

City of Garden Grove
WEEKLY CITY MANAGER'S MEMO
May 7, 2026

TO: Honorable Mayor and City
Council Members

FROM: Matt West
Assistant City Manager

I. DEPARTMENT ITEMS

A. COMMUNITY SERVICES

A memo is attached to provide information about the 2026 Strawberry Ball event.

• **OTHER ITEMS**

– SOCIAL MEDIA HIGHLIGHTS AND NEWSPAPER ARTICLES

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

– MISCELLANEOUS ITEMS

Items of interest are included.



Matt West
Assistant City Manager

City of Garden Grove
INTER-DEPARTMENT MEMORANDUM

To: Lisa L. Kim
From: John Montanchez
Dept.: City Manager
Dept.: Community Services
Subject: 2026 Strawberry Ball
Date: May 7, 2026

OBJECTIVE

To inform the City Council about the 2026 Strawberry Ball taking place on Thursday, May 21, 2026, from 4:30 p.m. to 7:30 p.m. at the Community Meeting Center.

BACKGROUND

Each year, the H. Louis Lake Senior Center hosts the Strawberry Ball, which is the unofficial kick-off to the annual Strawberry Festival. This year's event marks the 49th anniversary of the Ball to be held on Thursday, May 21, 2026 at the Garden Grove Community Meeting Center. The highlight of the evening is the crowning of the Senior Man and Senior Woman Volunteers of the Year as the Strawberry Ball King and Queen.

DISCUSSION

Local non-profit organizations were given the opportunity to nominate outstanding older adult volunteers from within their respected organizations, which have made a positive impact in our community. Two outstanding volunteers were chosen to represent their organizations and reign as the 2026 Strawberry Ball King and Queen. Dawn Miller was selected as Queen, representing the Strawberry Festival Association and the Boys & Girls Clubs of Garden Grove. JJ Jauregui was selected as King, representing the Garden Grove Chamber of Commerce, Rotary Club of Garden Grove, and the Garden Grove Elks Lodge. Attached is the flyer with information for this event.

SUMMARY

The 2026 Strawberry Ball will take place on Thursday, May 21, 2026, from 4:30 p.m. to 7:30 p.m. at the Community Meeting Center and the Royal Crowns (past Strawberry Ball Kings and Queens) would like to invite the City Council and their guests to attend this event.



JOHN MONTANCHEZ
Community Services Director



By: Amanda Cross
Human Services Assistant Supervisor

Attachment: 2026 Strawberry Ball Flyer



The City of Garden Grove
presents the 49th Annual

Strawberry Ball

Thursday, May 21, 2026

Community Meeting Center

Butterfield AB Room

11300 Stanford Avenue, Garden Grove

4:30 p.m. - 7:30 p.m.

Check-in begins at 4:00 p.m.

*Introduction of the
2026 Strawberry Ball King & Queen*

\$20.00 per person

(Includes dinner, desserts & entertainment)

