

Stephanie Klopfenstein
Mayor

George S. Brietigam
Mayor Pro Tem - District 1

Phillip Nguyen
Council Member - District 2

Cindy Ngoc Tran
Council Member - District 3

Joe DoVinh
Council Member - District 4

Yesenia Muñeton
Council Member - District 5

Ariana Arestegui
Council Member - District 6

April 21, 2026

The Honorable Mark González
Member, California State Assembly
1021 O St, Room 6150
Sacramento, CA 95814

RE: AB 1941(González) Organized metal theft.
Notice of Support (2/13/2026)

Dear Assemblymember González,

The City of Garden Grove is pleased to support your **AB 1941** which would enhance enforcement against copper wire theft by targeting repeat and organized offenders who steal, or traffic prohibited metal materials, and would establish a statewide data-sharing tool to allow for increased visibility into organized theft operations.

Metal theft has become a costly issue for cities like us, severely impacting critical infrastructure components such as streetlights, fire hydrants and fire department connections, manhole covers, electric vehicle (EV) charging stations, and backflow prevention devices. Thieves often target these public assets due to the high value of precious metal, specifically copper, leaving behind significant damage that endangers public safety and imposes burdensome repair costs on local governments and businesses.

The consequences of metal theft are far-reaching:

- **Streetlight Tampering:** Stolen copper wiring from streetlights creates hazardous conditions by leaving streets and neighborhoods in darkness, increasing risks for pedestrians, motorists, and law enforcement.
- **Fire Protection System Compromise:** The theft of metal components from fire hydrants or fire department connections weakens emergency response capabilities, endangering lives and property in the event of a fire.
- **Manhole Cover Theft:** The removal of manhole covers poses severe hazards to drivers, bicyclists, and pedestrians, leading to potential accidents and injuries.
- **Backflow Device Damage:** Backflow prevention devices protect drinking water supplies from contamination, and theft-related damages compromise water quality and public health.

AB 1941(González) Organized metal theft.

Notice of SUPPORT (2/13/2026)

April 21, 2026

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Local governments are not the only entity plagued by this issue. Telecommunication companies are also facing the devastating consequences of metal theft crime. [AT&T reported](#) 2,200 separate incidents of copper wire theft in 2024, more than a 3000% increase since 2021. They have also spent millions on copper wire theft repairs due to theft and vandalism to their network.

The financial burden of repairing and replacing stolen infrastructure components falls on taxpayers, utility providers, and municipalities, draining resources that could otherwise be used for community development and essential services. AB 1941 would protect vital public infrastructure from ongoing damage by allowing prosecutors to bring enhanced charges for coordinated or repeated thefts and enable a more robust information sharing system to tackle this issue.

For these reasons, the city of Garden Grove is pleased to support your **AB 1941**.

Sincerely,



Stephanie Klopfenstein
Mayor

c: Senator Tom Umberg, 34th District, (Emily.Rodriguez@sen.ca.gov)
Senator Tony Strickland, 36th District, (Zechariah.Jauregui@sen.ca.gov)
Assembly Member Tri Ta, 70th District, (Colin.Edwards@asm.ca.gov)
Assembly Member Mark González, 54th District, (Vincent.Huynh@asm.ca.gov)
Connor Medina, League of California Cities, (CMedina@calcities.org)
Meg Desmond, League of California Cities, (cityletters@calcities.org)
Lauren Kline, ACCOC, (LKline@accoc.org)

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April 21, 2026

The Honorable John Laird
1021 O St., Room 8720
Sacramento, CA 95814

RE: SB 922 (Laird) Vehicles: local agency charges: use of streets or highways.
Notice of SUPPORT *(As Introduced on January 28, 2026)*

Dear Honorable Laird,

The City of Garden Grove **supports** SB 922, which would provide needed clarity regarding a local agency's ability to recover the cost of maintaining and repairing streets used in the delivery of essential public services.

Cities are responsible for maintaining most local streets and roads. Heavy service vehicles, including garbage, recycling, and green waste collection trucks, regularly travel on local streets and contribute to pavement wear and deterioration. Historically, cities have addressed these impacts through service-related rates, fees, or franchise arrangements tied to the provision of those services.

Recently, a court decision has created uncertainty regarding these long-standing practices. As a result, cities are facing increased legal challenges to existing service-related fees, placing street maintenance funding at risk and creating uncertainty for local governments attempting to responsibly manage and maintain their transportation infrastructure.

SB 922 would help address this uncertainty by clarifying that restrictions on local charges apply only to weight-based charges imposed for the privilege of using streets or highways. The bill further makes clear that fees for the provision of public services may recover the cost of street maintenance and repair associated with providing such services. This clarification would help reduce unnecessary litigation and allow cities to continue maintaining safe and reliable local streets.

For these reasons, the City of Garden Grove supports SB 922.

SB 922 (Laird) Vehicles: local agency charges: use of streets or highways.

Notice of SUPPORT (As Introduced on January 28, 2026)

April 21, 2026

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Sincerely,



Stephanie Klopfenstein
Mayor

c: Senator John Laird, 17th District, (Emily.Chiu@sen.ca.gov)
Senator Tom Umberg, 34th District, (Emily.Rodriguez@sen.ca.gov)
Senator Tony Strickland, 36th District, (Zechariah.Jauregui@sen.ca.gov)
Assembly Member Tri Ta, 70th District, (Colin.Edwards@asm.ca.gov)
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Meg Desmond, League of California Cities, (cityletters@calcities.org)
Lauren Kline, ACCOC, (LKline@accoc.org)

April 21, 2026

The Honorable Lauren Sanchez
Chair, California Air Resources Board
1001 I Street
Sacramento, CA 95814

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RE: Advanced Clean Fleets 15-Day Comment Period Response

Dear Chair Lauren Sanchez and the Members of the California Air Resources Board,

The City of Garden Grove appreciates the Board's continued efforts to refine the Advanced Clean Fleets (ACF) regulation and the opportunity for us to comment on the 15-day proposed modifications.

Cities across the state are pursuing robust, environmentally sound strategies to decarbonize their communities. However, cities must also ensure the uninterrupted delivery of critical public services. As currently structured, the proposed modifications do not adequately account for the operational realities of local government fleets, particularly those that support emergency response and essential infrastructure.

Cities serve diverse and often expansive communities, providing vital services that protect public health, safety, and welfare. During emergencies, city fleet vehicles must operate continuously for extended periods, often in extreme conditions, to support fire prevention and response, search and rescue, medical response, and the delivery and maintenance of essential utilities such as water, wastewater, stormwater, and electricity. Without appropriate and durable exemptions, ACF strict requirements risk constraining cities' ability to respond effectively to disasters, maintain critical infrastructure, and safeguard the communities we serve.

The proposed amendments to the ACF regulations significantly expand the scope of local government responsibility by extending compliance obligations beyond publicly owned fleets to include private contractors operating under municipal agreements. By redefining "waste fleets" to include contracted service providers, cities can no longer rely on outsourcing to manage fleet compliance and are instead indirectly responsible for ensuring that contracted operations meet state mandates. This shift effectively converts municipal procurement and service delivery into a vehicle for state enforcement, exposing cities to increased costs, reduced contractor availability, and diminished flexibility in negotiating long-term service agreements, particularly for essential services like waste hauling, street sweeping, construction, and public works.

In addition, the proposal imposes substantial new administrative and legal burdens on cities by requiring ongoing verification of contractor compliance, mandatory contract disclosures, and extensive recordkeeping subject to rapid state audit. These requirements transform routine contracting functions into compliance oversight roles, requiring cities to annually validate contractor status, maintain auditable documentation for multiple years, and respond to CARB inquiries within tight timeframes. Collectively, these changes create unfunded mandates, increase administrative complexity, and elevate legal and procurement risks, while also placing upward pressure on contract costs and potentially limiting competition among vendors unable to meet evolving regulatory thresholds.

While the proposed amendments significantly increase obligations on local municipalities, we appreciate the amendments to provide increased compliance flexibility by delaying the 100 percent zero-emission vehicle purchase requirement from 2027 to 2030 and expanding eligibility for exemptions and extensions related to infrastructure constraints, operational limitations, and emergency response needs.

However, to prevent unintended consequences that could jeopardize life, property, and essential services, we respectfully urge the Board to reject these newly proposed mandates on cities and rather request that CARB establish clear, categorical exemptions, consistent with those in Section 2013(c) of Title 13 of the California Code of Regulations for city vehicles that respond to, support, and recover from emergencies and disasters.

Again, thank you for allowing us the opportunity to provide written responses to the proposed Advance Clean Fleets Regulations.

Sincerely,



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April 21, 2026

The Honorable Diane Papan
Member, California State Assembly
1021 O Street, Suite 4220
Sacramento, CA 95814

RE: AB 2296 (Papan) Planning and zoning: housing element: regional housing needs allocation.
Notice of SUPPORT *(As of 4/16/26)*

Dear Assembly Member Papan,

The city of Garden Grove **is pleased to support** your measure **AB 2296 (Papan)**, which would allow local governments to begin the housing element update process six months early, provide greater certainty and reduce ambiguity in the housing element review process.

Since 1969, California's local governments have planned and selected sites for housing at all income levels through the housing element portion of a local government's general plan. Every five to eight years, local governments are required to adopt a blueprint outlining where developers can or cannot build residential developments within their respective communities and obtain certification from HCD. Local governments plan for their fair share of housing development as determined through the Regional Housing Needs Allocation (RHNA) process. As part of this complex process, local governments submit in their housing elements a variety of essential data, actions, and programs to promote fair, equitable, and affordable housing in their community. Currently, local jurisdictions are planning and zoning for nearly 2.5 million additional homes statewide.

During the 6th RHNA cycle, local governments experienced various challenges in obtaining certification from HCD. Some of the challenges include multiple housing element drafts before certification within a short timeline for completing these complex documents, a nearly 126% increase in the duration to complete the housing element compared to the 5th RHNA Cycle, a lack of clarity regarding what the state expects from local governments when reviewing additional housing element drafts, and an ever-changing legal environment mid-cycle that local jurisdictions must account for and incorporate into their housing elements.

**AB 2296 (Papan) Planning and zoning: housing element: regional housing
Needs allocation. Notice of SUPPORT (As of 4/16/26)**

April 21, 2026

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AB 2296 would address these issues by allowing local governments to begin updating their housing element six months early. The bill would also require HCD to provide specific text and analysis that must be included in the housing element to remedy deficiencies, ensuring that local governments are not penalized when HCD identifies additional deficiencies not previously identified in prior review letters.

For these reasons, the City of Garden Grove **is pleased to support** your measure **AB 2296 (Papan)**.

Sincerely,



Stephanie Klopfenstein
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c: Senator Tom Umberg, 34th District, (Emily.Rodriguez@sen.ca.gov)
Senator Tony Strickland, 36th District, (Zechariah.Jauregui@sen.ca.gov)
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Assembly Member Diane Papen, 21st District, (Kevin.Konig@asm.ca.gov)
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April 21, 2026

The Honorable Jesse Arreguin
Chair, Senate Public Safety Committee
1021 O Street, Room 6710
Sacramento, CA 95814

RE: SB 758 (Umberg) Public health: kratom and nitrous oxide
Notice of SUPPORT (As of 1/5/2026)

Dear Senator Arreguin,

The City of Garden Grove is pleased to support **SB 758 (Umberg)** which would prohibit a licensed Cigarette and Tobacco retailer from selling nitrous oxide and would classify 7-hydroxymitragynine (7-OH) as a Schedule I controlled substance, except as it naturally occurs in the Kratom plant.

Nitrous oxide (NOX) is an odorless, colorless chemical with established legitimate uses in food preparation and dentistry. However, it is increasingly misused through inhalation for intoxicating purposes. In recent years, numerous California cities have reported an increase in the recreational use of nitrous oxide obtained from smoke shops and other retailers.

Not only is recreational use illegal but it is also extremely dangerous. The U.S. Food & Drug Administration earlier this year warned in their publication titled, "[FDA Advises Consumers Not to Inhale Nitrous Oxide Products](#)" that, "Inhaling nitrous oxide can result in a range of symptoms and serious health problems, neurological and nerve damage, spinal cord and brain damage, heart attack, and in some cases, death."

Although current law prohibits the sale of nitrous oxide for recreational intoxicating purposes, significant loopholes in the statutory framework allow these products to be easily diverted into the recreational market. For example, nitrous oxide canisters labeled for food preparation may be repurposed and resold in smaller quantities at various retail locations. To address this issue, many cities have enacted ordinances banning the sale of nitrous oxide at tobacco licensed retail shops that have no real connection to legitimate uses. To date, at least twenty-five cities, including the City of Garden Grove, have brought forth ordinances focused on restricting the sale of nitrous oxide in retail locations. However, effectively preventing the recreational sale of nitrous oxide will require clear, consistent statewide guidelines.

SB 758 (Umberg) Public health: kratom and nitrous oxide

Notice of SUPPORT (As of 1/5/20260)

April 21, 2026

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Additionally, SB 758 will also address the dangers of 7-OH by classifying it as a controlled substance. 7-Hydroxymitragynine (7-OH) is a psychoactive alkaloid found naturally in kratom leaves. While kratom is safe and is used to help those addicted to morphine, 7-OH at high and unnatural concentrations has led to significant side effects including [death](#). In July 2025, the FDA issued a warning about the effects of 7-OH and recently [the County of Los Angeles Department of Public Health](#) banned 7-OH due to a series of deaths.

This bill would address the dangerous nitrous oxide retail loophole and establish a consistent regulatory baseline for both substances, making it easier for cities to address the troubling proliferation of recreational nitrous oxide and 7-OH-related deaths.

For these reasons, the City of Garden Grove is pleased to support **SB 758 (Umberg)**.

Sincerely,



Stephanie Klopfenstein
Mayor

c: Senator Tom Umberg, 34th District, (Emily.Rodriguez@sen.ca.gov)
Senator Tony Strickland, 36th District, (Zechariah.Jauregui@sen.ca.gov)
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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: April 22, 2026

OBJECTIVE

To highlight the 1st 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 April 22, 2026.

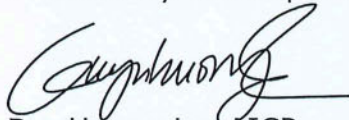
SUMMARY

The Development Project Update List details current and pending projects for the period April 2024 through March 2026 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/q1-2026-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
(714)741-5302

Attachment 1: Comprehensive Development Project Update List

TY DEVELOPMENT DEPARTMENT

DEVELOPMENT PROJECTS UPDATE LIST

This report is current from April 2024 through March 2026

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 |
|------------------------------|----------------------|---|--|---------|-----------|---------------------|
| 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 | Planning Commission |
| 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 | Planning Commission |
| SP-171-2026 | 8892 Lampson Ave | A request to construct a new two-story, 4-unit residential apartment building on a 16,798 square-foot lot. All existing site improvements will be removed. Units #1 and #3 consist of 1,645 square feet, with four (4) bedrooms and three (3) bathrooms. Units #2 and #4 will consist of 1,645 square feet, with four (4) bedrooms and three (3) bathrooms. Each unit will also have three (3) three-car garages. | Tony Lam 9741 Bolsa Avenue Westminster Ave CA 92682 | C. F. | 1 | Planning Commission |
| 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 | Director's Review |
| 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 | Director's Review |

Development Projects Update List April 2024 through March 2026

| CASE # | PROJECT ADDRESSES | PROJECT DESCRIPTION | APPLICANT | PLANNER | DISTRICTS | HEARING BODY |
|---|--------------------------------------|--|--|---------|-----------|----------------------|
| CUP-275-2025 (TE1) | 11074 Magnolia St, 11076 Magnolia St | A request for a one-year time extension for the entitlement approved under Conditional Use Permit No. CUP-275-2025, to operate a new 18,183 square-foot adult daycare facility for 463 adults. | Mr. Care Inc. / Thanh Mai Tran 11074-11076 Magnolia Street Garden Grove CA 92841 | M. M. | 2 | Planning Commission |
| CUP-011-2014 (REV. 2026) | 9856 Westminster Ave | A request to modify Conditional Use Permit No. CUP-011-2014 which currently governs an adult daycare facility, Evergreen World, to increase the occupancy to 260 participants and 40 employees along with a 1,000 square-foot expansion into an adjacent tenant space for additional lobby area. 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). | Evergreen World Inc. 9856 Westminster Ave Ste 128 Garden Grove CA 92844 | M. M. | 3 | Zoning Administrator |
| SP-169-2026 PM-173-2026 | 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 damaged 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 | Planning Commission |
| 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 General Plan Amendment, zoning map amendment, 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 No. PUD-020-2026 with an R-2 (Limited Multiple 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 | City Council |
| CUP-297-2026 | 9764 Garden Grove Blvd | A request for Conditional Use Permit Approval to operate an existing minimarket, OC Mart, A New Original State Alcoholic Beverage Control (ABC) Type "21" (Off-Sale General) License at a property located at 9764 Garden Grove Boulevard. | CT Trading Inc 9764 Garden Grove Blvd Garden Grove CA 92844 | J. K. | 3 | Zoning Administrator |
| SP-157-2025 (REV. 2026) | 9032 Trask Ave 9062 Trask Ave | A request to modify the approved plans and conditions of approval under Site Plan No. SP-157-2025 to maintain the existing two-way vehicular access to a driveway approach, which was previously approved to be modified for egress-only, on a site improved with an existing restaurant, In-N-Out Burger. Site Plan No. SP-157-2025 approved the construction of a freestanding outdoor dining patio structure and included demolition of an adjacent vacant restaurant to accommodate additional drive-thru vehicle queuing and parking spaces, along with approval of Lot Line Adjustment No. LLA 036 2025 to remove an existing lot line to consolidate the lots. 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. (Peter Kulmatsickj) 13502 Hamburger Lane Baldwin Park CA 91706 | M. M. | 3 | Planning Commission |

Development Projects Update List April 2024 through March 2026

| | | | | | | |
|--|--|---|--|-------|---|----------------------|
| 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 | Zoning Administrator |
| PUD-141-01(A) SP-107-2022 (Rev. 2026) | 12241-12323 Harbor Blvd 12246 - 12321 Thackery Dr | Pursuant to a Writ Of Mandate issued by the Orange County Superior Court in Marlene Perez Et Al. v. City Of Garden Grove Et Al., O.C.S.C. Case No. 30-2022-01281816-Cu-Wm-Cxc, the Planning Commission will consider a recommendation to the City Council to: (1) certify a Supplemental Environmental Impact Report (SEIR), adopt a revised Mitigation Monitoring and Reporting Program, and adopt a Statement of Overriding Considerations; (2) approve Planned Unit Development Subarea No. PUD-141-01(A); and (3) approve revisions to the Performance Standards and Conditions of Approval associated with Site Plan No. SP-107-2022, authorizing the development of a Nickelodeon Resort Hotel project on 3.72 acres. | Kam Sang Company 411 E. Huntington Drive, #305 Arcadia CA 91006 | P. K. | 5 | City Council |
| CUP-281-2026 | 13018 Harbor Blvd | A request for Conditional Use Permit approval to allow banquets with live entertainment and dancing as an incidental use to an existing full-service restaurant, and to operate the restaurant with a new original Alcoholic Beverage Control (ABC) Type "47" (On-sale General) license. Also, a recommendation that the Planning Commission revoke Conditional Use Permit no. CUP-329-11, which previously governed the tenant space. 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). | Thomson Dang 9040 Larkspur Drive Westminster CA 92683 | P. K. | 6 | Planning Commission |

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 |
| 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 |

Development Projects Update List April 2024 through March 2026

| CASE # | PROJECT ADDRESSES | PROJECT DESCRIPTION | APPLICANT | PLANNER | DISTRICTS |
|-----------------------------|--|---|--|---------|-----------|
| 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 |
| LLA-034-2024 | 9271 Catherine Ave, 12261 Lorealeen 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 Lorealeen 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 |
| 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 |
| CUP-023-2014 (REV 2026) | 12741 Main St | A request to modify conditions of approval for Conditional Use Permit No. CUP-023-2014 to add a new preschool/daycare at the Garden Grove United Methodist Church site, which currently operates a Head Start program and a preschool, Sunflower Preschool. | Andy Ly 9832 Newcastle Avenue Westminster CA 92683 | H. L. | 4 |
| CUP-289-2026 | 13892 Brookhurst St | A request to allow an existing eating establishment, The Boiling Crab, located at 13892 Brookhurst Street to operate with a new original Alcoholic Beverage Control (ABC) Type "47" (On-Sale General) License. In addition, a recommendation that the Zoning Administrator revoke the previous Conditional Use Permit No. CUP-237-08. | Boiling Crab Restaurant Group, LLC 5811 McFadden Avenue Huntington Beach CA 92649 | Z. H. | 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 |

Development Projects Update List April 2024 through March 2026

| CASE # | PROJECT ADDRESSES | PROJECT DESCRIPTION | APPLICANT | PLANNER | DISTRICTS |
|--|--|---|--|---------|-----------|
| 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 |
| 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 |
| 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 "Z1" (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. | Rai Samra. Inc. Rupinder Samra 12502 Harbor Blvd Garden Grove CA 92840 | J. K. | 5 |

Development Projects Update List April 2024 through March 2026

| CASE # | PROJECT ADDRESSES | PROJECT DESCRIPTION | APPLICANT | PLANNER | DISTRICTS |
|----------------------------|----------------------|--|---|---------|-----------|
| 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-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 |
| 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-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 |
| SP-166-2026 | 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 |

