions, the California Chamber of Commerce, local government groups, industry partners, agricultural associations, and others.

[Why does this matter to cities?](#)

Cities rely heavily on gas tax revenues brokered by Cal Cities with the passage of [SB 1 \(Beall, 2017\)](#) to resurface streets, repair bridges, and maintain safe, reliable transportation networks for residents and businesses. As electric vehicles proliferate, drivers are contributing little or nothing to the system they use. The result is a growing mismatch between road use and road funding, one that disproportionately harms local agencies with limited fiscal flexibility.

[How would it work?](#)

The concept behind a road usage charge is straightforward: Since more drivers are not paying at the pump, they should pay based on how much they use the transportation system, rather than how much gasoline they consume. This idea preserves the long-standing “user pays” principle while aligning revenue with modern vehicle technology. Importantly for cities, a stable and predictable funding source tied to actual road use could help them avoid perpetual backfilling already-strained general funds to maintain local infrastructure.

California is not starting from scratch. A state pilot program completed in 2017 demonstrated that mileage-based reporting and simulated billing are technologically feasible at scale. Other states, including Oregon and Utah, have moved beyond pilots to implementation.

AB 1421 would keep local governments engaged in shaping how any future system might work — particularly on issues of equity, privacy, out-of-state travel, and how to integrate it with those still refueling at gas stations. Those details matter deeply to cities, and continued participation is essential to ensure local needs are reflected in statewide policy decisions.

Allowing the gas tax to decline without a replacement guarantees fewer resources for local infrastructure and greater fiscal uncertainty for cities. AB 1421 does not solve the problem overnight, but it acknowledges reality: California must modernize how it funds transportation, and cities must have a seat at the table.



Cal Cities seeking proposals for 2026 Annual Conference and Expo

Feb 4, 2026

By Cal Cities Education Staff

Cal Cities is seeking unique, forward-looking session proposals for California's premier municipal education event: the [Cal Cities Annual Conference and Expo](#). Taking place at the Anaheim Convention Center in Anaheim, Sept. 23-25, the conference will bring together local officials and policy experts for three days of learning, sharing, and problem-solving.

Take advantage of this unique opportunity to gain visibility and share your expertise by submitting a session proposal. The annual conference attracts thousands of leaders from all sections of city government, including mayors, council members, city managers, city clerks, city attorneys, and fiscal officers.

This year's conference will offer educational and innovative leadership sessions across a variety of formats with a roster of more than 100 speakers. Change is constant in cities, and these sessions will support city leaders by equipping them with the latest knowledge, resources, and tools to advance their communities and assist officials in their daily roles and operations.

What we're looking for

Submissions from individuals, groups, businesses, and organizations on any topic of interest are welcome. Cal Cities encourages session proposals that are creative and modern in their programming and format.

A diverse group of Cal Cities members will review each proposal through an online survey. Proposals are evaluated on their broad appeal, timeliness, originality, innovation, interactivity, creativity, supporting evidence, the ability to provoke discussion or thought, and the absence of product or vendor commercialization.

The deadline for submitting a proposal is Tuesday, March 10.

How to submit

Only proposals submitted online through the proposal form will be considered. There is a limit to the number of words for each proposal's title and description. Be sure to read the instructions carefully as requirements differ between session types.

The [City Attorneys Department](#) will review any sessions that qualify for [MCLE credit](#). When submitting legal issue proposals, check the MCLE credit option on the submission form. If the proposal is accepted, your panel must prepare a paper that meets the State Bar of California's

MCLE requirements and a PowerPoint presentation. The City Attorneys Department Executive Committee will determine the timing for accepted legal sessions. Visit the [Annual Conference and Expo page](#) for more information. For questions, please email Event Program Manager [Kayla Boutros](#).



State budget proposal jeopardizes years of progress on homelessness, warn local government officials and housing and homelessness advocates

Feb 3, 2026



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FOR IMMEDIATE RELEASE

Sacramento – City leaders, county officials, homeless advocates, and affordable housing providers are raising the alarm with state leaders on the threat to progress the Governor’s budget proposal will have on reducing homelessness throughout California.

The proposed budget follows through on significant reductions to the state’s flagship Homeless Housing, Assistance and Prevention (HHAP) grant program outlined in last year’s budget agreement. Funding for the program is being reduced to \$500 million — half of its historic funding level.

In a letter, the League of California Cities, California State Association of Counties, California Big City Mayors Coalition, and Bring California Home Coalition call on the Governor and legislative leadership to restore HHAP funding to its previous funding levels of \$1 billion and commit to annual investments that match the scale of the crisis.

Reducing funding for the vital HHAP program would significantly reduce shelter capacity, eliminate rental assistance, and halt the development of supportive housing. The Governor’s proposal includes additional reporting and accountability requirements — a commitment the coalition shares. However, it is important to ensure these measures do not slow progress or delay implementation.

“The state has a moral responsibility to ensure Californians have a roof over their heads and are connected to the services they deserve,” said **League of California Cities President and El Cerrito Mayor Gabe Quinto**. “Cities fully expect to be held accountable for the public money we spend to get Californians off the streets and housed, but the state must be a strong funding partner to stem the tide on homelessness.”

Local governments and housing and homeless service providers in every corner of the state are leveraging HHAP funds alongside an investment of their own dollars and are seeing meaningful reductions in homelessness.

"Local governments can't solve homelessness alone," says **California State Association of Counties President and Santa Clara County Supervisor Susan Ellenberg**. "We need the state to partner with us. Unless the state fully funds this successful program, we all risk eroding much of the progress that has been made in counties across the state."

HHAP investments are making a difference in communities throughout California and have helped reduce unsheltered homelessness statewide by 9%. Now is the time for the state to double down on its investment, not walk away from this crucial partnership.

"HHAP funding has been critical in the state's recent success reducing homelessness," said **California Big City Mayors Coalition Chair and Mayor of Riverside Patricia Lock Dawson**. "However, the proposed \$500M reduction of Round 7 of HHAP in the Governor's January budget threatens that success, resulting in the loss of rental assistance, homes, and services for housing families, veterans, and individuals with mental illness. To sustain the progress that has been made, we request that the Governor and Legislature restore HHAP to \$1 billion and commit to sustained annual investments to address California's ongoing homelessness crisis."

Since 2023, HHAP funding has helped place over 90,000 residents into permanent housing. However, federal funding cuts and policy changes are placing over 41,000 people at extreme risk of falling back into homelessness.

"We need California to lead now more than ever before, when the federal government is trying to pull the rug out from the thousands of Californians who have made it off the streets," said **National Alliance to End Homelessness Senior California Policy Fellow and Bring California Home Coalition Policy Co-Chair Alex Visotzky**. "State investment in homeless programs has yielded progress and gotten more people housed, but California must stay the course or lose that progress."

Long-term, reliable funding from the state is key to solving this crisis, and would result in greater regional collaboration, more informed policymaking, and speed up the rate at which California's most vulnerable residents are getting the housing and services they need.

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