Advance reservations required

RSVP by May 14, 2026

Tickets available starting April 1st at

H. Louis Lake Senior Center

11300 Stanford Avenue, Garden Grove

(714) 741-5253



GARDEN GROVE

WEEKLY MEMO 05-07-2026

SOCIAL MEDIA HIGHLIGHTS



Post Performance

April 30, 2026 - May 6, 2026

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

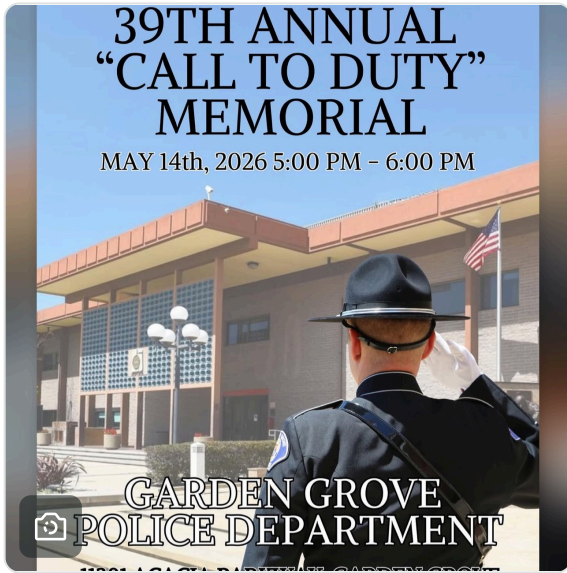
Included in this Report

X @CityGardenGrove

f Garden Grove City Hall

g gardengrovecityhall

 **gardengrovecityhall**
Wed 5/6/2026 3:34 pm PDT



Views	609
Reach	503
Comments	0
Story Taps Back	25

 **gardengrovecityhall**
Wed 5/6/2026 10:53 am PDT



Views	759
Reach	600
Comments	0
Story Taps Back	72

 **gardengrovecityhall**
Wed 5/6/2026 10:53 am PDT



Views	803
Reach	671
Comments	0
Story Taps Back	11



Garden Grove City Hall

Wed 5/6/2026 10:17 am PDT

Join us for a ribbon-cutting ceremony as we celebrate the installation of new outdoor fitness equipment along the Medal of Hon...



Engagements	221
Views	3,739
Reach	2,310
Engagement Rate (per View)	5.9%



@CityGardenGrove

Wed 5/6/2026 10:17 am PDT

Join us for a ribbon-cutting ceremony as we celebrate the installation of new outdoor fitness equipment along the Medal of Hon...



Engagements	5
Impressions	59
Engagement Rate (per Impression)	8.5%
Potential Reach	4,779



gardengrovecityhall

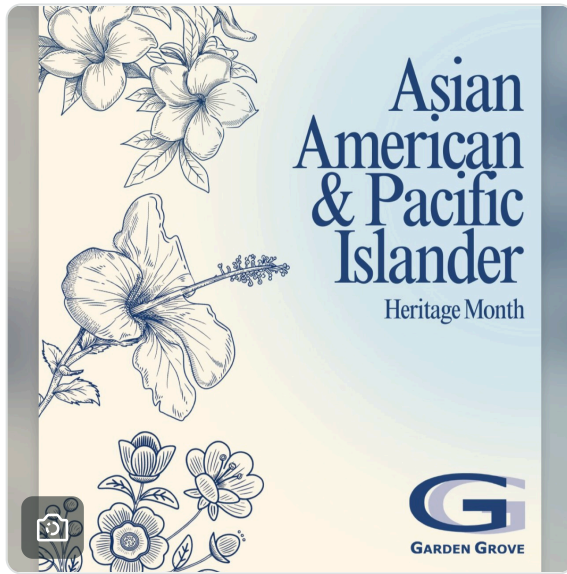
Wed 5/6/2026 10:15 am PDT

Join us for a ribbon-cutting ceremony as we celebrate the installation of new outdoor fitness equipment along the Medal of Hon...




Engagements	199
Views	7,865
Reach	3,182
Engagement Rate (per View)	2.5%

 **gardengrovecityhall**
Tue 5/5/2026 3:24 pm PDT



Views	559
Reach	482
Comments	0
Story Taps Back	5

 **gardengrovecityhall**
Tue 5/5/2026 2:13 pm PDT

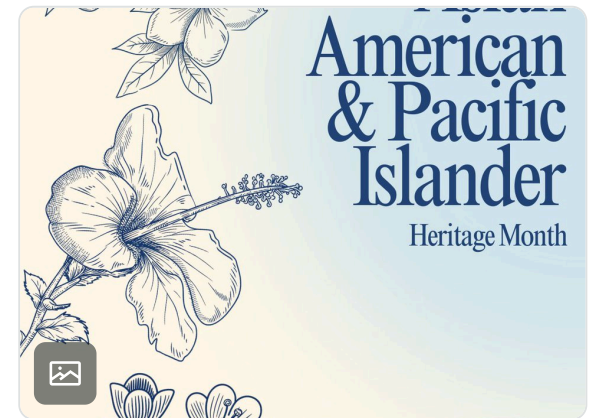
🌸 Recently, we proclaimed May as Asian American and Pacific Islander (AAPI) Heritage Month!...



Engagements	22
Views	1,466
Reach	975
Engagement Rate (per View)	1.5%

 **@CityGardenGrove**
Tue 5/5/2026 2:13 pm PDT

Garden Grove is home to a large & diverse AAPI community, whose contributions make our neighborhoods more connected, vibra...