Development Projects Update List April 2024 through March 2026

| CASE # | PROJECT ADDRESSES | PROJECT DESCRIPTION | APPLICANT | PLANNER | DISTRICTS |
|---|---|--|--|---------|-----------|
| 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 |
| 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 |
| 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-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-129-2023 (TE1) | 9691 Bixby Ave | A request for a one-year time extension for the approved entitlement under Site Plan No. SP-129-2023, which allowed the construction of a three-story, 27-unit residential apartment complex that includes three (3) affordable housing units for "very-low income" households, and associated site improvements on a 0.83-acre lot. A ACEQA determination is not required as the project was previously exempted. | Bixby Avenue Apartments, LLC. 9535 Garden Grove Boulevard #202 Garden Grove CA 92844 | H. L. | 3 |
| 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-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 |

Development Projects Update List April 2024 through March 2026

| CASE # | PROJECT ADDRESSES | PROJECT DESCRIPTION | APPLICANT | PLANNER | DISTRICTS |
|--|---|--|--|---------|-----------|
| 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-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 |
| 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 |

Development Projects Update List April 2024 through March 2026

| CASE # | PROJECT ADDRESSES | PROJECT DESCRIPTION | APPLICANT | PLANNER | DISTRICTS |
|------------------------------------|--|---|---|---------|-----------|
| 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-043-2017 (Site C) | 12222 HARBOR BLVD 12302 HARBOR BLVD | The proposed to construct two luxury, 4-star hotels full-service hotels with several ancillary uses, such as conference/meeting banquet space, restaurants, retail uses, and recreational/entertainment venues on a 4.3 acre site on Harbor Boulevard. | Investel Garden Resorts, LLC 11999 Harbor Blvd #1711 GARDEN GROVE CA 92840 | M.P. | 5 |
| 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-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 |

Development Projects Update List April 2024 through March 2026

| CASE # | PROJECT ADDRESSES | PROJECT DESCRIPTION | APPLICANT | PLANNER | DISTRICTS |
|---|-------------------------|--|---|---------|-----------|
| 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-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 |
| GPA-001-2025 A-041-2025 CUP-119-1960REV2025 SP-150-2025 PM-2024-124 TT-19336 V-045-2025 | 5802 Santa Catalina Ave | <p>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.</p> <p>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 (MMRP) for the project.</p> | Neal Pafford 5802 Santa Catalina Avenue Garden Grove CA 92845 | H. L. | 1 |
| 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 |

Development Projects Update List April 2024 through March 2026

| CASE # | PROJECT ADDRESSES | PROJECT DESCRIPTION | APPLICANT | PLANNER | DISTRICTS |
|---|---|--|--|---------|-----------|
| 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 (i) 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 |
| 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 |
| 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 |
| 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 |

Development Projects Update List April 2024 through March 2026

| CASE # | PROJECT ADDRESSES | PROJECT DESCRIPTION | APPLICANT | PLANNER | DISTRICTS |
|-------------------------------------|-----------------------|---|--|---------|-----------|
| SP-053-2018 (Reinstatement-2020) | 12885 - 12887 MAIN ST | A request to reinstate the approval of 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 Ste. C IRVINE CA 92618 | P. K. | 4 |

PROJECT FINALED / COMPLETED

| 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 an 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 |
| 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-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-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 |
| 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 |

Development Projects Update List April 2024 through March 2026

| CASE # | PROJECT ADDRESSES | PROJECT DESCRIPTION | APPLICANT | PLANNER | DISTRICTS |
|-------------------|------------------------------|---|---|---------|-----------|
| 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 |
| 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 |
| 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 Lindacta Lane Anaheim CA 92804 | A. A. | 2 |
| IFC-003-2026 | 11072 Magnolia St | A new Public Convenience or Necessity (PCN) finding. The project currently operates under Conditional Use Permit No. CUP-276-09 (Decision No. 1582), the California Department of Alcoholic Beverage Control (ABC) has indicated they will no longer accept the original PCN findings issued in 2009 for current licensing requirements. Request to issue an updated PCN findings to satisfy the ABC's requirements. | Frank Young 11072 Magnolia Street Garden Grove CA 92841 | J. K. | 2 |
| 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 |
| 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 |
| 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 |

Development Projects Update List April 2024 through March 2026

| CASE # | PROJECT ADDRESSES | PROJECT DESCRIPTION | APPLICANT | PLANNER | DISTRICTS |
|--------------------------------------|--|---|--|---------|-----------|
| 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 |
| 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 #1 1 | A request for conditional use permit approval to operate an existing restaurant with a new original state Alcoholic Beverage Control (ABC) Type "41" (On-Sale Beer And Wine - Eating Place) 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-224-2022, which was never exercised and expired. | Oniku Brothers OC, LLC 12761 Harbor Blvd #1-1 Garden Grove CA 92840 | C. F. | 5 |

Development Projects Update List April 2024 through March 2026

| CASE # | PROJECT ADDRESSES | PROJECT DESCRIPTION | APPLICANT | PLANNER | DISTRICTS |
|------------------------|-------------------------|--|---|---------|-----------|
| 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 |
| 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 |



OCFA Division 1

1st Quarter Newsletter

January - March 2026



Serving the communities of Garden Grove, Seal Beach, Los Alamitos, Westminster, Midway City, and Rossmoor

Keep in Touch

Division Chief: Craig Covey
Office: (714) 638-6343
Email: CraigCovey@ocfa.org

Admin. Captain: Kyle Cain
Cell: (949) 987-1812
Email: KyleCain@ocfa.org

Admin. Assistant: Brooklynn Beaton
Office: (714) 638-6344
Email: BrooklynnBeaton@ocfa.org

Battalion 1:
Battalion Chief: Bryan Mahon (A Shift)
Battalion Chief: Chuck Fedak (B Shift)
Battalion Chief: Jason Fairchild (C Shift)
Office: (714) 379-4922

Assistant Fire Marshal: Antonio Aleman
Cell: (714) 745-3282
Admin. Assistant: Veronica Gastellum
Office: (714) 527-9475

Battalion 11:
Battalion Chief: Joe Sinclair (A Shift)
Battalion Chief: Danny Goodwin (B Shift)
Battalion Chief: Joe Enterline (C Shift)
Office: (714) 638-6346

Assistant Fire Marshal: Victor Steppe
Cell: (949) 697-1176
Admin. Assistant: Briani Allen
Office: (714) 638-6353

Community Educator: Elizabeth Denney
Cell: (949) 344-9321
Email: ElizabethDenney@ocfa.org

Division Spotlight



Three Division 1 members successfully promoted to Fire Captain. Congratulations, Captains Swanson, Martinez, and Frappier!

New to Division 1



Battalion Chief Danny Goodwin

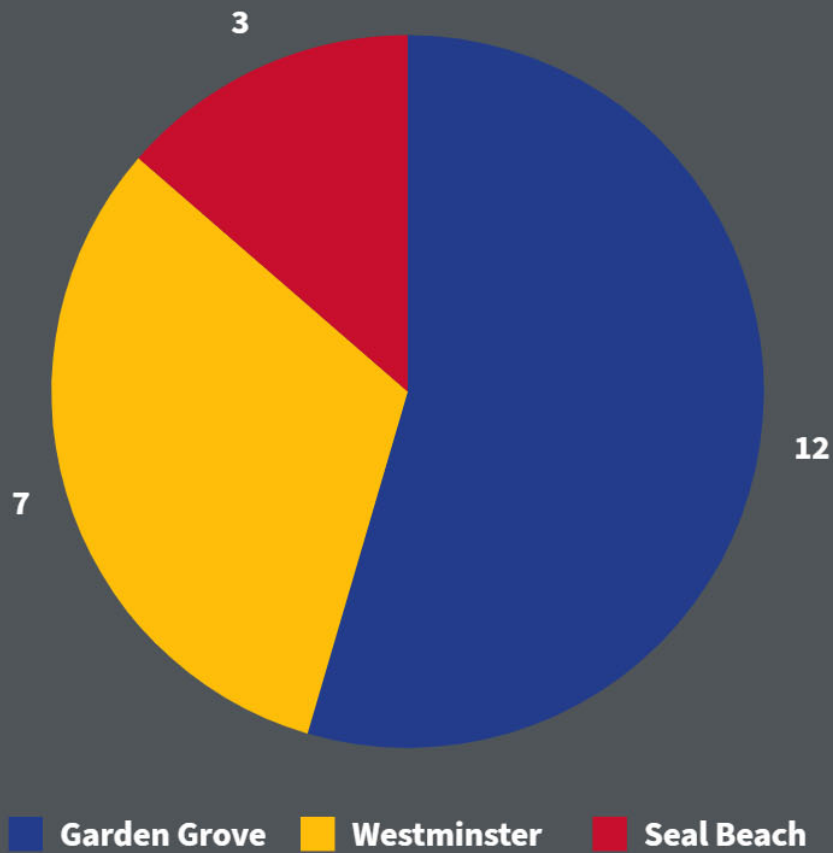
Chief Goodwin has held various ranks throughout his career, including Firefighter, Fire Apparatus Engineer, and Captain. Prior to his promotion to Battalion Chief, he served as an Administrative Captain in Division 7. He also serves as a Rescue Team Manager and Hazardous Materials Rescue Team Manager for FEMA Task Force 5.

Additionally, Danny is the Large Animal Rescue Coordinator, Cadet Program Coordinator and an active member of the Honor Guard. He holds degrees in Social Science and Communications and is pursuing a Master's in Emergency Management Services. He also recently graduated from the All-American Leadership Academy. Outside of work, Danny enjoys time with his wife and their four young children.



Community Education

Each month the Division 1 Community Education team participates in different types of activities, such as school visits, station tours, community events, and safety presentations. Below illustrates how many were done within Division 1.





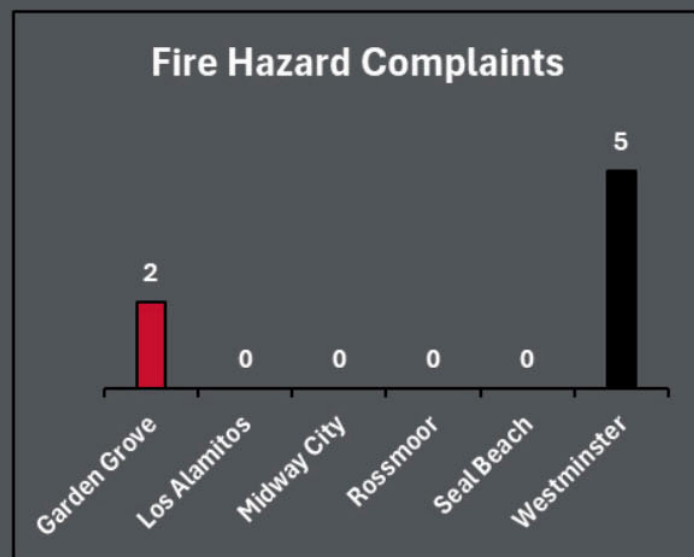
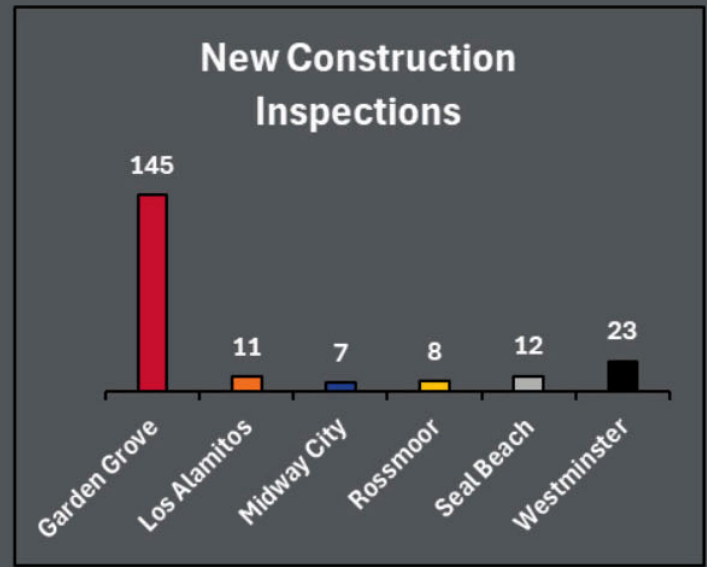
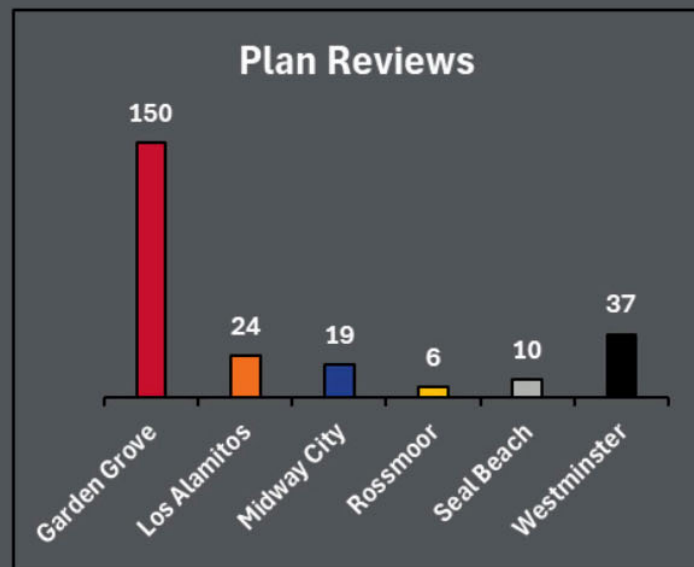
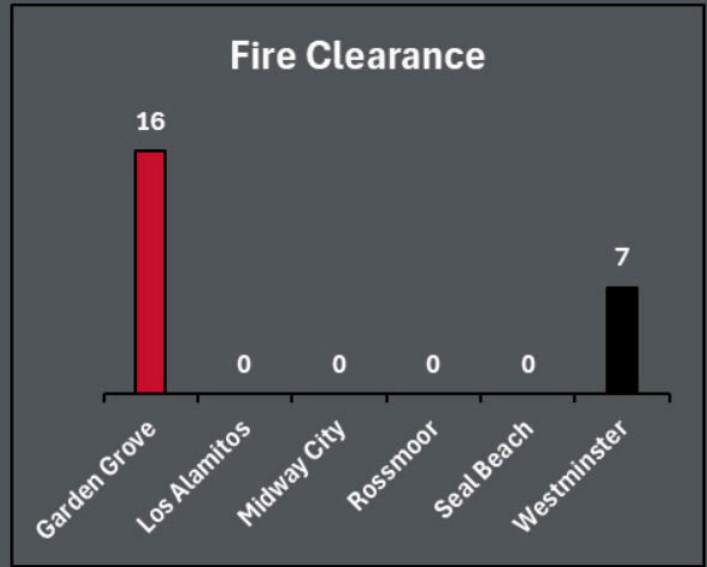
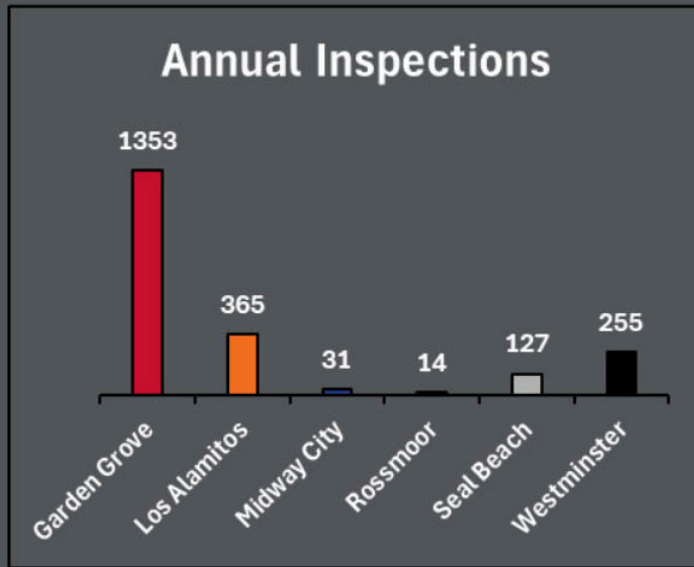
Division 1

2025 Unit Response

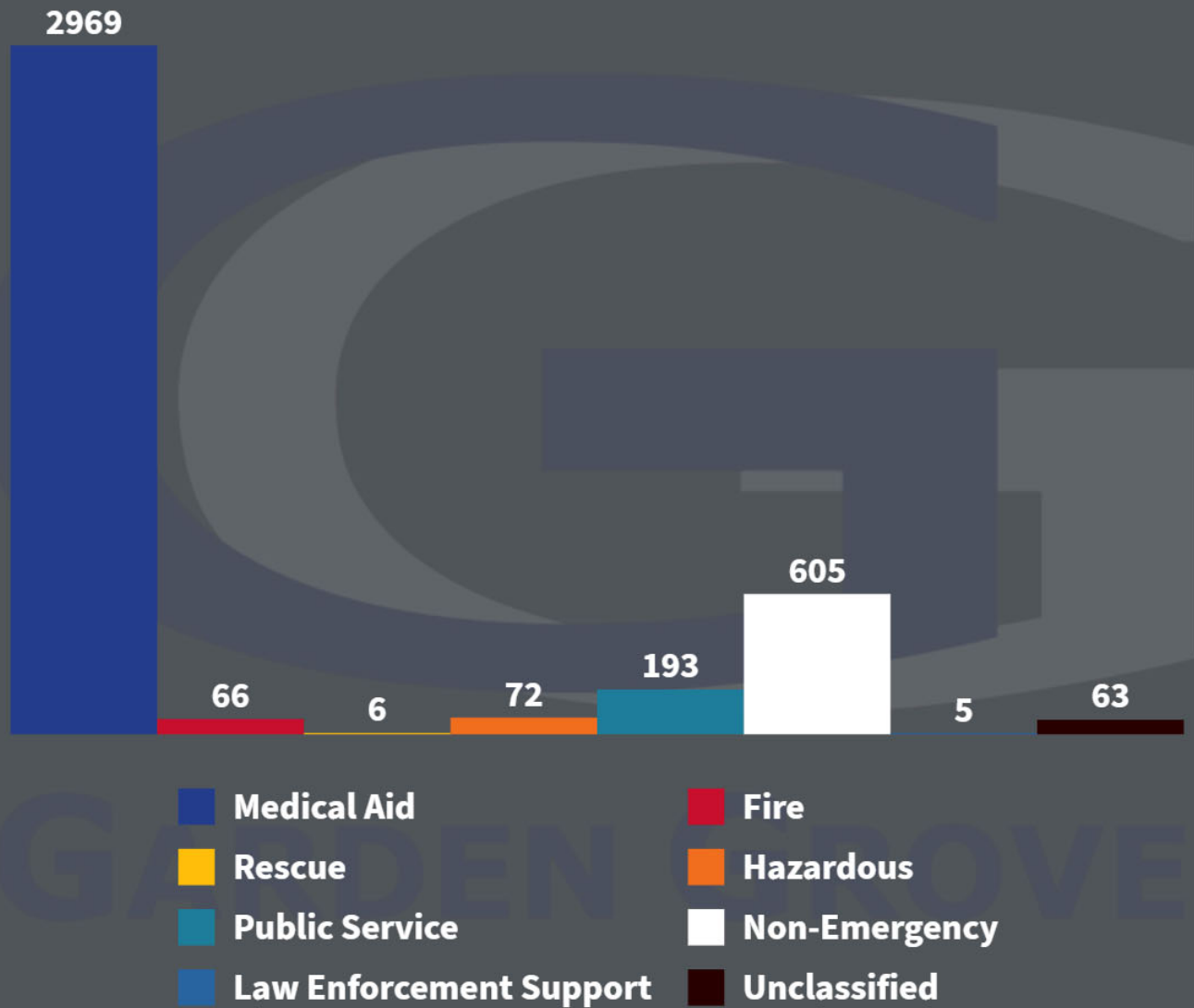
| <i>Unit</i> | <i>Total Calls</i> | <i>Avg/Day</i> |
|---------------------|--------------------|----------------|
| Engine 82 | 4,015 | 11.00 |
| Engine 66 | 3,411 | 9.35 |
| Engine 48 | 3,377 | 9.25 |
| Engine 64 | 3,359 | 9.20 |
| Engine 83 | 3,235 | 8.86 |
| Truck 85 | 3,167 | 8.68 |
| Engine 86 | 3,013 | 8.25 |
| Truck 81 | 2,926 | 8.02 |
| Engine 80 | 2,681 | 7.35 |
| Engine 2 | 2,543 | 6.97 |
| Engine 84 | 2,321 | 6.36 |
| Engine 65 | 2,102 | 5.76 |
| Engine 44 | 1,288 | 3.53 |
| Truck 64 (07/01/25) | 954 | 5.18 |
| Battalion 11 | 836 | 2.29 |
| Battalion 1 | 741 | 2.03 |

Fire Prevention

Each month the OCFA Fire Prevention team completes different inspections and plan reviews. Below illustrates the types and how many of each were done within Division 1.