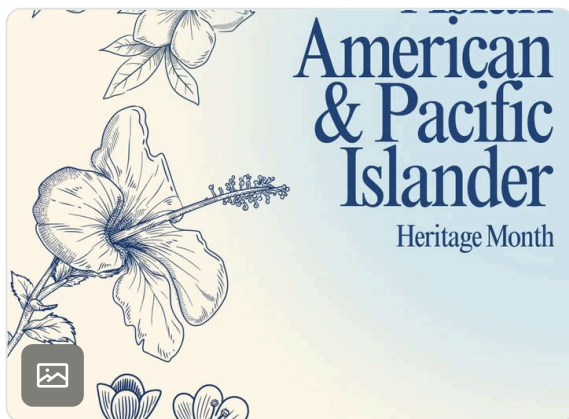
Engagements	1
Impressions	44
Engagement Rate (per Impression)	2.3%
Potential Reach	4,736



Garden Grove City Hall

Tue 5/5/2026 2:13 pm PDT

Recently, we proclaimed May as Asian American and Pacific Islander (AAPI) Heritage Month!...



Engagements	26
Views	1,347
Reach	900
Engagement Rate (per View)	1.9%



gardengrovecityhall

Mon 5/4/2026 9:05 am PDT

Today is the last day to enter!!



Views	596
Reach	513
Comments	0
Story Taps Back	25



gardengrovecityhall

Mon 5/4/2026 9:03 am PDT



Views	633
Reach	543
Comments	0
Story Taps Back	9



gardengrovecityhall

Mon 5/4/2026 8:57 am PDT

It's National Small Business Week,
#GardenGrove! 🇺🇸

...



Engagements	72
Views	2,257
Reach	1,520
Engagement Rate (per View)	3.2%



Garden Grove City Hall

Mon 5/4/2026 8:54 am PDT

It's National Small Business Week,
#GardenGrove! 🇺🇸

...



Engagements	240
Views	2,158
Reach	1,910
Engagement Rate (per View)	11.1%
Video Views	822



@CityGardenGrove

Mon 5/4/2026 8:53 am PDT

Send us an email at econdev@ggcity.org for the chance to be featured on our social media channels.

#GG1956 #ShopSmall Think **#BiGG** - Buy in **#GardenGrove**
#SmallBusinessWeek #supportlocal #shoplocal



Engagements	0
Impressions	34
Engagement Rate (per Impression)	0%
Potential Reach	4,737



X @CityGardenGrove

Mon 5/4/2026 8:53 am PDT

Recently, Garden Grove Mayor Stephanie Klopfenstein visited Grove Body Shop, 10242 Garden Grove Boulevard, to learn more about their legacy, services, and what the future holds for their business.

Do you have a Garden Grove business you'd like us to promote?



Engagements	1
Impressions	36
Engagement Rate (per Impression)	2.8%
Potential Reach	4,737



X @CityGardenGrove

Mon 5/4/2026 8:53 am PDT

It's National Small Business Week, **#GardenGrove!**

Join us in celebrating the entrepreneurs who power our economy and make our community a vibrant place to live, play, and work.

youtube.com/shorts/luDAzhu...



Engagements	2
Post Link Clicks	0
Impressions	104
Engagement Rate (per Impression)	1.9%
Potential Reach	4,737



gardengrovecityhall

Fri 5/1/2026 1:49 pm PDT

May is Mental Health Awareness Month ❤️

Let's stand together to help break the...



Engagements	47
Views	1,351
Reach	980
Engagement Rate (per View)	3.5%



f Garden Grove City Hall

Fri 5/1/2026 1:47 pm PDT

May is Mental Health Awareness Month ❤️

Let's stand together to help break the...



Engagements	11
Views	803
Reach	555
Engagement Rate (per View)	1.4%



X @CityGardenGrove

Fri 5/1/2026 1:45 pm PDT

May is Mental Health Awareness Month ❤️

Let's stand together to help break the...



Engagements	1
Impressions	85
Engagement Rate (per Impression)	1.2%
Potential Reach	4,739



f Garden Grove City Hall

Thu 4/30/2026 6:07 pm PDT

This week, the City of Garden Grove unveiled updated street name plates along Traylor Way and into Woodbury St, now...



Engagements	4,132
Views	47,295
Reach	28,627
Engagement Rate (per View)	8.7%



gardengrovecityhall

Thu 4/30/2026 6:06 pm PDT

This week, the City of Garden Grove unveiled updated street name plates along Traylor Way and into Woodbury St, now...



Engagements	393
Views	29,201
Reach	13,840
Engagement Rate (per View)	1.3%



@CityGardenGrove

Thu 4/30/2026 4:47 pm PDT

This week, the City of Garden Grove unveiled updated street name plates along Traylor Way and into Woodbury St, now...