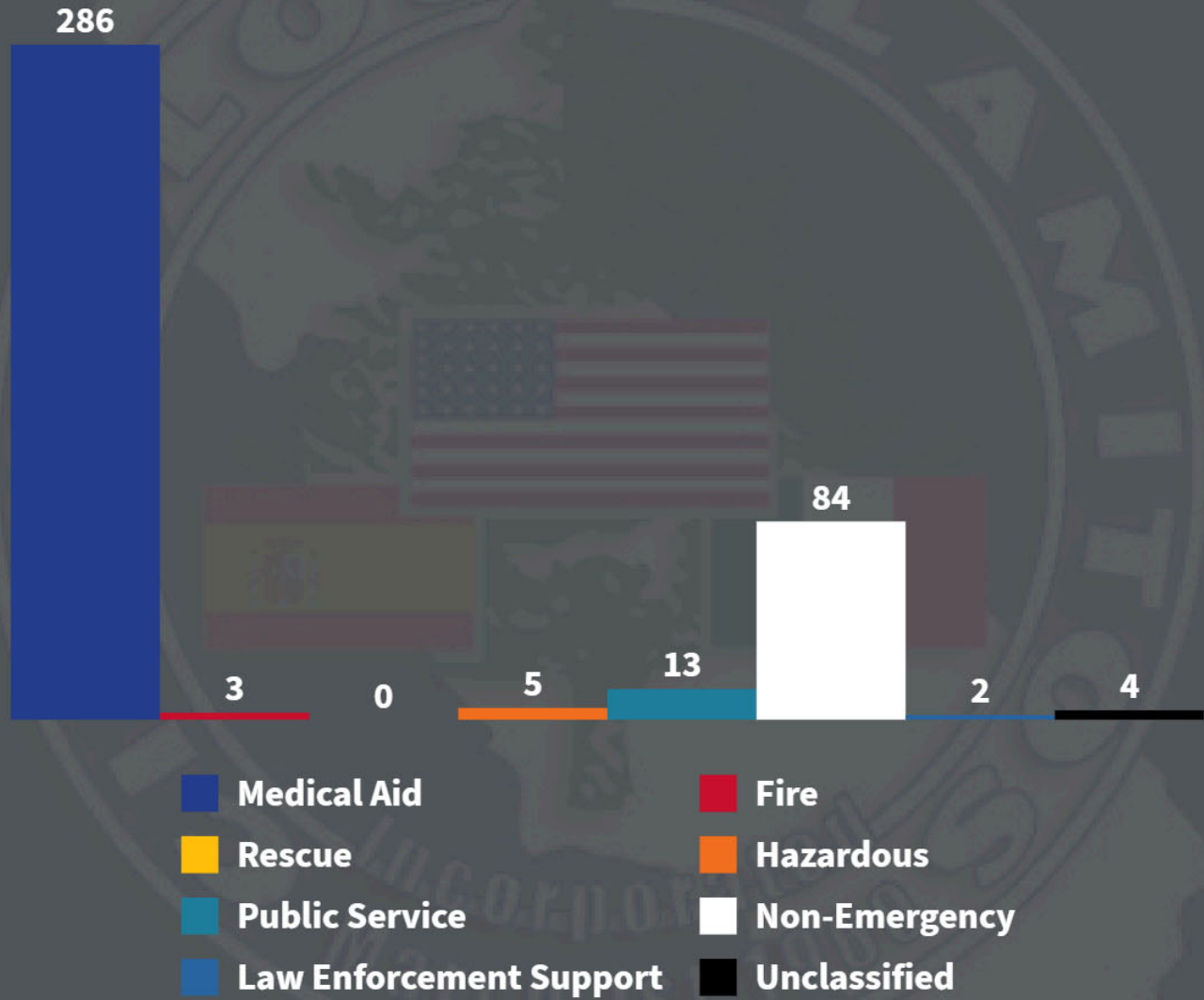


Garden Grove Incident Responses



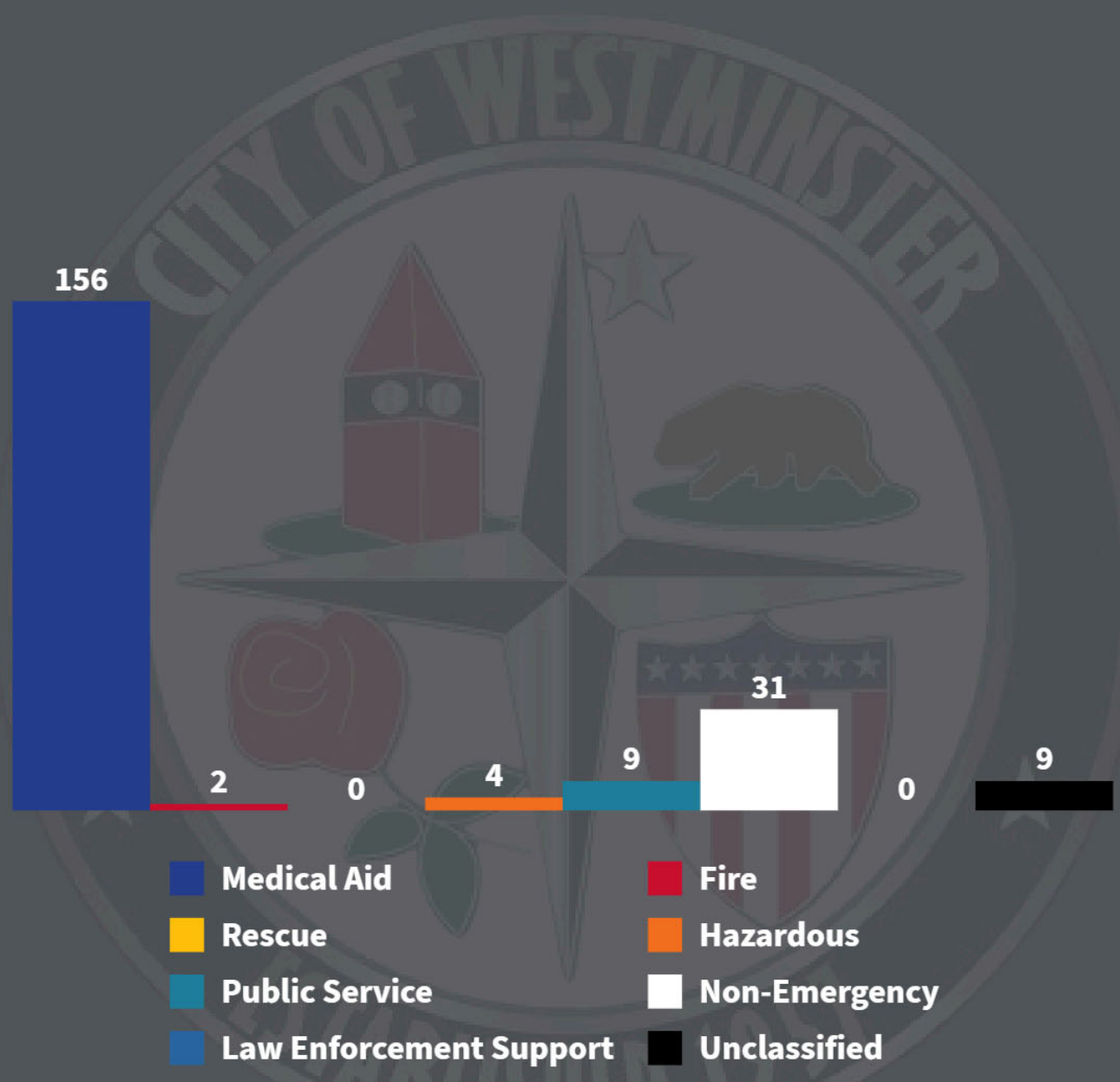
Total Incident Responses in Q1: 3980

Los Alamitos Incident Responses



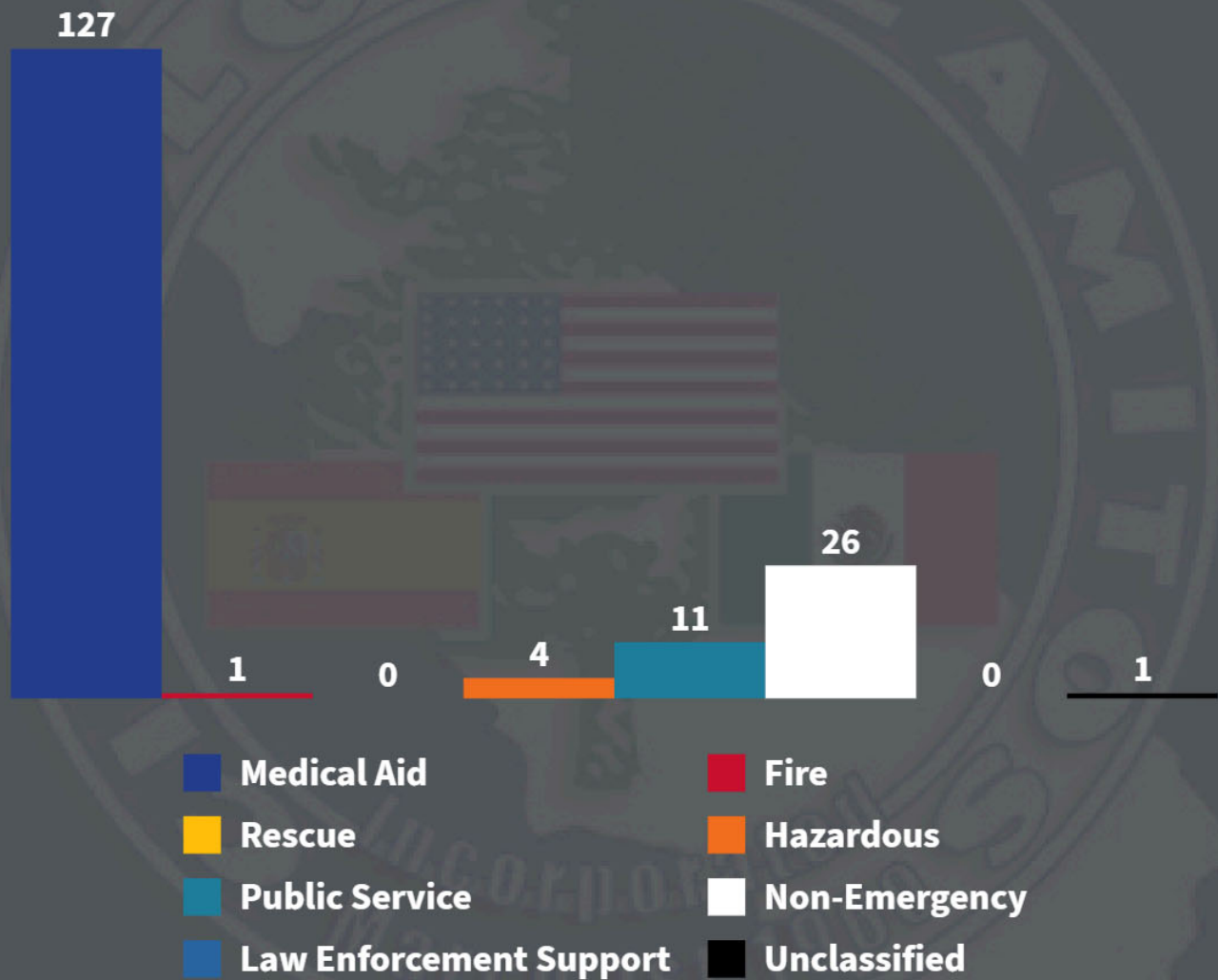
Total Incident Responses in Q1: 397

Midway City Incident Responses



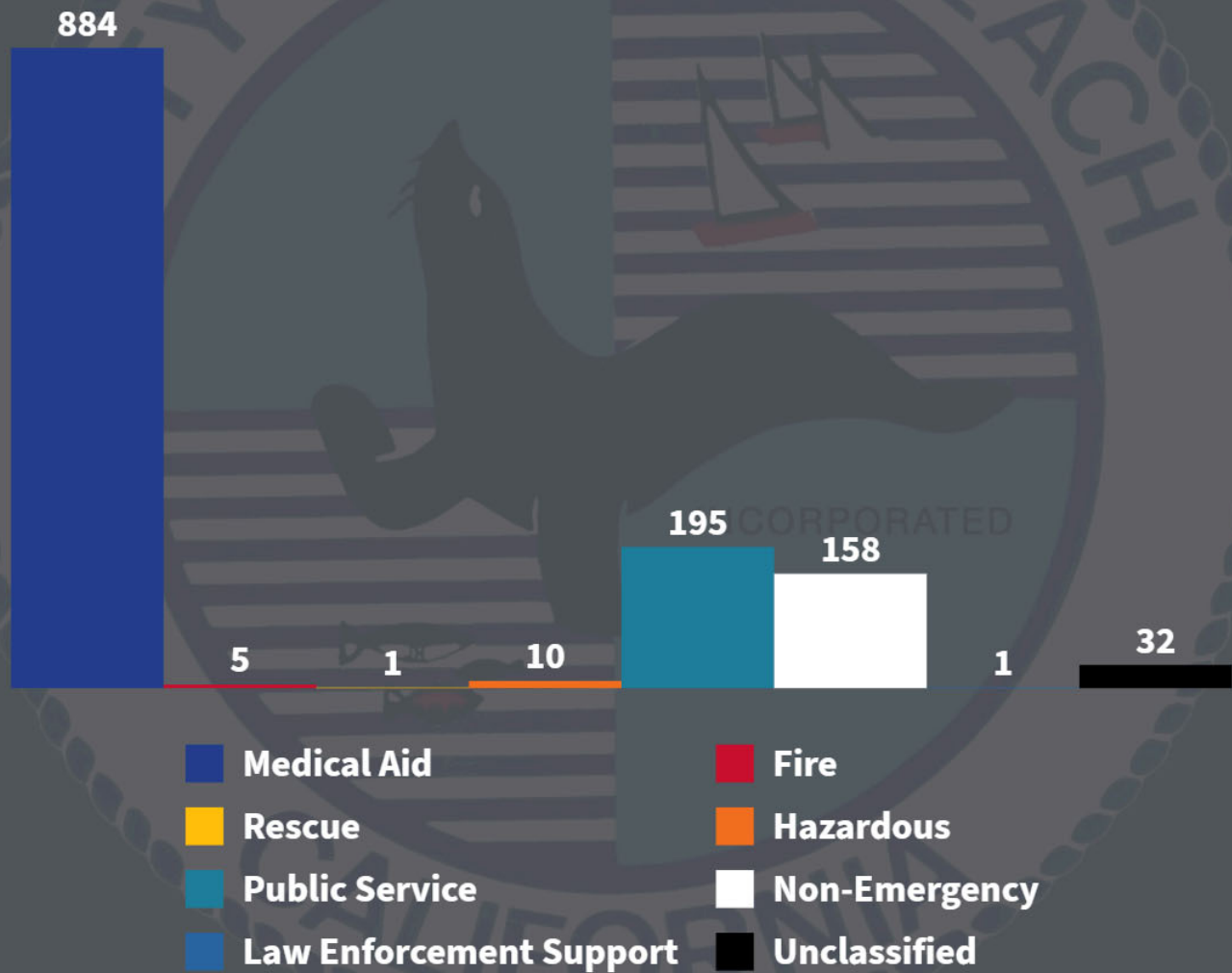
Total Incident Responses in Q1: 211

Rossmoor Incident Responses



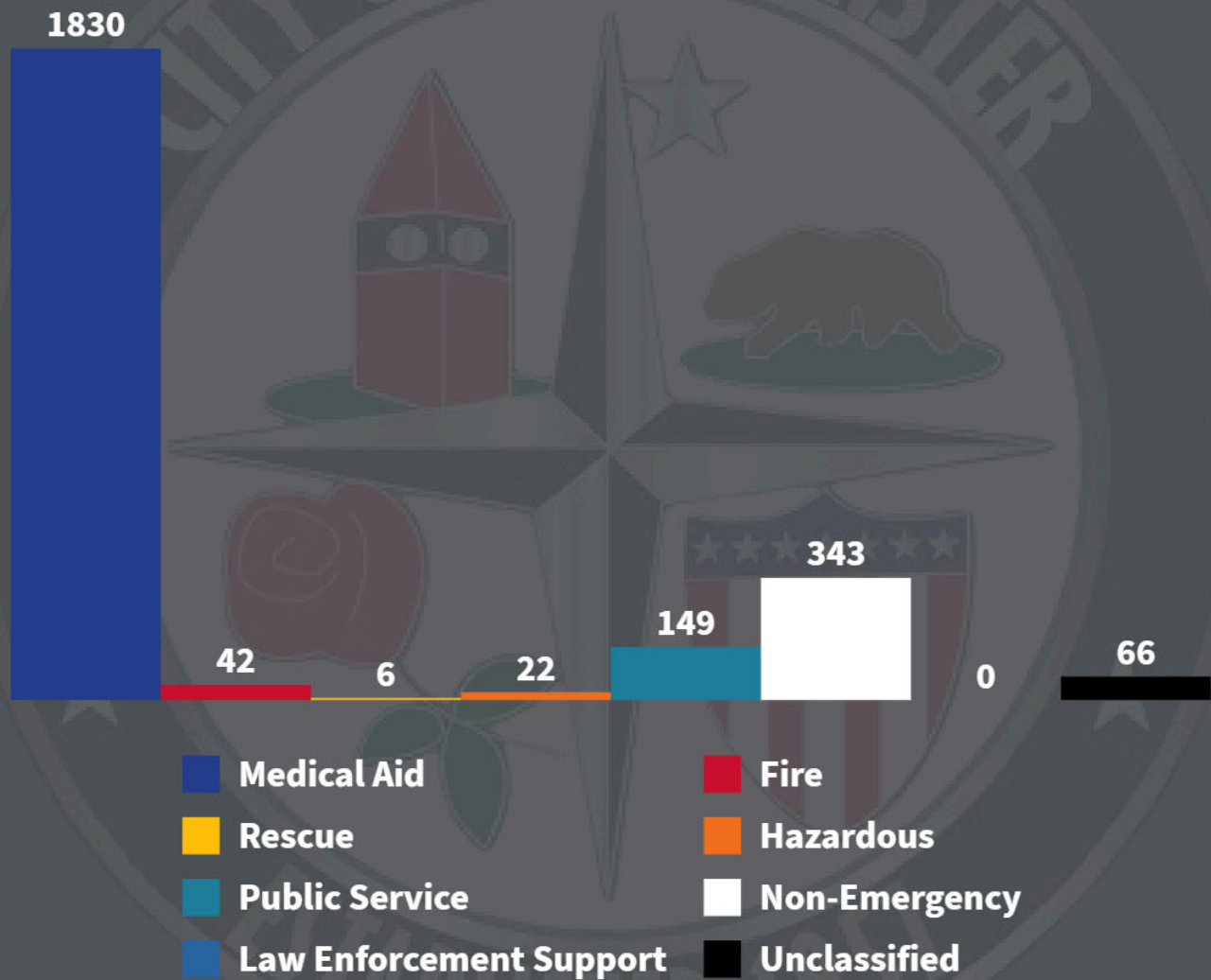
Total Incident Responses in Q1: 170

Seal Beach Incident Responses



Total Incident Responses in Q1: 1286

Westminster Incident Responses



Total Incident Responses in Q1: 2458

SMOKE ALARMS



Almost two-thirds of all home fire deaths occur in homes with no working smoke alarms. Protect your family by installing smoke alarms, inspecting them regularly, and practicing home fire drills.



Working smoke alarms reduce your risk of dying in a home fire by 50%.



**Orange County
Fire Authority**

(714) 573-6200
ocfa.org



Install

- Install smoke alarms in every bedroom, in hallways outside bedrooms or sleeping areas, and on every level of the home.
- Install smoke alarms on the ceiling or high on a wall. Make sure they are at least 10 feet from the stove and 3 feet from doors leading to the kitchen to reduce false alarms.
- Keep smoke alarms away from bathrooms with tubs or showers, heating or cooling ducts or vents, and ceiling or whole-house fans.
- Check the back for the manufacture date and replace all alarms when they are 10 years old.
- Use interconnected smoke alarms so when one sounds, they all sound.
- It's safest to use both ionization and photoelectric smoke alarms. Ionization alarms are quicker to warn about flaming fires. Photoelectric alarms are quicker to warn about smoldering fires.
- Special alarms with strobe lights and bed shakers are available for people who are deaf or hard of hearing.

Inspect

- Test all smoke alarms once a month.
- Follow the manufacturer's instructions for cleaning to keep smoke alarms working well.

Protect

- Draw a home escape plan that shows two ways out of every room and an outside meeting place.
- Teach children what the smoke alarm sounds like and what to do if they hear it.
- Practice home fire drills at least twice a year.

Disposal

- Check the label on the device or research the type of alarm you have. Not all smoke alarms have radioactive materials.
- If your device does not contain radioactive materials per the product description, you can remove the battery and dispose of the alarm in the trash.
- If your product does contain radioactive materials, Orange County residents can bring it to any of OC Waste and Recycling's four Household Hazardous Waste Collection Centers for free recycling. Visit www.oclandfills.com for more information on disposal locations.

OUTDOOR ACTIVITIES



Throughout Orange County there are dozens of beautiful trails that residents enjoy at night or on the weekends. Being prepared is the key to staying safe while enjoying outdoor activities. Use the safety tips below to help you plan and prepare before your next hike or bike ride.



Since 2018, the number of remote rescues in Orange County continue to rise with over 100 rescues taking place per year. By the end of 2020, the number of rescues is projected to more than double!



Orange County
Fire Authority

(714) 573-6200
ocfa.org



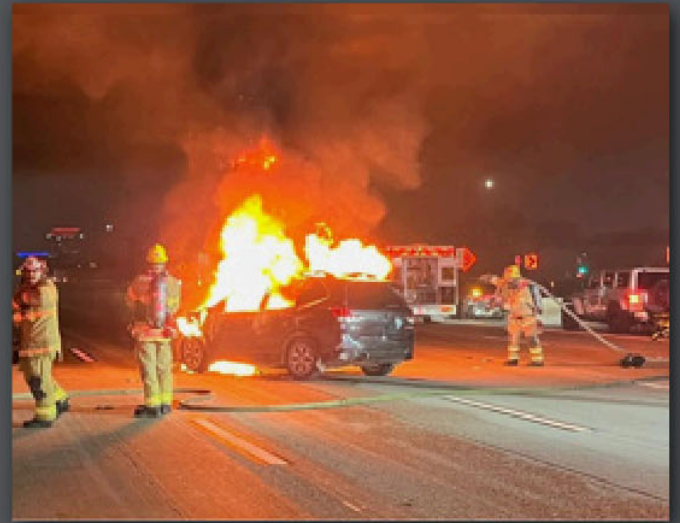
General Best Practices

- Drink water before, during and after your activity. The general rule of thumb is 1 liter or 32 ounces of water per hour, per person.
- Wear comfortable and breathable clothing that you can layer based on the weather. Ensure that you are wearing sturdy hiking shoes that provide ankle support.
- Pack a backpack for clothing, water, identification, gear and snacks. Don't forget to bring any medications or information on health-related issues you may have.
- Wear sunglasses that block 100% of ultraviolet rays and ensure that you are reapplying sunscreen every 2 hours or as needed.
- Consider taking a first aid class and carry a small first aid kit with you before you hit the trails.
- Ensure that your devices are charged or bring a portable charger for navigation, contact purposes or emergencies.

Trail Tips

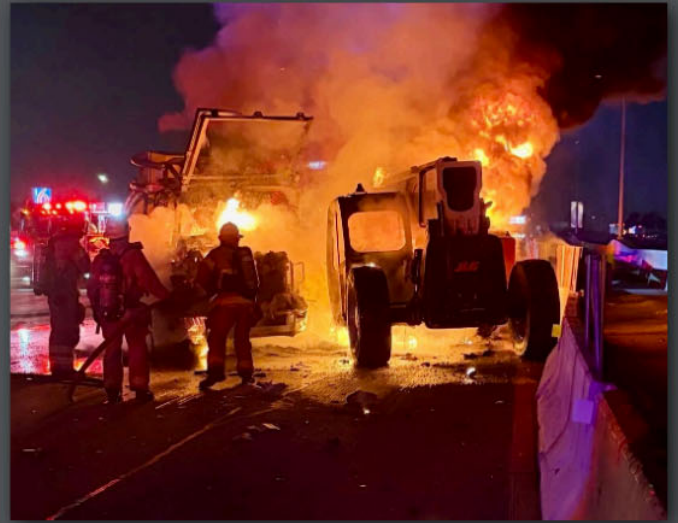
- Keep an eye on the weather and know the conditions of the trails before you go out.
- Use the buddy system and never hike or bike alone. Consider leaving your plan detailed out at home with a responsible person. Call and check in when you start and finish your activity.
- Stay on the trail and stay alert to your surroundings.
- Use trails that fit your abilities and your health conditions. Do not take on too much if you have not prepared for the hike or the trail that you have chosen.
- Plan your hike or bike ride to avoid peak heat hours.

Your Firefighters in Action









WEEKLY MEMO 04-23-2026

SOCIAL MEDIA HIGHLIGHTS



Post Performance

April 16, 2026 - April 22, 2026

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

Included in this Report

X @CityGardenGrove

Facebook Garden Grove City Hall

Instagram gardengrovecityhall

G Garden Grove City Hall
Wed 4/22/2026 6:15 pm PDT

🌱 Celebrate Arbor Day with the City of Garden Grove 🌱

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| | |
|----------------------------|-----------|
| Engagements | 68 |
| Views | 2,198 |
| Reach | 1,688 |
| Engagement Rate (per View) | 3.1% |

G @CityGardenGrove
Wed 4/22/2026 4:52 pm PDT

🌱 Celebrate Arbor Day with the City of Garden Grove 🌱

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| | |
|----------------------------------|----------|
| Engagements | 4 |
| Impressions | 42 |
| Engagement Rate (per Impression) | 9.5% |
| Potential Reach | 4,737 |

G gardengrovecityhall
Wed 4/22/2026 12:15 pm PDT




| | |
|-----------------|------------|
| Views | 531 |
| Reach | 430 |
| Comments | 0 |
| Story Taps Back | 30 |

 **@CityGardenGrove**
 Wed 4/22/2026 11:56 am PDT

When you take on the act of composting you're helping reduce landfill waste and create a healthier soil. All it takes is placing your food scraps and yard waste into your organics bin.

Let's all do our part for a greener future and taking care of the place we call home. 🌱♻️



| | |
|----------------------------------|----------|
| Engagements | 0 |
| Impressions | 49 |
| Engagement Rate (per Impression) | 0% |
| Potential Reach | 4,737 |

 **Garden Grove City Hall**
 Wed 4/22/2026 11:50 am PDT

Happy Earth Day! 🌍💚

Today we're joining more than 190 countri...



| | |
|----------------------------|-----------|
| Engagements | 12 |
| Views | 345 |
| Reach | 264 |
| Engagement Rate (per View) | 3.5% |


 **gardengrovecityhall**
 Wed 4/22/2026 11:17 am PDT

Happy Earth Day! 🌍💚

Today we're joining more than 190 countri...




| | |
|----------------------------|-----------|
| Engagements | 40 |
| Views | 901 |
| Reach | 589 |
| Engagement Rate (per View) | 4.4% |

 **@CityGardenGrove**
Wed 4/22/2026 11:14 am PDT

Happy Earth Day! 🌍💚

Today we're joining more than 190 countri...




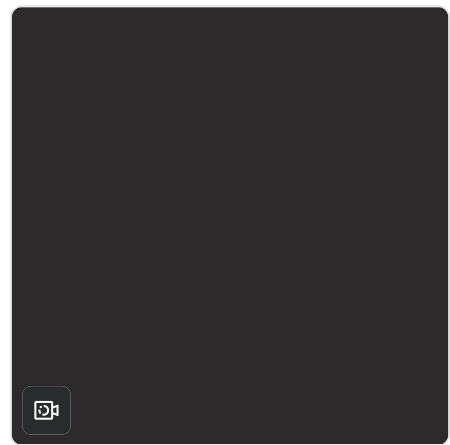
| | |
|----------------------------------|----------|
| Engagements | 1 |
| Impressions | 61 |
| Engagement Rate (per Impression) | 1.6% |
| Potential Reach | 4,737 |

 **gardengrovecityhall**
Wed 4/22/2026 10:18 am PDT





| | |
|-----------------|------------|
| Views | 599 |
| Reach | 485 |
| Comments | 0 |
| Story Taps Back | 35 |

 **gardengrovecityhall**
Wed 4/22/2026 8:21 am PDT




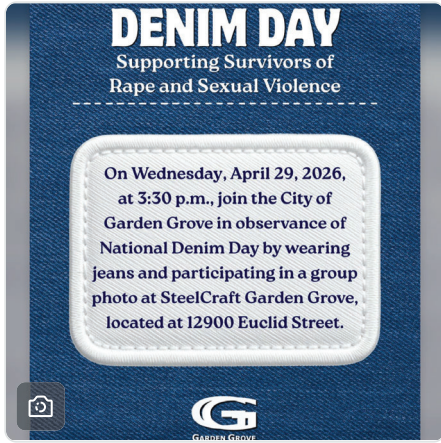
| | |
|-----------------|------------|
| Views | 643 |
| Reach | 530 |
| Comments | 0 |
| Story Taps Back | 49 |

 **gardengrovecityhall**
Wed 4/22/2026 8:21 am PDT




| | |
|-----------------|------------|
| Views | 572 |
| Reach | 470 |
| Comments | 0 |
| Story Taps Back | 51 |

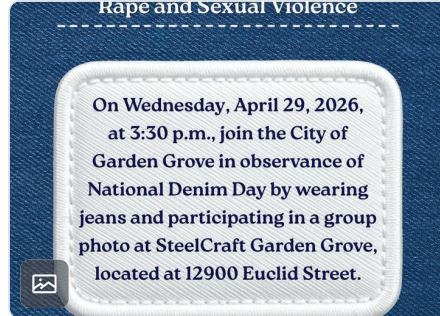
 **gardengrovecityhall**
Wed 4/22/2026 8:15 am PDT





| | |
|-----------------|------------|
| Views | 729 |
| Reach | 597 |
| Comments | 0 |
| Story Taps Back | 9 |


 **Garden Grove City Hall**
Tue 4/21/2026 12:19 pm PDT

April is recognized as Sexual Assault Awareness Month ❤️
...




| | |
|----------------------------|-----------|
| Engagements | 77 |
| Views | 2,684 |
| Reach | 1,820 |
| Engagement Rate (per View) | 2.9% |



  **gardengrovecityhall**
Tue 4/21/2026 12:04 pm PDT


April is recognized as Sexual Assault Awareness Month 

...




| | |
|----------------------------|--------------|
| Engagements | 39 |
| Views | 1,863 |
| Reach | 1,054 |
| Engagement Rate (per View) | 2.1% |



  **@CityGardenGrove**
Tue 4/21/2026 11:10 am PDT

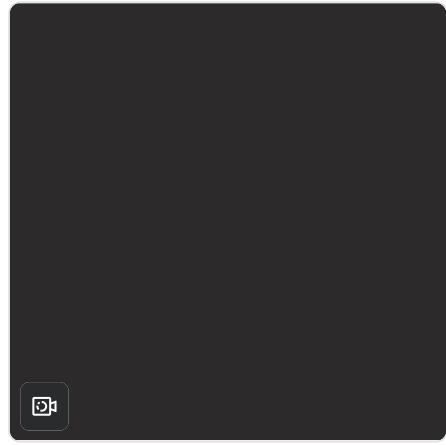
April is Sexual Assault Awareness Month 

We invite the community to join us on April...




| | |
|----------------------------------|--------------|
| Engagements | 1 |
| Impressions | 64 |
| Engagement Rate (per Impression) | 1.6% |
| Potential Reach | 4,735 |


  **gardengrovecityhall**
Mon 4/20/2026 11:03 am PDT




| | |
|-----------------|------------|
| Views | 777 |
| Reach | 661 |
| Comments | 2 |
| Story Taps Back | 8 |

 **@CityGardenGrove**
 Mon 4/20/2026 8:50 am PDT


Camp runs for nine weeks from June 8 through August 7, Monday through Friday from 7:00 a.m. to 6:00 p.m....



| | |
|----------------------------------|--------------|
| Engagements | 1 |
| Impressions | 49 |
| Engagement Rate (per Impression) | 2% |
| Potential Reach | 4,846 |

 **@CityGardenGrove**
 Mon 4/20/2026 8:50 am PDT

Don't miss out on weekly excursion like Knott's Berry Farm and Disneyland. Kids will also experience new themes each week fu...



| | |
|----------------------------------|--------------|
| Engagements | 1 |
| Impressions | 45 |
| Engagement Rate (per Impression) | 2.2% |
| Potential Reach | 4,734 |

 **gardengrovecityhall**
 Fri 4/17/2026 1:54 pm PDT


ASMR, but it's you picking up your free compost from Garden Grove Public Works & Republic Services....



| | |
|----------------------------|--------------|
| Engagements | 142 |
| Views | 3,761 |
| Reach | 2,172 |
| Engagement Rate (per View) | 3.8% |

G Garden Grove City Hall
 Fri 4/17/2026 1:24 pm PDT

ASMR, but it's you picking up your free compost from Garden Grove Public Works & Republic Services....



Engagements **76**

Views **3,106**


Reach **2,124**

Engagement Rate (per View) **2.4%**

Video Views **849**

X @CityGardenGrove
 Thu 4/16/2026 1:07 pm PDT

Registration is now open for this year's 'Camp Grove: Fun under the Sun!' ☀️



Engagements **6**


Impressions **129**

Engagement Rate (per Impression) **4.7%**

Potential Reach **4,732**

G Garden Grove City Hall
 Thu 4/16/2026 12:45 pm PDT

Registration is now open for this year's 'Camp Grove: Fun under the Sun!' ☀️



Engagements **169**

Views **2,615**

Reach **1,698**

Engagement Rate (per View) **6.5%**



gardengrovecityhall

Thu 4/16/2026 8:26 am PDT

CAMP PROGRAM FOR KIDS AGES 9 - 12
7:00 a.m. - 6:00 p.m.
LOCATION:
 Edgar Park, 12761 Topaz St.
 Garden Grove, CA 92845
REGISTRATION BEGINS
MONDAY, APRIL 6

| WEEK | EXCURSION | CAMP FEE |
|----------------------------|--|----------|
| Week 1: June 8- June 12 | Adventure City (June 10) | \$175.00 |
| Week 2: June 15- June 19 | Discovery Cube/Atlantis Park (June 17) | \$175.00 |
| Week 3: June 22- June 26 | OC Zoo (June 24) | \$175.00 |
| Week 4: June 29- July 3 | Stroomo Institute (July 1) | \$175.00 |
| Week 5: July 6- July 10 | Picture Show at Main Floor Hall/ Dove & Buter's (July 8) | \$175.00 |
| Week 6: July 13- July 17 | Knoott's Berry Farm (July 16) | \$200.00 |
| Week 7: July 20- July 24 | L.A. Sports Dome (July 22) | \$175.00 |
| Week 8: July 27- July 31 | Disneyland (July 29) | \$250.00 |
| Week 9: August 3- August 7 | Great Wolf Lodge (Aug 5) | \$220.00 |

COUNSELOR-IN-TRAINING (CIT)
 Ages 13-17, interested in gaining skills in camp leadership can join this program for a fee of \$90 per week, with the exception of week 8 & week 9. Cost for week 8 is \$200 and week 9 is \$250. Fees are non-refundable for these two weeks. C.I.T. applications must be received by Monday, May 4, 2026 by email or dropped off at City Hall 8222 Acacia Parkway, Garden Grove, CA 92845.

| | |
|-----------------|-----|
| Views | 742 |
| Reach | 591 |
| Comments | 0 |
| Story Taps Back | 18 |



gardengrovecityhall

Thu 4/16/2026 8:05 am PDT

Registration is now open for this year's
 'Camp Grove: Fun under the Sun!' 🌞

CAMP PROGRAM FOR KIDS AGES 9 - 12
7:00 a.m. - 6:00 p.m.
LOCATION:
 Edgar Park, 12761 Topaz St.
 Garden Grove, CA 92845
REGISTRATION BEGINS
MONDAY, APRIL 6

| WEEK | EXCURSION | CAMP FEE |
|----------------------------|--|----------|
| Week 1: June 8- June 12 | Adventure City (June 10) | \$175.00 |
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| Week 3: June 22- June 26 | OC Zoo (June 24) | \$175.00 |
| Week 4: June 29- July 3 | Stroomo Institute (July 1) | \$175.00 |
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| Week 6: July 13- July 17 | Knoott's Berry Farm (July 16) | \$200.00 |
| Week 7: July 20- July 24 | L.A. Sports Dome (July 22) | \$175.00 |
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| | |
|----------------------------|-------|
| Engagements | 77 |
| Views | 4,835 |
| Reach | 1,980 |
| Engagement Rate (per View) | 1.6% |



Post Performance

April 16, 2026 - April 22, 2026

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




Post Performance

Included in this Report

 Garden Grove Police Department

Garden Grove Police Depar...
Wed 4/22/2026 8:00 am PDT

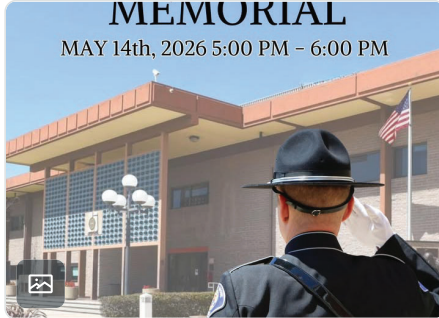
Behind every badge is a team making it all run seamlessly.
...



| | |
|----------------------------|--------------|
| Engagements | 61 |
| Views | 1,602 |
| Reach | 1,069 |
| Engagement Rate (per View) | 3.8% |

Garden Grove Police Depar...
Tue 4/21/2026 8:56 am PDT

Join us for our 39th Annual "Call to Duty" Memorial as we come together to honor and remember the brave men and women wh...



| | |
|----------------------------|--------------|
| Engagements | 121 |
| Views | 3,273 |
| Reach | 2,298 |
| Engagement Rate (per View) | 3.7% |

Garden Grove Police Depar...
Mon 4/20/2026 9:32 am PDT


It's **#NationalVolunteerAppreciationWeek**
...



| | |
|----------------------------|--------------|
| Engagements | 128 |
| Views | 3,156 |
| Reach | 2,127 |
| Engagement Rate (per View) | 4.1% |

Garden Grove Police Depar...
Sat 4/18/2026 1:01 pm PDT

SUBJECT: Fatal Traffic Collision
LOCATION OF OCCURRENCE: 12900 Block of Brookhurst Street, Garden Grove...



| | |
|----------------------------|---------------|
| Engagements | 6,713 |
| Views | 71,064 |
| Reach | 40,651 |
| Engagement Rate (per View) | 9.4% |

Garden Grove Police Depar...
Sat 4/18/2026 10:43 am PDT

Last night, Garden Grove Police Department Command Staff had the honor of attending the Chamber of Commerce Gala, where w...



| | |
|----------------------------|---------------|
| Engagements | 700 |
| Views | 11,517 |
| Reach | 7,571 |
| Engagement Rate (per View) | 6.1% |

Garden Grove Police Depar...
Fri 4/17/2026 8:40 am PDT

Round 2 of celebrating the voices behind the scenes 📞💙
...



| | |
|----------------------------|--------------|
| Engagements | 139 |
| Views | 2,017 |
| Reach | 1,813 |
| Engagement Rate (per View) | 6.9% |
| Video Views | 576 |



Garden Grove Police Depar...

Thu 4/16/2026 8:00 am PDT

Calling all Garden Grove teens 🚓

Curious about what really happens behind...



| | |
|----------------------------|--------------|
| Engagements | 134 |
| Views | 3,335 |
| Reach | 2,144 |
| Engagement Rate (per View) | 4% |

WEEKLY MEMO 04-23-2026

NEWS ARTICLES

It takes a village to fight fire

BY OC TRIBUNE STAFF ON APRIL 22, 2026 • ([LEAVE A COMMENT](#))



STREET SCENE on Chapman Avenue in Garden Grove (OCFA photo).

Two firefighting agencies, a police department and good samaritans teamed up to avoid a tragedy on Tuesday in Garden Grove.

On Tuesday at around 8 a.m. on Chapman Avenue, a fire at a home prompted a neighbor to call 9-1-1, while another jumped over a fence and pounded on doors to alert the family inside the house about the fire, making sure all within escaped to safety, according to the Orange County Fire Authority.

OCFA firefighters were able to knock down the fire in just 13 minutes, confining the flames to just one area of the house and saving the rest of the structure.

They also helped with the cleanup.

Other help was provided by Anaheim Fire and Rescue, the Garden Grove Police Department and the American Red Cross.

He's a Gem; she's work of art

BYOC TRIBUNE STAFF ON APRIL 20, 2026 • ([LEAVE A COMMENT](#))



MAN and woman of the year, Damien Lorton and Jennifer Stewart, named by the Garden Grove Chamber of Commerce (Chamber photo).

Main Street Dept.: Downtowns are more popular than ever. Garden Grove and Huntington Beach have successful centers and Westminster and Stanton are seeking to establish their own.

Among the reasons that such areas persist as comfortable, hometown places that are cradles and resting places for memories and leisure are the personalities that populate them.

Retorts



Jim Tortolano

It's therefore pleasant and appropriate that at Friday's Garden Grove Chamber of Commerce Gala and Dinner, the honorees for Man and Woman of the Year were Damien Lorton of the Gem Theatre and Jennifer Stewart of Azteca Mexican Restaurant (and Crooners's Lodge) on Main Street.

Garden Grove was founded in that area in 1874 and the Gem Theater dates back over 100 years, first as a silent film and vaudeville venue through a time as the only movie house at one time, to a period of closure and revivals (first in 1979 under the leadership of Tom Bradac) and more recently with Damien Lorton (and Nicole Cassesso) as the center of independent musical theater.

Lorton was honored not only for his artistic accomplishment as a director, performer, etc. but the degree that he enmeshed the Gem into the many aspects of local life. The center of town is now more illuminated than ever.

Stewart is not only a restaurateur but also a very talented artist, especially in the field of sculpture. The Azteca moved from another location in Garden Grove toward Main Street, and the successors (J.J. Jauregui) and now Stewart and partner Larry Vance sustain it as leaders of civic vitality with karaoke and Friday Night Car shows.

Both are doing much to bring and sustain the city's original downtown and – appropriately enough – they have both served as presidents of the Garden Grove Downtown Business Association.

The Tribune
April 19, 2026

Enthralling '5 Years' at Gem

BYOC TRIBUNE STAFFON APRIL 19, 2026 • ([LEAVE A COMMENT](#))



HAYDEN MAGNUM as Jamie, Courtney Hays as Cathy (Ron Lyon photo).

By Thom deMartino
Orange County Tribune

Sometimes, love just isn't enough.

For a limited engagement, the Gem Theater in Garden Grove is presenting one of their special, intimate Black Box productions: the beautiful and heart-wrenching "The Last Five Years".

With book, music and lyrics by Jason Robert Brown and directed by Damien Lorton, the story centers around the relationship between Cathy (Courtney Hays), an aspiring actress in New York, and Jamie (Hayden Magnum), whose writing is beginning a skyrocketing career in the Big Apple's literary circles.

However, the, the pair are in different places as the show begins ... not only in space, but in time as well. Cathy is tearfully clutching the divorce petition and his discarded wedding ring at the end of the relationship, while Jamie is fresh-faced with his first success as a writer, and thinking of asking her out at the very beginning.

As the story progresses, Cathy's history unfolds in reverse, while Jamie's continues moving forward in time. It's a striking juxtaposition between the two, as one might be suffering in their timeline, while the other may be euphoric with the events in their own.

The pair never interact over the course of the tale, save for one brief, shining moment when the timelines converge twixt their engagement and wedding... but as the viewer knows how it ends, one still finds oneself rapt with attention with each triumph, each stumble that leads to the relationship's inevitable end... and its beginning.

Love may not always conquer all – but while the regret and nostalgia may linger, the perspective gained allows a deeper appreciation of having loved and lost.

Seeing this beautifully illustrated time capsule of a relationship in its entirety makes the journey all the more riveting.

This pair of accomplished Gem Theater mainstays give commanding performances in their respective roles: it is perhaps a little ironic the lovely chemistry the pair have, considering the minuscule amount of time each spends actually engaging with the other onstage.

Their paths – travelling backwards from despair to elation, forwards from joy to disillusionment – both are compelling threads on their own, becoming that much more beautifully tragic when interwoven. Hays displays a searing vulnerability as Cathy, beginning with her anguished confusion at the divorce papers; as the audience witnesses the backwards momentum of her struggle to follow her dreams, yet still fail; to her delighted excitement of seeing her new beau – it's an astonishing trajectory. Moving emotional pieces such as "Still Hurting" and "See I'm Smiling" give way to the more joyous "I Can Do Better Than That" and "Goodbye Until Tomorrow" as the viewer is privy to a kind of empowerment-in-reverse.

Her musical numbers begin heavy, full of sadness; but by the end, light and full of hope for the future. Hays deftly navigates these emotional swells with ease, and her

duet with Magnum – "The Next Ten Minutes" as their paths cross at their marriage – is sublime. Jamie proves to be a complex and challenging role as well, with Magnum more than a match for it. There's a kind of arrogance/confidence in his portrayal as he navigates the New York literary scene, but one wonders whether that is a boon in his position – or if his hubris is actually a fatal flaw. It is up to the viewer to decide who's more responsible for the demise of the relationship, and Magnum's layered performance herein is powerful. Numbers like the euphoric "Shiksa Goddess" to the melancholic "I Could Never Rescue You", give a moving arc to his character.

And for as responsible as he might be for his part in the breakdown, it's hard not to feel sympathy for him as he's haggard and beginning to lose control, desperately screaming "PLEASE!!"

A mesmerizing look at the life and death of a relationship from a panoramic perspective, "The Last Five Years" is visceral, gripping storytelling that will keep you on the edge of your seat... regardless of the angle you're seeing it from.

"The Last Five Years": Courtney Hays and Hayden Magnum star in this warped-time tale encompassing the scope of a New York couple's relationship. Playing through April 26 at The Gem Theater 12852 Main Street, Garden Grove, CA, 92840. Call 714-741-9550 x221 or email boxoffice@onemoreproductions.com for ticketing information. Some mature language and topics.

The Tribune
April 18, 2026

Eight scholarships are won by seniors from the GGUSD

BY OC TRIBUNE STAFF ON APRIL 18, 2026 • ([LEAVE A COMMENT](#))



SENIORS from each of GGUSD's seven comprehensive high schools were recognized as AVID Senior Standouts during a recent recognition and scholarship presentation hosted by the Orange County Department of Education.

EIGHT AVID seniors from Garden Grove Unified School District were awarded \$82,500 in college scholarship during the 2026 AVID Senior Standout Recognition and Scholarship Presentation hosted on April 15 by the Orange County Department of Education (OCDE) at the Irvine Barclay Theatre at UCI.

One of the featured speakers was Santiago High School Delver Camacho who shared his personal journey and reflected on how AVID helped shape his path to success.

“The AVID program opens incredible doors for our students, and as a district with a long-standing commitment to AVID—including three National AVID Demonstration Schools and implementation across our elementary, intermediate, and high schools—we have seen firsthand the powerful impact it has on student success,” said GGUSD Board of Education President Bob Harden. “We take great pride in honoring these outstanding AVID scholars who are well prepared for success beyond the classroom. These scholarships can be life-changing, helping turn students’ college dreams into reality.”

The event also recognizes impressive senior standout students who embody the spirit of perseverance, academic excellence and leadership that defines the AVID program. Senior standout students from GGUSD include Joseph Bui, Bolsa Grande High School; Alicia Dao, Garden Grove High School; Kathleen Quach, La Quinta High School; Vicky Ha, Los Amigos High School; Yu-Cheng Chang, Pacifica High School; David Anguiano, Rancho Alamitos High School and Delver Camacho, Santiago High School.

MISCELLANEOUS ITEMS

April 23, 2026

1. Calendar of Events
2. Meeting minutes of the March 19, 2026 Garden Grove Planning Commission meeting.
3. Notice and call of special meeting of the April 29, 2026 Garden Grove Zoning Administrator meeting.
4. League of California Cities articles from April 17, 2026 to April 23, 2026



CALENDAR OF EVENTS

April 23, 2026 – May 21, 2026

| | | | |
|----------|-------------------------|------------------------|---|
| Thursday | April 23 | 9:00 a.m. | Zoning Administrator Meeting, CMC CANCELLED |
| Tuesday | April 28 | 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 | April 30 | 6:00 p.m. | Special Parks, Recreation and Arts Commission Meeting, CMC |
| Friday | May 1 | | City Hall Closed – Regular Friday Closure |
| Monday | May 4 through May 18 | | Garden Grove Gems Nominations and Voting |
| Tuesday | May 5 | 6:00 p.m. | Traffic Commission Meeting, CMC |
| Thursday | May 7 | 7:00 p.m. | Planning Commission Meeting, CMC |
| Tuesday | May 12 | 5:30 p.m. 6:30 p.m. | Closed Session, CMC Successor Agency Meeting, CMC City Council Meeting, CMC |
| Thursday | May 14 | | \$2 Coaches Casual Dress Day |
| Thursday | May 14 | 9:00 a.m. | Zoning Administrator Meeting, CMC |
| Thursday | May 14 | 9:00 a.m. | Downtown Commission Meeting, CMC |
| Friday | May 15 | | City Hall Closed – Regular Friday Closure |
| Friday | May 15 | 4:00 p.m. 6:38 p.m. | Pre-Game Tailgate Party Battle of SoCal – Angels vs. Dodgers Game Angels Stadium, Anaheim |
| Thursday | May 21 | 7:00 p.m. | Planning Commission Meeting, CMC |

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

Meeting Minutes
Thursday, March 19, 2026

CALL TO ORDER: 7:00 p.m.

ROLL CALL:

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

Absent: Lindsay, Ramirez

Commissioner Lindsay joined the meeting at 7:06 p.m.

PLEDGE OF ALLEGIANCE: Led by Commissioner Flanders.

SELECTION OF CHAIR AND VICE CHAIR:

Action: Commissioner Flanders motioned to continue the Selection of Chair and Vice to the next meeting due to commissioner(s) absence. Motion received a second from Commissioner Cueva.

Action: Motion approved with a 5-2 vote as follows:

Ayes: (5) Ashland, Beard, Cueva, Flanders, Laricchia

Noes: (0) None

Absent: (2) Lindsey, Ramirez

ORAL COMMUNICATIONS – PUBLIC – None

February 19, 2026 MINUTES:

Action: Received and filed.

Commissioner Beard mentioned correction to year on the agenda date.

Motion: Beard Second: Laricchia

Ayes: (5) Ashland, Beard Cueva, Flanders, Laricchia

Noes: (0)
Absent: (0)
Abstain: (2) Lindsay, Ramirez

PUBLIC HEARING – SITE PLAN NO. SP-129-2023 (TE1)

Applicant: BIXBY AVENUE APARTMENTS, LLC.
Date: March 19, 2026

Request: A request for a one-year Time Extension for the approved entitlement under Site Plan No. SP-129-2023, which allowed the construction of a three-story, 27-unit residential apartment complex that includes three (3) affordable housing units for "very low-income" households, and associated site improvements on a 0.83-acre lot. A CEQA determination is not required as the project was previously exempted.

Action: Resolution No. 6129-26 was approved.

One letter of opposition submitted by Annie Trinh.

Motion: Lindsay Second: Ashland

Ayes: (6) Ashland, Beard, Cueva, Flanders, Laricchia, Lindsay
Noes: (0)
Absent: (1) Ramirez

ITEMS FOR CONSIDERATION: The Assistant City Attorney reviewed the Code of Ethics and gave a legislative update on new land use laws. Staff gave a presentation on land use entitlements.

MATTERS FROM COMMISSIONERS: Commissioner Lindsay mentioned electrical service drops to ADUs and JADUs, and that other cities are allowing one drop per address, and recommended to research other cities that allow one drop per address. Staff mentioned that the City has been working with Southern California Edison to address electrical service to ADUs, and offered to give an update. Staff mentioned that allowing multiple drops is a policy discussion as the municipal code requires the undergrounding of utilities.

MATTERS FROM STAFF: Staff stated that the April 2nd Planning Commission Meeting would be cancelled, and gave a brief description of the April 16th meeting agenda.

ADJOURNMENT: At 8:55 p.m.

Carol Sebbo
Recording Secretary

NOTICE AND CALL OF SPECIAL MEETING
OF THE
GARDEN GROVE ZONING ADMINISTRATOR

NOTICE IS HEREBY GIVEN that a special meeting of the Garden Grove Zoning Administrator is hereby called to be held on Wednesday, April 29, 2026, at 9:00 a.m. in the Garden Grove Community Meeting Center, located at 11300 Stanford Avenue, Garden Grove, CA 92840.

Said Special Meeting shall be held to discuss the attached Agenda.

DATED: April 22, 2026

A handwritten signature in blue ink, appearing to be 'David Dent', written in a cursive style.

David Dent
Zoning Administrator



SPECIAL MEETING AGENDA

ZONING ADMINISTRATOR MEETING

APRIL 29, 2026 – 9:00 am

COMMUNITY MEETING CENTER
11300 STANFORD AVENUE

Members of the public who wish to comment on matters before the Zoning Administrator, in lieu of doing so in person, may submit comments by emailing public-comment@ggcity.org no later than 3:00 p.m. the day prior to the meeting. The comments will be provided to the Zoning Administrator as part of the meeting record.

Members of the public desiring to speak on any item of public interest, including any item on the agenda except public hearings, must do so during Comments by the Public. Each speaker shall be limited to three (3) minutes. Members of the public wishing to address public hearing items shall do so at the time of the public hearing.

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

All revised or additional documents and writings related to any items on the agenda, which are distributed to the Zoning Administrator within 72 hours of a meeting, shall be available for public inspection (1) at the Planning Services Division during normal business hours; and (2) at the Community Meeting Center at the time of the meeting.

Agenda item descriptions are intended to give a brief, general description of the item to advise the public of the item’s general nature. The Zoning Administrator may take legislative action deemed appropriate with respect to the item and is not limited to the recommended action indicated in staff reports or the agenda.

- 1. ORAL COMMUNICATIONS – PUBLIC
- 2. PUBLIC HEARING ITEM(S):
 - a. [CONDITIONAL USE PERMIT NO. CUP-011-2014 \(REV. 2026\)](#)

APPLICANT: Evergreen World Inc.
LOCATION: 9856 Westminster Ave., Ste. 128

REQUEST: A request to modify Conditional Use Permit No. CUP-011-2014 which currently governs an adult daycare facility, Evergreen World, to increase the occupancy to 260 participants and 40 employees along with a 1,000 square-foot expansion into an adjacent tenant space for

additional lobby area. 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).

STAFF RECOMMENDATION: Adopt a Decision approving Conditional Use Permit No. CUP-011-2024 (REV. 2026) pursuant to the recommended Conditions of Approval.

3. ADJOURNMENT

April 22, 2026

I, CAROL SEBBO, being duly appointed the Recording Secretary for the Garden Grove Zoning Administrator HEREBY CERTIFY that the Los Angeles Times, Korea Times, Excelsior, Orange County Register, Garden Grove Journal, Orange County News, Viet Bao, Nguoi Viet, and the Korea Daily Newspaper were notified that a Special Meeting of the Garden Grove Zoning Administrator has been called by the Zoning Administrator for Wednesday, April 29, 2026, at 9:00 a.m. in the Garden Grove Community Meeting Center, located at 11300 Stanford Avenue, Garden Grove, CA 92840.

I FURTHER CERTIFY that I caused to be posted a copy of the notice calling for the Special Meeting in the exterior display cases of City Hall at 11222 Acacia Parkway and the Community Meeting Center at 11300 Stanford Avenue, Garden Grove, CA 92840, and on the City's website.

CAROL SEBBO
Recording Secretary

COMMUNITY DEVELOPMENT DEPARTMENT PLANNING STAFF REPORT

| | |
|---|---|
| AGENDA ITEM NO.: 2.a. | SITE LOCATION: South side of Westminster Avenue, west of Brookhurst Street, at 9856 Westminster Avenue |
| HEARING DATE: April 29, 2026 | GENERAL PLAN: Light Commercial (LC) |
| CASE NO.: Conditional Use Permit No. CUP-011-2014 (REV. 2026) | ZONE: C-1 (Neighborhood Commercial) |
| APPLICANT: Evergreen World Inc. | APN: 098-361-22 |
| PROPERTY OWNER: Southern Fortune, a California Limited Partnership | CEQA DETERMINATION: Exempt – Section 15301 - Existing Facilities |

REQUEST:

A request to modify Conditional Use Permit No. CUP-011-2014 which currently governs an adult daycare facility, Evergreen World, to increase the occupancy to 260 participants and 40 employees, including care providers, staff members/administrative staff, along with a 1,000 square-foot expansion into an adjacent tenant space for additional lobby area.

BACKGROUND:

The subject adult daycare facility is located on the south side of Westminster Avenue, east of Brookhurst Street, within the Mall of Fortune shopping center. The shopping center is a multi-tenant shopping center comprised of various parcels with reciprocal parking and vehicular access agreements. Vehicular access is provided via three (3) existing driveways located along Westminster Avenue and an additional three (3) driveways along Brookhurst Street. The shopping center consists of commercial retail uses, such as retail stores, restaurants, bakeries, and apparel shops.

The property is located in the C-1 (Neighborhood Commercial) Zone and has a General Plan Land Use Designation of Light Commercial (LC). The subject shopping center abuts R-1 (Single-Family Residential) zoned properties to the south currently improved with single-family dwellings, PUD-112-77 (Planned Unit Development) zoned properties to the east currently improved with multi-family units, C-2 (Community Commercial) zoned properties to the north across Westminster Avenue currently improved with a commercial shipping center, and C-1 zoned properties to the east across Brookhurst Street currently improved with commercial uses.

In 2002, Conditional Use Permit No. CUP-625-02 was approved to allow the operation of an adult daycare facility, Evergreen World, within an approximately 7,500 square-foot in-line tenant space, along with a 650 square-foot outdoor patio. The facility consisted of 100 participants and up to ten (10) employees.

In May 2013, Director's Review No. DR-105-13 was approved to allow a temporary increase in the number of participants for a period of eighteen (18) months while the applicant prepared a land use application submittal. The temporary occupancy increase was from 100 to 200 participants.

In 2014, Conditional Use Permit No. CUP-011-2014 was approved to formally increase the occupancy from 100 to 200 participants, and to expand the facility into an adjacent tenant space by approximately 6,000 square feet, to create a large group activity room, an isolation room, a group conference room, and a small group activity room. However, Staff was unable to locate records for permits and inspections following approval of the CUP for the necessary tenant improvements.

The applicant, Evergreen World, is requesting to increase the occupancy to 260 participants and 40 employees along with a 1,000 square-foot expansion into an adjacent tenant space for additional lobby area. The maximum number of employees includes direct care providers, administrative staff, and other staff members. Increasing the number of occupants, as well as the floor area expansion, requires modification of CUP-011-2014 since there are multiple conditions of approval limiting the number of participants to 200 persons without indication of the specific number of employees. No other modifications are proposed to the adult daycare facility, except for minor alterations to the existing space to address Building Code requirements, such as emergency exiting, and to incorporate the adjacent 1,000 square-foot tenant space for additional lobby area, which will also provide required emergency exiting.

In addition, during site visits, Staff noted that alterations were conducted without benefit of a building permit within the tenant space and the parking lot. Therefore, the conditions of approval will require that proper permits and inspections be obtained to legalize prior work done without building permits, within and outside of the facility. Unpermitted interior improvements include tenant improvements, and unpermitted exterior improvements include upgrades to ADA parking stalls directly to the south of the adult daycare facility and striping of new parking stalls behind the shopping center within the easterly portion of the parking lot area.

DISCUSSION:

The existing tenant space is located at the southwest corner of the shopping center with existing parking areas to the north and south of the tenant space. As a result, the tenant space has parking lot and pedestrian access from both the north and south sides. However, current conditions of approval require that the main access to the facility be from the south side of the tenant space due to the ease of access to parking along the south side, and available loading and unloading areas for the shuttle transportation service provided by the facility for its participants.

According to the business plan provided by the applicant, the licensed adult daycare facility, Evergreen World, operates as a Community-Based Adult Services (CBAS) program model, as classified by the California Department of Public Health and the California Department of Aging. The facility provides care and supervision for senior citizens on weekdays, following a structured program designed to support their physical, mental, and social well-being. The Evergreen World program includes

meals, classes, health services, and transportation services. The applicant is proposing to increase the license capacity to approximately 260 participants in response to a growing demand for care to seniors in the immediate community. For staffing support and to satisfy licensing requirements, 40 employees are also proposed.

Services provided at the facility include breakfast and lunch planned by on-staff nutritionists, English and technology classes, karaoke, ball toss, bingo, board games, blood pressure monitoring, social services, and case management. The hours of operation are from 8:30 a.m. to 4:00 p.m., Monday through Friday. The facility is closed on Saturdays and Sundays. Additionally, shuttle transportation services are provided. The services currently provided, the hours of operation, nor the shuttle service, will not be affected by the subject request.

The interior of the adult daycare facility will continue to consist of an office lobby, an open multi-purpose/activity room with tables and chairs, an exercise area, a food warming area, open office areas, private offices, storage rooms, staff restrooms, restrooms for the participants, and an outdoor patio area. The 1,000 square-foot expansion, located along the southerly portion of the tenant space, will be used as a separate lobby area and also as an additional emergency exit to satisfy Building Code requirements. The pick-up and drop-off shuttle area is provided within the parking lot area, directly south of the establishment's designated entry area. To improve the shuttle's circulation, a designated shuttle pick-up and drop-off area will be added outside of any drive aisles and with proper path-of-travel to the establishment's primary entry. Shuttles may access the site off of any of the existing drive approaches located along Brookhurst Street, exiting the site also along Brookhurst Street, to minimize any impacts to adjacent tenants and parking areas.

For adult daycare uses, the Garden Grove Municipal Code (GGMC) requires a minimum of one (1) parking space per employee plus one (1) additional parking space for every six (6) participants. An adult day care facility with 260 participants and 40 employees, will require a total of 84 parking spaces. Inclusive of all existing uses within the shopping center sharing the existing parking supply, and the proposed adult daycare facility, the required parking is 615 spaces. Upon legalizing parking stalls striped without permit behind the shopping center within the easterly portion of the parking lot area, the shopping center will provide 660 parking spaces, resulting in a surplus of 45 spaces. Therefore, the subject request satisfies the requirements of the GGMC.

At no time, nor under any circumstance, shall the facility exceed a maximum occupancy of 300 occupants (based on the maximum occupancy allowed per the Building Code), inclusive of participants and employees, including care providers, staff members/administrative staff, unless the applicant has obtained the necessary approvals by the Building & Safety Division, and obtained the appropriate approvals to modify the existing Conditional Use Permit, or obtained approval of a new Conditional Use Permit, as determined by the Community Development Department, and approved by the appropriate hearing body.

The Community Development Department has reviewed the request and is supporting the proposal. All appropriate Conditions of Approval have been incorporated. No other changes are proposed to Conditional Use Permit No. CUP-011-2014 and all conditions of approval will continue to apply, except as modified per this revision.

California Environmental Quality Act (CEQA)

CEQA's Class 1 exemption applies to the operation, repair, maintenance, permitting, leasing, licensing, and minor alterations of existing facilities, with negligible or no expansion of use (CEQA Guidelines §15301). The subject request to increase the number of participants for an existing adult daycare facility does not physically expand or intensify the existing development as the 1,000 square-foot expansion is located within existing square footage. The subject request does not involve any new square footage to the development, and the proposed construction involves only minor alterations to the interior of the existing building. Therefore, the proposed project is exempt from CEQA.

RECOMMENDATION:

Staff recommends that the Zoning Administrator take the following action:

1. Adopt Decision No. 1869-26, approving Conditional Use Permit No. CUP-011-2014 (REV. 2026), subject to the recommended conditions of approval.



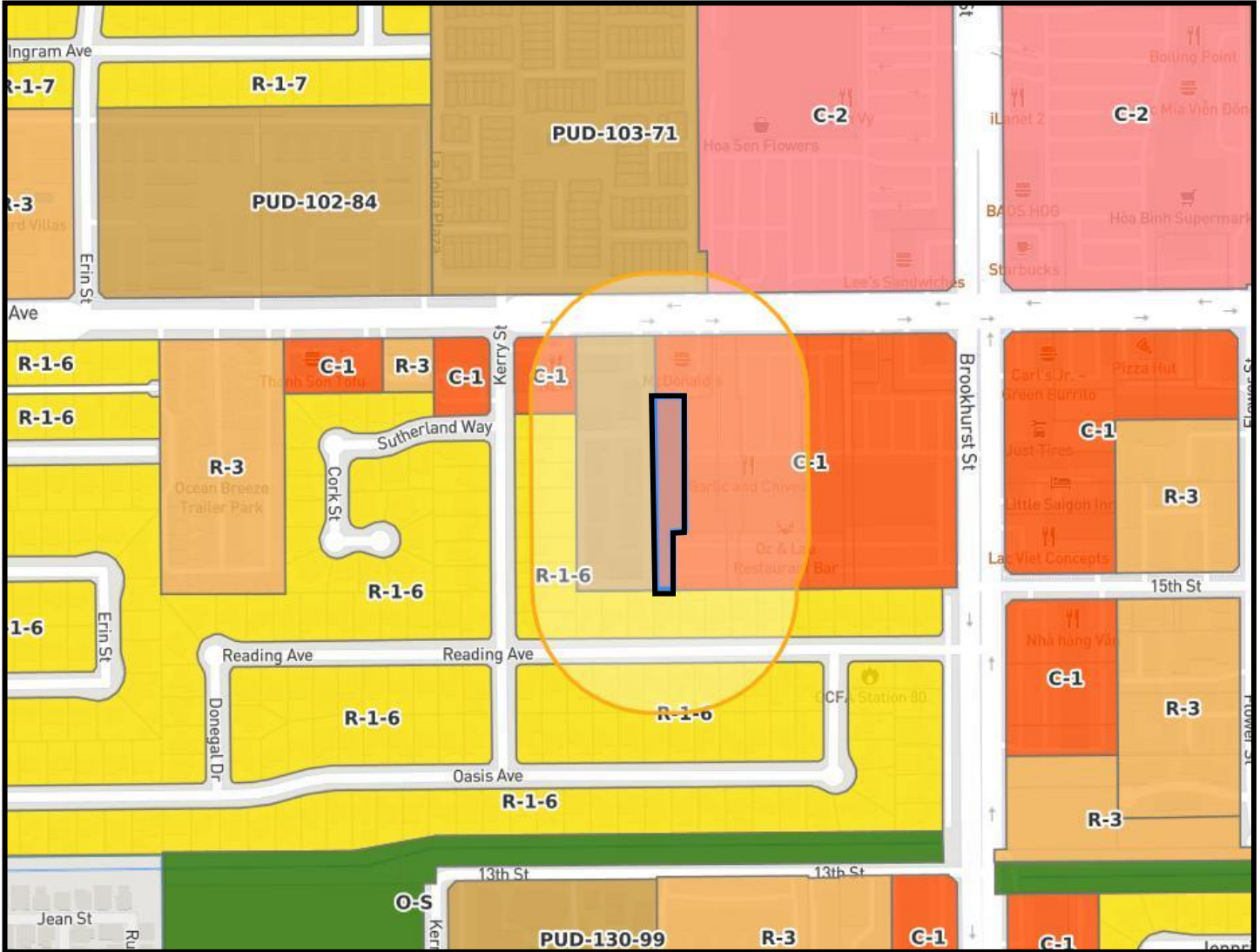
Maria Parra
Planning Services Manager

By: Mary Martinez
Senior Planner



Attachment 1: Vicinity Map
Attachment 2: Plans
Attachment 3: Original Conditions of Approval with Redlines
Attachment 4: Decision No. 1869-26 for Conditional Use Permit No. CUP-011-2014 (REV. 2026) with Exhibit "A" - Conditions of Approval



**CONDITIONAL USE PERMIT NO.
CUP-011-2014 (REV. 2026)**



LEGEND

-  SUBJECT SITE(S) – 9856 WESTMINSTER AVENUE
-  300 FOOT RADIUS

NOTES

1. SITE ADDRESSES – 9856 WESTMINSTER AVENUE
2. ZONING: C-1 (NEIGHBORHOOD COMMERCIAL)

EXHIBIT "A"**Conditional Use Permit No. CUP-011-2014 (REV. 2026)**

9856 Westminster Avenue

CONDITIONS OF APPROVAL**General Conditions**

1. Each owner of the property shall execute, and the applicant shall record, a "Notice of Discretionary Permit Approval and Agreement with Conditions of Approval," as prepared by the City Attorney's Office, on the property within 30 days of approval. This Conditional Use Permit runs with the land and is binding upon the property owner, his/her/its heirs, assigns, and successors in interest.
2. All Conditions of Approval set forth herein shall be binding on and enforceable against each of the following, and whenever used herein, the term "applicant" shall mean and refer to each of the following: the project applicant, Evergreen World Inc., the current property owner, Southern Fortune, a California Limited Partnership, the future owner(s) and tenants(s) of the property, and each of their respective successors and assigns. The applicant and subsequent owner/operators of such business shall adhere to the conditions of approval for the life of the project, regardless of property ownership. Except for minor modifications authorized to be approved by the Community Development Director pursuant to Condition No. 4, any changes of the Conditions of Approval require approval by the appropriate City hearing body.
- ~~2. The term "applicant," as referenced in the conditions of approval, shall refer to both the tenant (Chia Cheng) business operator (Evergreen World, Inc.) and the property owner (Southern Fortune, a California Limited Partnership), including subsequent purchasers and/or tenants. The applicant and subsequent owner/operators of such business shall adhere to the conditions of approval for the life of the project, regardless of property ownership. Any changes of the conditions of approval require approval by the Hearing Body.~~
3. Conditional Use Permit No. CUP-011-2014 (REV. 2026) only authorizes to increase the occupancy to 260 participants and 40 employees, including care providers, staff members/administrative staff, along with a 1,000 square-foot expansion into an adjacent tenant space for additional lobby area for an existing adult daycare facility, Evergreen World, as identified on the plans submitted by the applicant and made part of the record of the April 9, 2026, Zoning Administrator proceedings, subject to these Conditions of Approval. Approval of this Conditional Use Permit shall not be construed to mean any waiver of applicable and appropriate zoning and other regulations; and

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Conditional Use Permit No. CUP-011-2014 (REV. 2026)
Conditions of Approval

wherein not otherwise specified, all requirements of the City of Garden Grove Municipal Code shall apply. ~~Modifications which do not change the intent of the project may be approved by the Community Development Director.~~

4. ~~The approved plans are an integral part of the decision approving this Conditional Use Permit. Minor modifications to the approved site plan, floor plan, and/or these Conditions of Approval may be approved by the Community Development Director, in his or her discretion. Proposed modifications to the approved floor plan, site plan, or Conditions of Approval that would result in the intensification of the project or create impacts that have not been previously addressed, and which are determined by the Community Development Director not to be minor in nature shall be subject to approval of new and/or amended land use entitlements by the applicable City hearing body. If major modifications are made to the approved floor plan, site plan, or other related changes that result in the intensification of the project or create impacts that have not been previously addressed, the proper entitlements shall be obtained reflecting such changes.~~
5. All conditions of approval shall be implemented at the applicant's expense, except where specified in the individual condition.

Engineering Services

6. ~~To the extent applicable, the applicant shall be subject to Traffic Mitigation Fees, identified in Chapter 9.44 of the Garden Grove Municipal Code, if any, along with all other applicable fees duly adopted by the City. The amount of said fees shall be calculated based on the City's current fee schedule at the time of permit issuance.~~
7. ~~Prior to issuance of a Certificate of Occupancy, the applicant shall designate and construct a shuttle loading and unloading area within the project site that is of sufficient size to accommodate the shuttle vehicle(s) without stopping within any drive aisle. The shuttle shall not stop within the parking lot drive aisles, as doing so would obstruct on-site circulation and create potential safety hazards for pedestrians and vehicles. The shuttle loading area shall be clearly marked and maintained for this purpose, subject to review and approval by the City Traffic Engineer.~~

Water Services Division

8. ~~New water service installations 2" and smaller, may be installed by the City of Garden Grove at owner's/developer's expense. Installation shall be scheduled~~

Conditional Use Permit No. CUP-011-2014 (REV. 2026)
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- upon payment of applicable fees, unless otherwise noted. Fire services and larger water services 3" and larger, shall be installed by developer/owner's contractor per City Standards.
9. Water meters shall be located within the City right-of-way or within dedicated waterline easement. Fire services and large water services 3" and larger, shall be installed by contractor with Class A or C-34 license, per City water standards and inspected by approved Public Works inspection.
 10. A Reduced Pressure Principle Device (RPPD) backflow prevention device shall be installed for meter protection. The landscape system shall also have RPPD device. Any carbonation dispensing equipment shall have a RPPD device. Installation shall be per City Standards and shall be tested by a certified backflow device tester immediately after installation. Cross connection inspector shall be notified for inspection after the installation is completed. Owner shall have RPPD device tested once a year thereafter by a certified backflow device tester and the test results to be submitted to Public Works, Water Services Division. Property owner must open a water account upon installation of RPPD device.
 11. There shall be no structures or utilities built on or crossing water easement.
 12. New utilities shall have a minimum 5-foot horizontal and a minimum 1-foot vertical clearance from water main and appurtenances.
 13. Any fire service or private fire hydrant lateral shall have above ground backflow device with a double check valve assembly. Device shall be tested immediately after installation and once a year thereafter by a certified backflow device tester and the results to be submitted to Public Works, Water Services Division. Device shall be on private property and is the responsibility of the property owner. The above ground assembly shall be screened from public view as required by the Planning Division.
 14. No permanent structures, trees or deep-rooted plants shall be placed over water main.
 15. Location and number of fire hydrants shall be as required by Water Services Division and the Orange County Fire Authority (OCFA).
 16. Commercial food use of any type shall require the installation of an approved grease interceptor prior to obtaining a business license. Plumbing plan for grease interceptor shall be routed to environmental services for review.

Conditional Use Permit No. CUP-011-2014 (REV. 2026)
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17. A properly sized grease interceptor shall be installed on the waste line and maintained by the property owner. There shall be a separate sanitary waste line that will connect to the sewer lateral downstream of the grease interceptor. All other waste lines shall be drained through the grease interceptor. Grease interceptor may be located inside of the building per County Health Department requirements. Prior to City permit issuance, interceptor location must be approved by the Orange County Health Department as evidenced by their stamp on the plans. Owner shall maintain comprehensive grease interceptor maintenance records and shall make them available to the City of Garden Grove upon demand.
 18. Food grinders (garbage disposal devices) are prohibited per Ordinance 6 of the Garden Grove Sanitary District Code of Regulations. Existing units are to be removed.
 19. If needed, owner shall install new sewer lateral with clean out connecting to existing private sewer system on site. It is the responsibility of the owner to install appropriate size sewer lateral.
 20. Contractor shall abandon any existing unused sewer lateral(s) on the property owner's side in accordance with California Plumbing Code.
 21. All perpendicular crossings of the sewer, including laterals, shall maintain a vertical separation of min. 12" below the water main, outer diameter to outer diameter. All exceptions to the above require a variance from the State Water Resources Control Board.
 22. If water main is exposed during installation of sewer lateral, a 20-foot section of the water main shall be replaced with 20-foot PVC C-900 DR-14 Class 305 water pipe, size in kind and centered at the crossing.
- ~~5._____~~

Building Services Division

- ~~6._____The building shall comply with the California Building Standard Code 2013 edition.~~
- ~~7._____The building shall comply (through the permitting process) to occupancy separation from adjacent space, exterior wall construction, sprinklers, allowable floor area, rated corridors, number of plumbing fixtures and ADA accessibility requirements.~~
- 6-23. A tenant improvement permit is required.

Conditional Use Permit No. CUP-011-2014 (REV. 2026)
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7-24. All work shall comply with the latest edition of the California Building Standards Code (CBC).

8-25. At least five percent (5%) of total seating shall be accessible.

9-26. The combined occupancy of assembly and office areas shall not exceed 300 persons (clients and employees) at any given time.

27. If the total occupancy exceeds 300, building code analysis shall be required and shall comply with applicable code requirements per CBC Table 1604.5, CBC Chapter 7, and CBC Chapter 10.

Fire Department Orange County Fire Authority

~~8. All provisions of the Fire Department shall be complied with. Maximum occupancy approved for 200 persons (not including staff members) at one time.~~

~~9. Fire extinguishers shall be provided; locations and ratings shall be determined by the Fire inspectors.~~

~~10. Signage requirements for the Emergency Planning and Information Plan as required in C.C.R. Title 19, Section 3.09, shall be complied with prior to the granting of any occupancy of the tenant space.~~

~~11. Required fire lanes shall be posted and marked in accordance with Garden Grove Fire Department Fire Protection Specifications and Requirements.~~

28. The address shall be placed on the north side and south side of the tenant space and shall be visible with a minimum of 8 inch high letters in contrasting colors. The applicant shall comply with all applicable Orange County Fire Authority requirements, including, but not limited to the Fire Master Plan.

29. The applicant or responsible party shall submit the plan(s) listed below to the Orange County Fire Authority for review.

a. Prior to OCFA clearance of a final map or issuance of a precise grading permit or a building permit, if a grading permit is not required:

i. Fire master plan (service code PR145)

b. Prior to issuance of a building permit:

- i. Architectural plans (service codes PR200-285)
- c. Prior to concealing interior construction:
 - i. Fire sprinkler system (service codes PR430-PR455), if the building is currently sprinklered and the system required modification.
 - ii. Fire alarm system (service code PR500-PR520)
 - iii. Hood and duct extinguishing system (service code PR335)
- d. Prior to occupancy
 - 12.i. Completed 850 State inspection

Community Development Department

- ~~13.~~30. The use shall operate as an adult day health care facility at all times. The number of senior adults shall not exceed ~~26000~~ persons or clients at one time, ~~not including and 40 staff membersemployees, including care providers, staff members/administrative staff.~~ The appropriate building permit(s) shall be obtained for any proposed construction, and the permit shall be finalized prior to increasing the occupancy.
- ~~14.~~—A valid City of Garden Grove business license shall be maintained for the facility.
- ~~31.~~
~~15.~~32. A valid State of California Department of Public Health license shall be maintained for total capacity not to exceed ~~260200~~ persons that participate in the program, ~~not including and 40 staff membersemployees, including care providers, staff members/administrative staff.~~
- ~~16.~~33. Hours of operation for the facility shall be limited to 8:30 a.m. to 4:30 p.m. Monday through Friday; closed Saturday and Sunday, however, in the event that problems arise and changing the hours of operation will reduce these problems, the facility shall modify the hours as prescribed by the City.
- ~~17.~~34. No storage shall be permitted outside the building or in the patio area.

Conditional Use Permit No. CUP-011-2014 (REV. 2026)
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- ~~18.35.~~ All customer and employee drop-off and pick-up shall occur on-site, at the designated main entrance facing the parking lot on the south side of the shopping center.
- ~~19.36.~~ The applicant is required to monitor the parking situation in relation to this use and should parking become a problem to the surrounding businesses, then the applicant/operator of the facility shall address the situation to the satisfaction of the City.
- ~~20.37.~~ There shall be no uses or activities of an adult-oriented nature permitted on the premises as outlined in City Code Section 9.08.070.
- ~~21.38.~~ There shall be no gaming tables or gaming machines as outlined in City Code Sections 8.20.010 and 8.20.050 on the premises at any time. Additionally, there shall be no gambling at any time.
- ~~22.39.~~ Should the applicant have billiard/pool tables, there shall be no more than two (2) billiard/pool tables on the premises at any time.
- ~~23.40.~~ Litter shall be removed daily from the premises, including adjacent public sidewalks and from all parking areas under the control of the licensee. These areas shall be swept or cleaned, either mechanically or manually, on a weekly basis, to control debris.
- ~~24.41.~~ All landscaping on the property in the parking lot area and including the outdoor patio area shall be property maintained.
- ~~25.~~ Signs shall comply with the City of Garden Grove sign requirements, and shall require approval by the Community Development Department, Planning Services Division prior to issuance of a building permit.
- ~~42.~~
- ~~26.43.~~ The property owner shall provide sufficient trash bins to accommodate the use. Should the need arise; trash pickup shall increase, in order to handle the amount of trash generated by the proposed use.
- ~~27.44.~~ Graffiti shall be removed from the premises and all parking lots under the control of the licensee and/or the property owner within 120 hours upon notification.
- ~~45.~~ No new exterior piping, plumbing or mechanical ductwork shall be permitted on any exterior façade and/or be visible from any public right-of-way or adjoining property.

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~~28.~~

~~29-46.~~ No roof-mounted mechanical equipment shall be permitted unless a method of screening, complementary to the architecture of the building, is approved by the Community Development Department, Planning Division. Said screening shall block visibility of any roof-mounted mechanical equipment from the view of public streets and surrounding properties.

~~30-47.~~ No satellite dish antennas shall be installed on said premises unless, and until, plans have been submitted to, and approved by, the Community Development Department, Planning Division. No advertising material shall be placed thereon.

~~31-48.~~ The use shall comply with the City's adopted Noise Ordinance as set forth in the City of Garden Grove's Municipal Code Section 8.47.020.

~~32-49.~~ The original Conditional Use Permit No. CUP-625-02 shall be null and void, and superseded in its entirety, by the approval of CUP-011-2014 (REV. 2026).

50. The Conditional Use Permit shall be reviewed one year from the date of this approval, and every three (3) years thereafter in order to determine if the business is operating in compliance.

51. A copy of the decision and the conditions of approval for Conditional Use Permit No. CUP-011-2014 (REV. 2026) shall be kept on the premises at all times.

~~33.~~ The permittee shall submit a signed letter acknowledging receipt of the decision approving Conditional Use Permit No. CUP-011-2014 (REV. 2026) and his/her agreement with all conditions of approval within 30-days from the date of this approval.

52.

53. The applicant shall, as a condition of project approval, at its sole expense, defend, indemnify and hold harmless the City, its officers, employees, agents and consultants from any claim, action, or proceeding against the City, its officers, agents, employees and/or consultants, which action seeks to set aside, void, annul or otherwise challenge any approval by the City Council, Planning Commission, or other City decision-making body, or City staff action concerning Conditional Use Permit No. CUP-011-2014 (REV. 2026). The applicant shall pay the City's defense costs, including attorney fees and all other litigation related expenses, and shall reimburse the City for court costs, which the City may be required to pay as a result of such defense. The

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Conditional Use Permit No. CUP-011-2014 (REV. 2026)
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applicant shall further pay any adverse financial award, which may issue against the City including but not limited to any award of attorney fees to a party challenging such project approval. The City shall retain the right to select its counsel of choice in any action referred to herein.

54. In accordance with Garden Grove Municipal Code Sections 9.32.160, the rights granted pursuant to Conditional Use Permit No. CUP-011-2014 (REV. 2026) shall be valid for a period of two (2) years. Unless a time extension is granted pursuant to Section 9.32.030.D.9 of the Municipal Code, the rights conferred by Conditional Use Permit No. CUP-011-2014 (REV. 2026) shall become null and void if the subject development and construction necessary and incidental thereto is not commenced within two (2) years of the expiration of the appeal period, and thereafter diligently advanced until completion of the project. In the event construction of the project is commenced, but not diligently advanced until completion, the rights granted pursuant to Conditional Use Permit No. CUP-011-2014 (REV. 2026) shall expire if the building permits for the project expire.
55. The applicant is advised that if the use of the establishment ceases to operate for more than 90 days, then the existing Conditional Use Permit will become null and void and the new applicant shall be required to apply for a new Conditional Use Permit subject to the approval by the Community Development Department, Planning Services Division. In the event the use(s) authorized by the CUP cease and the property owner no longer desires to continue such use(s) on the property, property owner may voluntarily terminate the CUP and all rights and obligations thereunder by executing and recording a request for voluntary revocation and termination of the CUP in a form acceptable to the City.

~~34.~~

DECISION NO. 1869-26

A DECISION OF THE ZONING ADMINISTRATOR OF THE CITY OF GARDEN GROVE APPROVING CONDITIONAL USE PERMIT NO. CUP-011-2014 (REV. 2026), FOR A PROPERTY LOCATED ON THE SOUTH SIDE OF WESTMINSTER AVENUE, WEST OF BROOKHURST STREET, AT 9856 WESTMINSTER AVENUE, ASSESSOR'S PARCEL NO. 098-361-22.

BE IT RESOLVED that the Zoning Administrator of the City of Garden Grove, in a regular session assembled on April 29, 2026, hereby approves Conditional Use Permit No. CUP-011-2014 (REV. 2026), for a property located on the south side of Westminster Avenue, west of Brookhurst Street, at 9856 Westminster Avenue, Assessor's Parcel No. 098-361-22, subject to the conditions of approval attached hereto as Exhibit "A".

BE IT FURTHER RESOLVED in the matter of Conditional Use Permit No. CUP-011-2014 (REV. 2026), the Zoning Administrator of the City of Garden Grove does hereby report as follows:

1. The subject case was initiated by Evergreen World Inc., the applicant, with authorization of the property owner, Southern Fortune, a California Limited Partnership.
2. The applicant is requesting to modify Conditional Use Permit No. CUP-011-2014 which currently governs an adult daycare facility, Evergreen World, to increase the occupancy to 260 participants and 40 employees, including care providers, staff members/administrative staff, along with a 1,000 square-foot expansion into an adjacent tenant space for additional lobby area on a property located at 9856 Westminster Avenue.
3. Pursuant to the California Environmental Quality Act ("CEQA"), the Zoning Administrator hereby determines that the proposed project is categorically exempt from the CEQA pursuant to Section 15301, Existing Facilities, of the CEQA Guidelines (14 Cal. Code Regs., Section §15301).
4. The property has a General Plan Land Use designation of Light Commercial (LC), and is zoned C-1 (Neighborhood Commercial). The subject tenant space is located within an existing shopping center, Mall of Fortune, consisting of commercial retail uses, such as retail stores, restaurants, bakeries, and apparel shops.
5. Existing land use, zoning, and General Plan designation of property within the vicinity of the subject property have been reviewed.
6. Report submitted by City Staff was reviewed.

7. Pursuant to a legal notice, a public hearing was held on April 29, 2026, and all interested persons were given an opportunity to be heard.
8. The Zoning Administrator gave due and careful consideration to the matter during its meeting of April 29, 2026.

BE IT FURTHER RESOLVED, FOUND AND DETERMINED that the facts and reasons supporting the conclusion of the Zoning Administrator, as required under Municipal Code Section 9.32.030 (Conditional Use Permits), are as follows:

FACTS:

The subject adult daycare facility is located on the south side of Westminster Avenue, east of Brookhurst Street, within the Mall of Fortune shopping center. The shopping center is a multi-tenant shopping center comprised of various parcels with reciprocal parking and vehicular access agreements. Vehicular access is provided via three (3) existing driveways located along Westminster Avenue and an additional three (3) driveways along Brookhurst Street. The shopping center consists of commercial retail uses, such as retail stores, restaurants, bakeries, and apparel shops.

The property is located in the C-1 (Neighborhood Commercial) Zone and has a General Plan Land Use Designation of Light Commercial (LC). The subject shopping center abuts R-1 (Single-Family Residential) zoned properties to the south currently improved with single-family dwellings, PUD-112-77 (Planned Unit Development) zoned properties to the east currently improved with multi-family units, C-2 (Community Commercial) zoned properties to the north across Westminster Avenue currently improved with a commercial shipping center, and C-1 zoned properties to the east across Brookhurst Street currently improved with commercial uses.

In 2002, Conditional Use Permit No. CUP-625-02 was approved to allow the operation of an adult daycare facility, Evergreen World, within an approximately 7,500 square-foot in-line tenant space, along with a 650 square-foot outdoor patio. The facility consisted of 100 participants and up to ten (10) employees.

In May 2013, Director's Review No. DR-105-13 was approved to allow a temporary increase in the number of participants for a period of eighteen (18) months while the applicant prepared a land use application submittal. The temporary occupancy increase was from 100 to 200 participants.

In 2014, Conditional Use Permit No. CUP-011-2014 was approved to formally increase the occupancy from 100 to 200 participants, and to expand the facility into an adjacent tenant space by approximately 6,000 square feet, to create a large group activity room, an isolation room, a group conference room, and a small group activity room. However, Staff was unable to locate records for permits and inspections following approval of the CUP for the necessary tenant improvements.

The applicant, Evergreen World, is requesting to increase the occupancy to 260 participants and 40 employees along with a 1,000 square-foot expansion into an adjacent tenant space for additional lobby area. The maximum number of employees includes direct care providers, administrative staff, and other staff members. Increasing the number of occupants, as well as the floor area expansion, requires modification of CUP-011-2014 since there are multiple conditions of approval limiting the number of participants to 200 persons without indication of the specific number of employees.

For adult daycare uses, the Garden Grove Municipal Code (GGMC) requires a minimum of one (1) parking space per employee plus one (1) additional parking space for every six (6) participants. An adult day care facility with 260 participants and 40 employees, will require a total of 84 parking spaces. Inclusive of all existing uses within the shopping center sharing the existing parking supply, and the proposed adult daycare facility, the required parking is 615 spaces. Upon legalizing parking stalls striped without permit behind the shopping center within the easterly portion of the parking lot area, the shopping center will provide 660 parking spaces, resulting in a surplus of 45 spaces. Therefore, the subject request satisfies the requirements of the GGMC.

The Community Development Department has reviewed the request and is supporting the proposal. All appropriate Conditions of Approval have been incorporated. No other changes are proposed to Conditional Use Permit No. CUP-011-2014 and all conditions of approval will continue to apply, except as modified per this revision.

FINDINGS AND REASONS:

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

The subject site is zoned C-1 (Light Commercial) and has a General Plan Land Use Designation of Light Commercial (LC). The LC General Plan Land Use Designation is intended to allow for a range of commercial activities that serve local residential neighborhoods and the larger community.

The proposed adult daycare facility is a commercial type use that serves the local community. A "Day Care Facility, Adult" use is a conditionally permitted use in the C-1 zone. The subject request to increase the occupancy of an existing adult daycare use is consistent with the goals and policies of the General Plan, which include:

- a. Policy LU-2.4: Assure that the type and intensity of land use are consistent with those of the immediate neighborhood.*

The proposal would allow for an increase to the occupancy of an existing adult daycare facility within a shopping center that provides a variety of commercial retail uses, such as retail stores, restaurants, bakeries, and apparel shops. Other uses in the immediate neighborhood include commercial and residential uses. Adult daycare uses are compatible with these existing uses and are of similar land use intensity. Furthermore, provided the conditions of approval are adhered to for the life of the project, the use will be compatible with other uses in the immediate neighborhood.

b. Goal LU-4: Uses compatible with one another.

The proposal would allow for an increase to the occupancy of an existing adult daycare facility within a shopping center that provides a variety of commercial retail uses, such as retail stores, restaurants, bakeries, and apparel shops. Adult daycare uses are compatible with these existing uses already established in the shopping center. Furthermore, provided the conditions of approval are adhered to for the life of the project, the use will be compatible with other adjacent uses.

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

Adult daycare uses can enhance the vitality of the City's commercial centers while serving the needs of the community. The proposal would allow for the increase to the occupancy of an existing adult daycare facility within a shopping center that provides a variety of commercial retail uses. An adult daycare use can enrich the community by providing services for the growing demand for care to seniors in the immediate community.

d. Policy LU-6.2: Encourage a mix of retail and commercial services along major corridors and in centers to meet the community's needs.

The subject site is located within a shopping center with frontages along Brookhurst Street and Westminster Avenue, both major corridors. The subject request would allow for an increase to the occupancy of an existing adult daycare facility within a shopping center. With the subject request, the use will further enhance the variety of commercial services already in the area. By approving the subject request, the commercial corridors along Brookhurst Street and Westminster Avenue, would provide a variety of commercial services to meet the community's needs.

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

The proposal would allow for an increase to the occupancy of an existing adult daycare facility that will further support and assist the residents of Garden Grove due to the growing demand for care to seniors in the immediate community.

2. That the requested use at the location proposed will not: adversely affect the health, peace, comfort, or welfare of the persons residing or working in the surrounding area, or unreasonably interfere with the use, enjoyment, or valuation of the property of other persons located in the vicinity of the site, or jeopardize, endanger, or otherwise constitute a menace to public health, safety, or general welfare.

The proposed increase in occupancy to the existing adult daycare use and the 1,000 square-foot expansion for additional lobby area will not adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area. The adult daycare facility is located in a commercial zone, on a commercially developed property with similar type uses that are permitted in the C-1 zone. The day-to-day business operations of the adult daycare use are conducted within an enclosed building and is low impact in nature to the surrounding area. Further, the subject request satisfies the parking requirements of the Municipal Code. The Conditions of Approval will minimize potential impacts to the adjoining area. Provided the Conditions of Approval are adhered to for the life of the project, the use will be harmonious with the persons who work and live in the area.

Additionally, the proposal will not unreasonably interfere with the use, enjoyment or valuation of the property of other persons located within the vicinity of the site. The use is conditionally permitted in the C-1 zone. The business activities are compatible with the surrounding uses provided the business complies with all appropriate codes and regulations set forth in the City's Municipal Code, as well as requirements of the Orange County Fire Authority (OCFA), applicable California Building Codes, and requirements of State law administered and regulated by the California Department of Public Health and the California Department of Aging.

Finally, the use will not jeopardize, endanger, or otherwise constitute a menace to public health, safety, or general welfare. The Conditions of Approval will ensure the public health, safety, and welfare. Also, the applicant is required to obtain all necessary building permits to ensure maintenance of public health, safety, and welfare. Therefore, the proposal will not create a menace to the public health, safety, or welfare provided the Conditions of Approval are adhered to for the life of the project, and all necessary permits are obtained with accompanying inspections.

3. That the proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other

development features prescribed in this title or as is otherwise required in order to integrate such use with the uses in the surrounding area.

The subject adult daycare facility is located on the south side of Westminster Avenue, east of Brookhurst Street, within the Mall of Fortune shopping center. The shopping center is a multi-tenant shopping center comprised of various parcels with reciprocal parking and vehicular access agreements. Vehicular access is provided via three (3) existing driveways located along Westminster Avenue and an additional three (3) driveways along Brookhurst Street. The applicant for the adult daycare facility is not proposing any site improvements, with the exception of new parking stalls and a designated pick-up and drop-off shuttle area within the parking area located to the south of the establishment clear of the existing drive aisles. Shuttles may access the site off of any of the existing drive approaches located along Brookhurst Street, exiting the site also along Brookhurst Street, to minimize any impacts to adjacent tenants and parking areas. The City has reviewed the proposed plans to ensure that adequate site circulation, parking, and loading area access are maintained. Additionally, the subject request satisfies the parking requirements of the Municipal Code to support the increased occupancy. No site walls, yards, or landscaping will be affected by the proposal. Therefore, the site is of adequate size and shape to integrate the use with the surrounding area.

4. That the proposed site is adequately served: by highways or streets or sufficient width and improved as necessary to carry the kind and quantity of traffic such as to be generated, and by other public or private service facilities as required.

The site is adequately served by three (3) existing driveways located along Westminster Avenue and an additional three (3) driveways along Brookhurst Street. The site is also adequately served by the public service facilities required such as public utilities: gas, electric, water, and sewer facilities. Therefore, the site will continue to be adequately served by all existing highways, streets, and other public and private service facilities.

INCORPORATION OF FACTS AND REASONS SET FORTH IN THE STAFF REPORT

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

BE IT FURTHER RESOLVED that the Zoning Administrator does conclude:

1. The Conditional Use Permit does possess characteristics that would indicate justification of the request in accordance with Municipal Code Section 9.32.030 (Conditional Use Permits).
2. In order to fulfill the purpose and intent of the Municipal Code and thereby promote the health, safety, and general welfare, the following Conditions of

Approval, attached as Exhibit "A", shall apply to Conditional Use Permit No. CUP-011-2014 (REV. 2026).

EXHIBIT "A"

Conditional Use Permit No. CUP-011-2014 (REV. 2026)

9856 Westminster Avenue

CONDITIONS OF APPROVAL

General Conditions

1. Each owner of the property shall execute, and the applicant shall record, a "Notice of Discretionary Permit Approval and Agreement with Conditions of Approval," as prepared by the City Attorney's Office, on the property within 30 days of approval. This Conditional Use Permit runs with the land and is binding upon the property owner, his/her/its heirs, assigns, and successors in interest.
2. All Conditions of Approval set forth herein shall be binding on and enforceable against each of the following, and whenever used herein, the term "applicant" shall mean and refer to each of the following: the project applicant, Evergreen World Inc., the current property owner, Southern Fortune, a California Limited Partnership, the future owner(s) and tenants(s) of the property, and each of their respective successors and assigns. The applicant and subsequent owner/operators of such business shall adhere to the conditions of approval for the life of the project, regardless of property ownership. Except for minor modifications authorized to be approved by the Community Development Director pursuant to Condition No. 4, any changes of the Conditions of Approval require approval by the appropriate City hearing body.
3. Conditional Use Permit No. CUP-011-2014 (REV. 2026) only authorizes to increase the occupancy to 260 participants and 40 employees, including care providers, staff members/administrative staff, along with a 1,000 square-foot expansion into an adjacent tenant space for additional lobby area for an existing adult daycare facility, Evergreen World, as identified on the plans submitted by the applicant and made part of the record of the April 29, 2026, Zoning Administrator proceedings, subject to these Conditions of Approval. Approval of this Conditional Use Permit shall not be construed to mean any waiver of applicable and appropriate zoning and other regulations; and wherein not otherwise specified, all requirements of the City of Garden Grove Municipal Code shall apply.
4. The approved plans are an integral part of the decision approving this Conditional Use Permit. Minor modifications to the approved site plan, floor plan, and/or these Conditions of Approval may be approved by the Community Development Director, in his or her discretion. Proposed modifications to the approved floor plan, site plan, or Conditions of Approval that would result in

the intensification of the project or create impacts that have not been previously addressed, and which are determined by the Community Development Director not to be minor in nature shall be subject to approval of new and/or amended land use entitlements by the applicable City hearing body.

5. All conditions of approval shall be implemented at the applicant's expense, except where specified in the individual condition.

Engineering Services

6. To the extent applicable, the applicant shall be subject to Traffic Mitigation Fees, identified in Chapter 9.44 of the Garden Grove Municipal Code, if any, along with all other applicable fees duly adopted by the City. The amount of said fees shall be calculated based on the City's current fee schedule at the time of permit issuance.
7. Prior to issuance of a Certificate of Occupancy, the applicant shall designate and construct a shuttle loading and unloading area within the project site that is of sufficient size to accommodate the shuttle vehicle(s) without stopping within any drive aisle. The shuttle shall not stop within the parking lot drive aisles, as doing so would obstruct on-site circulation and create potential safety hazards for pedestrians and vehicles. The shuttle loading area shall be clearly marked and maintained for this purpose, subject to review and approval by the City Traffic Engineer.

Water Services Division

If applicable, the following conditions of approval for the Water Services Division would apply:

8. New water service installations 2" and smaller, may be installed by the City of Garden Grove at owner's/developer's expense. Installation shall be scheduled upon payment of applicable fees, unless otherwise noted. Fire services and larger water services 3" and larger, shall be installed by developer/owner's contractor per City Standards.
9. Water meters shall be located within the City right-of-way or within dedicated waterline easement. Fire services and large water services 3" and larger, shall be installed by contractor with Class A or C-34 license, per City water standards and inspected by approved Public Works inspection.

Conditional Use Permit No. CUP-011-2014 (REV. 2026)
Conditions of Approval

10. A Reduced Pressure Principle Device (RPPD) backflow prevention device shall be installed for meter protection. The landscape system shall also have RPPD device. Any carbonation dispensing equipment shall have a RPPD device. Installation shall be per City Standards and shall be tested by a certified backflow device tester immediately after installation. Cross connection inspector shall be notified for inspection after the installation is completed. Owner shall have RPPD device tested once a year thereafter by a certified backflow device tester and the test results to be submitted to Public Works, Water Services Division. Property owner must open a water account upon installation of RPPD device.
11. There shall be no structures or utilities built on or crossing water easement.
12. New utilities shall have a minimum 5-foot horizontal and a minimum 1-foot vertical clearance from water main and appurtenances.
13. Any fire service or private fire hydrant lateral shall have above ground backflow device with a double check valve assembly. Device shall be tested immediately after installation and once a year thereafter by a certified backflow device tester and the results to be submitted to Public Works, Water Services Division. Device shall be on private property and is the responsibility of the property owner. The above ground assembly shall be screened from public view as required by the Planning Division.
14. No permanent structures, trees or deep-rooted plants shall be placed over water main.
15. Location and number of fire hydrants shall be as required by Water Services Division and the Orange County Fire Authority (OCFA).
16. Commercial food use of any type shall require the installation of an approved grease interceptor prior to obtaining a business license. Plumbing plan for grease interceptor shall be routed to environmental services for review.
17. A properly sized grease interceptor shall be installed on the waste line and maintained by the property owner. There shall be a separate sanitary waste line that will connect to the sewer lateral downstream of the grease interceptor. All other waste lines shall be drained through the grease interceptor. Grease interceptor may be located inside of the building per County Health Department requirements. Prior to City permit issuance, interceptor location must be approved by the Orange County Health Department as evidenced by their stamp on the plans. Owner shall maintain comprehensive grease

interceptor maintenance records and shall make them available to the City of Garden Grove upon demand.

18. Food grinders (garbage disposal devices) are prohibited per Ordinance 6 of the Garden Grove Sanitary District Code of Regulations. Existing units are to be removed.
19. If needed, owner shall install new sewer lateral with clean out connecting to existing private sewer system on site. It is the responsibility of the owner to install appropriate size sewer lateral.
20. Contractor shall abandon any existing unused sewer lateral(s) on the property owner's side in accordance with California Plumbing Code.
21. All perpendicular crossings of the sewer, including laterals, shall maintain a vertical separation of min. 12" below the water main, outer diameter to outer diameter. All exceptions to the above require a variance from the State Water Resources Control Board.
22. If water main is exposed during installation of sewer lateral, a 20-foot section of the water main shall be replaced with 20-foot PVC C-900 DR-14 Class 305 water pipe, size in kind and centered at the crossing.

Building Services Division

23. A tenant improvement permit is required.
24. All work shall comply with the latest edition of the California Building Standards Code (CBC).
25. At least five percent (5%) of total seating shall be accessible.
26. The combined occupancy of assembly and office areas shall not exceed 300 persons (clients and employees) at any given time.
27. If the total occupancy exceeds 300, building code analysis shall be required and shall comply with applicable code requirements per CBC Table 1604.5, CBC Chapter 7, and CBC Chapter 10.

Orange County Fire Authority

28. The applicant shall comply with all applicable Orange County Fire Authority requirements, including, but not limited to the Fire Master Plan.

29. The applicant or responsible party shall submit the plan(s) listed below to the Orange County Fire Authority for review.
 - a. Prior to OCFA clearance of a final map or issuance of a precise grading permit or a building permit, if a grading permit is not required:
 - i. Fire master plan (service code PR145)
 - b. Prior to issuance of a building permit:
 - i. Architectural plans (service codes PR200-285)
 - c. Prior to concealing interior construction:
 - i. Fire sprinkler system (service codes PR430-PR455), if the building is currently sprinklered and the system required modification.
 - ii. Fire alarm system (service code PR500-PR520)
 - iii. Hood and duct extinguishing system (service code PR335)
 - d. Prior to occupancy
 - i. Completed 850 State inspection

Community Development Department

30. The use shall operate as an adult day health care facility at all times. The number of senior adults shall not exceed 260 persons or clients at one time, and 40 employees, including care providers, staff members/administrative staff. The appropriate building permit(s) shall be obtained for any proposed construction, and the permit shall be finalized prior to increasing the occupancy.
31. A valid City of Garden Grove business license shall be maintained for the facility.
32. A valid State of California Department of Public Health license shall be maintained for total capacity not to exceed 260 persons that participate in the program, and 40 employees, including care providers, staff members/administrative staff.
33. Hours of operation for the facility shall be limited to 8:30 a.m. to 4:30 p.m. Monday through Friday; closed Saturday and Sunday, however, in the event

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Conditions of Approval

that problems arise and changing the hours of operation will reduce these problems, the facility shall modify the hours as prescribed by the City.

34. No storage shall be permitted outside the building or in the patio area.
35. All customer and employee drop-off and pick-up shall occur on-site, at the designated main entrance facing the parking lot on the south side of the shopping center.
36. The applicant is required to monitor the parking situation in relation to this use and should parking become a problem to the surrounding businesses, then the applicant/operator of the facility shall address the situation to the satisfaction of the City.
37. There shall be no uses or activities of an adult-oriented nature permitted on the premises as outlined in City Code Section 9.08.070.
38. There shall be no gaming tables or gaming machines as outlined in City Code Sections 8.20.010 and 8.20.050 on the premises at any time. Additionally, there shall be no gambling at any time.
39. Should the applicant have billiard/pool tables, there shall be no more than two (2) billiard/pool tables on the premises at any time.
40. Litter shall be removed daily from the premises, including adjacent public sidewalks and from all parking areas under the control of the licensee. These areas shall be swept or cleaned, either mechanically or manually, on a weekly basis, to control debris.
41. All landscaping on the property in the parking lot area and including the outdoor patio area shall be property maintained.
42. Signs shall comply with the City of Garden Grove sign requirements, and shall require approval by the Community Development Department, Planning Services Division prior to issuance of a building permit.
43. The property owner shall provide sufficient trash bins to accommodate the use. Should the need arise; trash pickup shall increase, in order to handle the amount of trash generated by the proposed use.
44. Graffiti shall be removed from the premises and all parking lots under the control of the licensee and/or the property owner within 120 hours upon notification.

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Conditions of Approval

45. No new exterior piping, plumbing or mechanical ductwork shall be permitted on any exterior façade and/or be visible from any public right-of-way or adjoining property.
46. No roof-mounted mechanical equipment shall be permitted unless a method of screening, complementary to the architecture of the building, is approved by the Community Development Department, Planning Division. Said screening shall block visibility of any roof-mounted mechanical equipment from the view of public streets and surrounding properties.
47. No satellite dish antennas shall be installed on said premises unless, and until, plans have been submitted to, and approved by, the Community Development Department, Planning Division. No advertising material shall be placed thereon.
48. The use shall comply with the City's adopted Noise Ordinance as set forth in the City of Garden Grove's Municipal Code Section 8.47.020.
49. The original Conditional Use Permit No. CUP-625-02 shall be null and void, and superseded in its entirety, by the approval of CUP-011-2014 (REV. 2026).
50. The Conditional Use Permit shall be reviewed one year from the date of this approval, and every three (3) years thereafter in order to determine if the business is operating in compliance.
51. A copy of the decision and the conditions of approval for Conditional Use Permit No. CUP-011-2014 (REV. 2026) shall be kept on the premises at all times.
52. The permittee shall submit a signed letter acknowledging receipt of the decision approving Conditional Use Permit No. CUP-011-2014 (REV. 2026) and his/her agreement with all conditions of approval within 30-days from the date of this approval.
53. The applicant shall, as a condition of project approval, at its sole expense, defend, indemnify and hold harmless the City, its officers, employees, agents and consultants from any claim, action, or proceeding against the City, its officers, agents, employees and/or consultants, which action seeks to set aside, void, annul or otherwise challenge any approval by the City Council, Planning Commission, or other City decision-making body, or City staff action concerning Conditional Use Permit No. CUP-011-2014 (REV. 2026). The applicant shall pay the City's defense costs, including attorney fees and all other litigation related expenses, and shall reimburse the City for court costs, which the City may be required to pay as a result of such defense. The

Conditional Use Permit No. CUP-011-2014 (REV. 2026)
Conditions of Approval

applicant shall further pay any adverse financial award, which may issue against the City including but not limited to any award of attorney fees to a party challenging such project approval. The City shall retain the right to select its counsel of choice in any action referred to herein.

54. In accordance with Garden Grove Municipal Code Sections 9.32.160, the rights granted pursuant to Conditional Use Permit No. CUP-011-2014 (REV. 2026) shall be valid for a period of two (2) years. Unless a time extension is granted pursuant to Section 9.32.030.D.9 of the Municipal Code, the rights conferred by Conditional Use Permit No. CUP-011-2014 (REV. 2026) shall become null and void if the subject development and construction necessary and incidental thereto is not commenced within two (2) years of the expiration of the appeal period, and thereafter diligently advanced until completion of the project. In the event construction of the project is commenced, but not diligently advanced until completion, the rights granted pursuant to Conditional Use Permit No. CUP-011-2014 (REV. 2026) shall expire if the building permits for the project expire.
55. The applicant is advised that if the use of the establishment ceases to operate for more than 90 days, then the existing Conditional Use Permit will become null and void and the new applicant shall be required to apply for a new Conditional Use Permit subject to the approval by the Community Development Department, Planning Services Division. In the event the use(s) authorized by the CUP cease and the property owner no longer desires to continue such use(s) on the property, property owner may voluntarily terminate the CUP and all rights and obligations thereunder by executing and recording a request for voluntary revocation and termination of the CUP in a form acceptable to the City.



City leaders call on state leaders to invest in homelessness, public safety, and climate change in the state budget

Apr 22, 2026

Contact: Kayla Sherwood
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Sacramento — Over 400 city officials from throughout the state are in the Capitol this week, calling on the Governor and lawmakers to partner with cities to protect what is most important to Californians: keeping them in their homes, protecting the environment, and ensuring their communities are safe.

The advocacy effort, organized by the League of California Cities, is part of the annual City Leaders Summit. City officials are [advocating for three priorities in the state budget](#): restoring funding to the state's Homeless Housing, Assistance and Prevention (HHAP) grant program, fully implementing the voter-approved Prop. 36, and devoting Cap-and-Invest dollars to clean fleet transitions and organic waste diversion.

"Across the state, cities are investing local dollars to address shared state and local priorities: preventing and reducing homelessness, keeping our streets safe, and adapting to the impacts of climate change," **said Cal Cities Executive Director and CEO Carolyn Coleman**. "But cities can't do this work alone. The Governor and lawmakers must match these investments with state funding in the budget so we don't risk upending the progress we've made and can continue delivering the vital services our residents depend on."

Communities are seeing meaningful reductions in homelessness, yet the Governor's 2026-27 State Budget proposal would cut HHAP funding — the state's largest homelessness funding program for local governments — by half of its historic funding levels. Cal Cities and its allies are [calling on the Governor and lawmakers](#) to find a permanent home for homelessness funding in the state budget.

"Homelessness looms as California's paramount crisis," said **Bakersfield Mayor Karen Goh**. "Bakersfield is at the forefront of the issue, responding with urgency, innovation, and care. Cutting HHAP funding now will jeopardize life-transforming services for our most vulnerable and threaten the quality of life of our hardworking families and businesses. Bakersfield calls on the state to prioritize the urgency of this crisis by committing to the long-term restoration and stability of HHAP funding."

[New survey data](#) from Cal Cities highlights the investments cities are making to address the homelessness crisis and how the lack of a strong state funding partner threatens long-term progress. Eight in ten cities have not received funding from the largest source of state homelessness funding available to local governments, the

HHAP grant program; seven in ten worry about their ability to provide existing services long-term.

"Oceanside does not directly receive HHAP funding," said **Oceanside Mayor Esther Sanchez**. "We leaned in with General Fund dollars, a new sales tax, new programs, local partnerships, and a determination not reflected in a state budget spreadsheet. We are also plugging into a regional system that HHAP makes possible, where cities, the county, and a regional task force coordinate, plan, and are held accountable together. HHAP funding cuts destabilize this regional coordination and send a message of abandonment at a time when the state should be doubling down."

Cities are also urging lawmakers to approve a \$400 million request to fund Proposition 36, a balanced initiative that provides more ways for cities to improve their communities' safety. In November 2024, California voters in every county passed the measure. Cal Cities has [submitted a letter to lawmakers](#) urging them to approve the budget request and has testified in support of the funding.

"Voters in my city want lawmakers to act on Prop. 36, which they overwhelmingly supported," said **Santa Cruz Council Member Renee Golder**. "To keep our city and communities throughout California safe, we need to deliver more resources for treating those with substance abuse and mental health issues. At the same time, we need to make sure repeat offenders are held accountable."

Cities are also urging lawmakers to leverage Cap-and-Invest funds to support local efforts to advance shared climate goals: \$29 million for organic waste diversion programs and \$100 million to support the transition to zero-emission public fleets.

"While reducing vehicle emissions and organic waste are laudable goals, the state must be a better partner to help cities implement those goals," said **Fullerton Mayor Fred Jung**. "Local governments are complying with largely unfunded mandates like Advanced Clean Fleets and SB 1383. But they need state investments to ensure they can meet these goals without compromising their budgets and essential local services."

Established in 1898, the League of California Cities is a nonprofit statewide association that advocates for cities with the state and federal governments and provides education and training services to elected and appointed city officials.

###



Leaders across California celebrate city services during California Cities Week

Apr 20, 2026

Contact: Kayla Sherwood
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Assembly Member Blanca Pacheco authored a resolution commemorating the weeklong recognition, to be heard at the Capitol on Thursday

Sacramento — California cities throughout the state and lawmakers at the state Capitol are coming together to celebrate California Cities Week, a weeklong recognition honoring California's 483 cities and the dedicated people who serve them.

Assembly Member Blanca Pacheco, a former mayor of Downey, authored ACR 143 to designate April 19-25 as California Cities Week. The Assembly is expected to vote on the resolution on Thursday morning, April 23.

"As a former council member and mayor, I've seen firsthand how cities deliver essential services and respond to the needs of their communities every day," said Assembly Member Blanca Pacheco (D-Downey). "I authored ACR 143 to recognize the vital role that cities play and the local leaders who work to keep our communities strong."

From public safety to water, roads, and parks — California Cities Week is a time to highlight the impact of local government and the ways our cities make life better for all who call California home.

"Cities are at the center of daily life in California and serve as the connection between residents and public service — fostering trust in government," said League of California Cities President and El Cerrito Mayor Gabe Quinto. "This California Cities Week, we celebrate the vital services cities provide and recognize the dedicated leaders and staff who strengthen and support our communities."

In recognition of the week, [11 state lawmakers](#) with roots in local government shared video testimonials highlighting the value of cities and local advocacy, while city leaders from throughout the state showcased [how cities serve their residents](#) every day.



Established in 1898, the League of California Cities is a nonprofit statewide association that advocates for cities with the state and federal governments and provides education and training services to elected and appointed city officials.

###



Bill Talk: The first house deadline blitz

Apr 20, 2026

A weekly update from Cal Cities, sorting through the state bill buzz

By Cal Cities Staff

Lawmakers have until April 24 to get their bills through their first major policy committee hurdle. That's also the final day of Cal Cities' marquee, three-day lobbying event, the [City Leaders Summit](#). Over 400 city officials this week will converge in Sacramento to speak with lawmakers, hear from [gubernatorial candidates](#), connect with peers, and even provide a few "me too's" during committee hearings.

Curious about what's on the agenda for all those lawmaker meetings? You can find that [here](#). The Cal Cities legislative team has also compiled a list of the [biggest bills for city officials](#) (so far).

All this lobbying means that we will not update Bill on Wednesday as normal. The April 27 Bill Talk will also go out later than normal, as the City Leaders Summit will be immediately followed by a Cal Cities Board meeting. The Board will consider over 20 action items, including new bill positions, policy updates, and ballot measures. You can find some of those action items under the Meeting Agenda and Highlights section of each [policy committee page](#).

-Brian Hendershot, Cal Cities Advocate managing editor

Cal Cities shifts to oppose problematic homelessness bill SB 866

Cal Cities has adopted an oppose position on [SB 866 \(Blakespear\)](#). The measure would require all but 14 cities to add extensive homelessness reporting requirements to their housing elements. While Cal Cities had originally requested changes to the bill, it passed out of committee with just one no vote.

Only [a handful](#) of the state's largest cities get direct state funding to address homelessness. To receive [HHAP funding](#), recipients must submit regional plans that include performance metrics. SB 866 would require cities that do not receive HHAP funding to add these same metrics to their housing elements.

SB 866 is now headed to the Senate Appropriations Committee for consideration. Cal Cities will send an action alert soon to help cities engage as this measure moves forward.

- Caroline Grinder, legislative advocate

Sponsored HHAP funding bill to face next hurdle

Assembly Housing Committee last week unanimously approved a measure sponsored by Cal Cities, [AB 1708 \(Solache\)](#). The bill seeks to increase access to [HHAP funding](#) for cities with populations under 300,000. Specifically, the bill requires regions to work directly with smaller cities to identify programs and interventions that serve unhoused residents and identify funding to help sustain and address the financial needs of those programs.

AB 1708 would also require regions to establish a clear process for smaller cities interested in applying for HHAP funding and consider dedicating a portion of that funding for smaller jurisdictions. The Assembly Human Services Committee will hear the bill next on April 23.

- *Caroline Grinder, legislative advocate*

Sponsored housing element reform bill faces next committee hearing

On Wednesday afternoon, the Assembly Local Government Committee will hear [AB 2296 \(Papan\)](#). Sponsored by Cal Cities, the bill would give cities an extra six months to begin the housing element review process and require the Department of Housing and Community Development to provide more detailed feedback to local agencies. An updated [sample letter](#) in support of the measure is available, reflecting the most recent amendments to the proposal.

- *Brady Guertin, legislative advocate*

Cities could get a grace period on their zoning overlay fixes

On Wednesday morning, Assembly Housing will review [AB 2741 \(Muratsuchi\)](#), legislation drafted in response to the *New Commune DTLA LLC v. City of Redondo Beach* court case. The measure would give cities a grace period to respond to court rulings that invalidate a state-certified housing element, through no fault of the city, before fines or other accountability measures are imposed.

The measure would also allow cities to use targeted, optional zoning tools to encourage affordable housing on specific parcels of land, provided that specific affordability and housing incentives are provided in tandem with the zoning. These overlays provide flexibility for developers and balance economic development with smart residential growth. Cal Cities and a coalition of local government organizations submitted a support if amended letter, citing the need for more time to comply with new court rulings and more dialogue with the Legislature about these important affordable housing tools.

- *Brady Guertin, legislative advocate*

Two SB 79 clean-up measures on the docket

Lawmakers will hear two efforts to clean up [SB 79 \(Wiener, 2025\)](#) this week: [AB 2576 \(Harabedian\)](#) in Assembly Local Government on Wednesday and [SB 1361 \(Durazo\)](#) in Senate Housing on Tuesday afternoon. AB 2576 focuses on strengthening historic district protections, while SB 1361 provides a limited exemption for jurisdictions that have implemented a policy to complete 10,000 units of housing, with at least half restricted for low-income residents, by Jan. 1,

2032. Cal Cities submitted a support if amended position on both measures, citing a [need for wider scale cleanup](#) of SB 79.

- *Brady Guertin, legislative advocate*

Legislators mull CEQA changes

Cal Cities will weigh in on two bills that would overhaul the state's environmental review process. Heard on April 20 in Assembly Natural Resources, [AB 2170 \(Boerner\)](#) would impose unworkable [CEQA](#) translation requirements that could invalidate land use decisions if they are inaccurate. This could drastically increase litigation risk for cities and delay critical housing and infrastructure projects. Cal Cities opposes the measure.

Set for April 22 in the Senate Environmental Quality Committee, [SB 1075 \(Reyes\)](#) would force agencies to consider air quality over all other environmental factors when considering projects. In addition to undermining CEQA, this would expose cities to new legal risks, in part by expanding the Attorney General's ability to sue local governments based on citizen petitions to void land use decisions. Cal Cities is opposed to the bill unless it is amended to ensure local land use authority and holistic environmental reviews are upheld.

- *Melissa Sparks-Kranz, legislative advocate*

Senate bill seeks to cap impact fees for ADUs

Senate Local Government will hear [SB 1117 \(Cervantes\)](#) on April 22. The bill would dramatically limit the impact fees cities could collect for accessory dwelling units larger than 750 square feet. For example, if a project applicant proposes a 1,000-square-foot unit, local governments could only charge impact fees for 250 square feet. This would severely limit the funding for essential infrastructure and public services. Local agencies can only charge the amount necessary to provide services and infrastructure; these fees are not used to generate revenue. Cal Cities and a coalition of several local government groups oppose the measure.

- *Brady Guertin, legislative advocate*

\$10 billion housing bond returns

Housing finance is also at the forefront of legislators' minds this week, as two parallel housing bonds are up in their respective housing committees on April 21 and April 22. Assembly Housing will hear [SB 417 \(Cabaldon\)](#) on Wednesday morning; Senate Housing will hear [AB 736 \(Wicks\)](#) on Tuesday afternoon. Cal Cities is supporting both measures, as they would provide \$10 billion for key affordable housing programs. Previous attempts to pass these bonds have failed.

- *Brady Guertin, legislative advocate*

Wildfire insurance bill set for Wednesday hearing

On April 22, the Senate Insurance Committee will hear [SB 877 \(Pérez\)](#). The measure would require insurance companies to disclose all claim documents, so homeowners can clearly see how their payout was calculated, what changes were made, who made them, and why. SB 877 is one of many bills this session addressing California's [ongoing residential insurance crisis](#). Increased transparency around insurance payouts is essential to ensuring homeowners are paid what they are owed. Cal Cities supports the bill.

- *Serena Scott, legislative affairs analyst*

Assembly bill would expedite pedestrian malls at the cost of public input

On April 20, the Assembly Transportation Committee will hear [AB 1976 \(Wicks\)](#). The bill seeks to expedite pedestrian and bicycle safety and street closure projects by prohibiting cities from holding public meetings to collect community input. The measure would also prevent cities from recovering costs to help cover the maintenance, operation, repair, or improvement of a pedestrian mall. Cal Cities is opposed and invites cities to voice their opposition to their legislator.

- *Damon Conklin, legislative advocate*

Key license plate data, sideshow, and dispatch bills set for hearings

On April 20, the Senate Privacy, Digital Technologies and Consumer Technologies Committee will hear [SB 1013 \(Cervantes\)](#). This bill would restrict who local agencies can share automated license plate reader data with and require them to delete any data that does not match an authorized hot list after 30 days.

The measure is concerning, as the time limit could negatively impact criminal investigations. Victims may report crimes weeks or months after the incident, at which point data showing vehicles in the area becomes essential to identifying suspects or corroborating evidence. A rigid 30-day retention requirement could result in permanent loss of vital information before an investigation even begins. Cal Cities opposes this bill unless it is amended to address those concerns. [A city sample is available online](#).

Also, on April 20, the Senate Transportation Committee will hear [AB 1588 \(Stefani\)](#). Cal Cities will testify in support of the bill, which received some minor changes in Assembly Public Safety. AB 1588 would strengthen sideshow enforcement tools and target repeat offenders and people who cause serious injuries during a sideshow. Cities can show their support using [an updated city sample letter](#).

On April 23, the Assembly Committee on Emergency Management will hear [AB 2041 \(Carrillo\)](#), which adds an enforcement mechanism to ensure compliance with new [statewide training standards](#) for emergency medical dispatch personnel. Cal Cities opposes this bill as premature, unnecessary, and a threat to critical emergency response funding.

Troublingly, AB 2041 would add new reporting requirements for Cal OES that link compliance with pre-arrival instruction for a local agency's ability to obtain funding for 911 services. This is particularly concerning given that compliance is not even required until 2027; Cal Cities is only aware of one jurisdiction that has yet to come into compliance. [A city sample opposition letter is online](#).

- *Serena Scott, legislative affairs analyst*

Sponsored environmental measures scheduled for hearings

Three sponsored environmental measures are up this week. On April 20, the Assembly Natural Resources Committee will review [AB 2373 \(Dixon\)](#), a measure that would let coastal cities use a [neighborhood-scale adaptation](#) approach when updating their Local Coastal Programs. Updating these plans can be a costly, complex process. AB 2373 would allow for more tailored and manageable climate resilience planning solutions while following the Coastal Act.

Then on April 22, the Senate Environmental Quality Committee will hear [SB 1313 \(McNerney\)](#), which would clarify that PFAS treatment and related infrastructure

projects are eligible for funding under the Drinking Water State Revolving Fund program. Forever chemicals are a major concern for cities and water agencies, especially with a new federal drinking water standard that requires public water systems of all sizes to address these contaminants.

Rounding things out on April 23, [AB 2517 \(Calderon\)](#) is set for a hearing in the Assembly Emergency Management Committee. The bill would require the Office of the State Fire Marshal to provide [consistent, timely public updates](#) when developing local responsibility area fire hazard severity zone maps. The current process often leaves cities without the scientific data they need to fully understand which areas are at greatest risk for fires.

- *Melissa Sparks-Kranz, legislative advocate*

Guardrails for tax-sharing agreement consultants in talks

The Senate Revenue and Taxation Committee on April 22 will hear [SB 1172 \(Hurtado\)](#), which seeks to put common-sense guardrails around sales tax-sharing agreements by limiting the compensation received by a consultant who negotiates or facilitates the agreement. Cal Cities supports the measure. In some instances, consultants who negotiate these tax-sharing agreements receive [significant compensation](#) — funds that could otherwise be used for public services or other economic development opportunities.

- *Ben Triffo, legislative advocate*

Prevailing wage check bill could saddle cities with new legal risk

Assembly Appropriations is scheduled to hear [AB 1859 \(Ortega\)](#) on April 22. The bill would force cities to allow representatives of a joint labor-management committee to access active public works sites for the purpose of ensuring compliance with prevailing wage and apprenticeship requirements. It would also allow them to lodge lawsuits against cities when a lead general contractor allegedly prevents or creates barriers to access. Cal Cities is opposed to the measure unless it is amended to address several concerns, including the heightened legal risk.

- *Damon Conklin, legislative advocate*

A quick reminder

Bill Talk is a weekly breakdown of the biggest bills, policy committee hearings, and legislative deadlines that city leaders need to know about. To get this list on Monday morning, contact your [regional public affairs manager](#). To access old Bill Talks, visit the [archive page](#). To see all tracked bills by issue area or priority, visit the [Bill Search page](#).



TOMORROW: Candidates for Governor to discuss top city priorities at Cities Gubernatorial Forum

Apr 22, 2026

Contact: Kayla Sherwood
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(530) 844-1744

Over 400 city officials will converge at the Capitol to advocate for city priorities and celebrate Cities Week

Sacramento — The League of California Cities will host its first-ever nonpartisan [Cities Gubernatorial Forum](#) tomorrow, bringing together candidates for Governor and over 400 city officials for an important conversation about the issues most important to cities, including housing and homelessness, public safety, climate change, and more.

Scott Shafer, senior politics and government editor at *KQED* and co-host of the award-winning podcast *Political Breakdown*, will moderate the conversation. Shafer will also delve into leadership, values, and the person behind each candidate, offering a deeper understanding of their potential partnership with cities. The event will be [livestreamed](#), and media are welcome to attend the event in-person.

The Cities Gubernatorial Forum is occurring as part of the City Leaders Summit, where over three days, city officials will advocate on [key legislation and three city priorities in the state budget](#): restoring funding to the state's Homeless Housing, Assistance and Prevention (HHAP) grant program, fully implementing the voter-approved Prop. 36, and devoting Cap-and-Invest dollars to clean fleet transitions and organic waste diversion. Cal Cities will also release [new survey data](#) highlighting how cities are responding to the homelessness crisis in their communities.

City officials are also recognizing [California Cities Week](#), a celebration to recognize the many ways that our diverse cities make life better in California. To mark the week, Assembly Member Blanca Pacheco is authoring the resolution, ACR 143, which has become an annual statewide acknowledgement of the vital role cities play in our lives and the public officials who power them.

Cities Gubernatorial Candidate Forum

April 23, 2026

11:30 a.m.-12:45 p.m.

SAFE Credit Union Convention Center

[Watch the livestream or the recording](#)

If media are interested in attending the Cities Gubernatorial Candidate Forum contact Kayla Sherwood at ksherwood@calcities.org to register.

League of California Cities City Leaders Summit

April 22-24, 2026

SAFE Credit Union Convention Center

Established in 1898, the League of California Cities is a nonprofit statewide association that advocates for cities with the state and federal governments and provides education and training services to elected and appointed city officials.

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