Engagements	20
Impressions	169
Engagement Rate (per Impression)	11.8%
Potential Reach	4,738



gardengrovecityhall

Thu 4/30/2026 3:47 pm PDT



Views	655
Reach	548
Comments	0
Story Taps Back	15



Garden Grove City Hall

Thu 4/30/2026 8:53 am PDT

Today, we commemorate April 30, 2026, as Black April, a day of remembrance of the fall of Saigon on April 30, 1975....

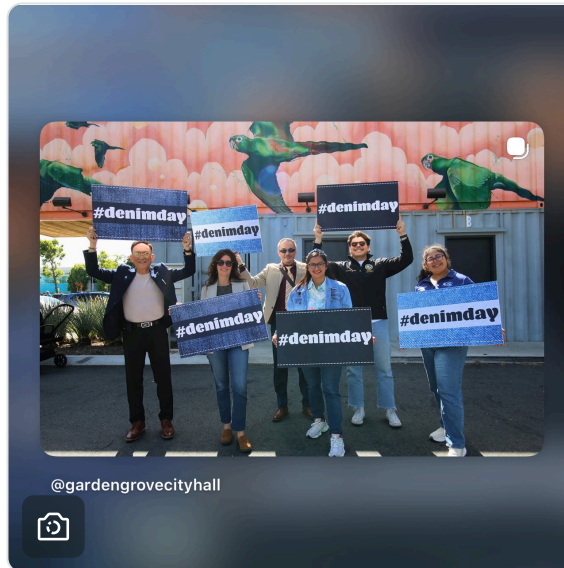


Engagements	371
Views	8,643
Reach	5,600
Engagement Rate (per View)	4.3%



gardengrovecityhall

Thu 4/30/2026 8:28 am PDT

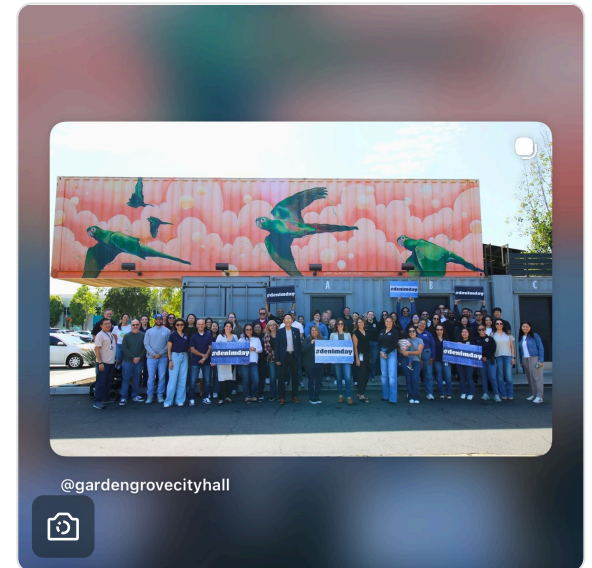


Views	496
Reach	435
Comments	0
Story Taps Back	27



gardengrovecityhall

Thu 4/30/2026 8:27 am PDT



Views	567
Reach	481
Comments	0
Story Taps Back	13



X @CityGardenGrove

Thu 4/30/2026 7:54 am PDT

🕯 Today, we commemorate April 30, 2026, as Black April, a day of remembrance of the fall of Saigon on April 30, 1975....



Engagements	6
Impressions	116
Engagement Rate (per Impression)	5.2%
Potential Reach	5,558



Instagram gardengrovecityhall

Thu 4/30/2026 7:53 am PDT

🕯 Today, we commemorate April 30, 2026, as Black April, a day of remembrance of the fall of Saigon on April 30, 1975....



Engagements	137
Views	4,282
Reach	2,322
Engagement Rate (per View)	3.2%



Post Performance

April 30, 2026 - May 6, 2026

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

Included in this Report

 Garden Grove Police Department



f Garden Grove Police Depart...

Tue 5/5/2026 2:43 pm PDT

At the 2026 California Peace Officers' Memorial, members of the **#GardenGrovePD** Traffic Unit stood in...



Engagements	442
Views	3,847
Reach	2,344
Engagement Rate (per View)	11.5%



f Garden Grove Police Depart...

Mon 5/4/2026 8:58 pm PDT

SUBJECT: Attempt Homicide
LOCATION OF OCCURRENCE: 12100 block of Flagstone Ave, Garden Grove...



Engagements	1,169
Views	31,144
Reach	19,180
Engagement Rate (per View)	3.8%



f Garden Grove Police Depart...

Mon 5/4/2026 5:59 pm PDT

In September 2025, the GGPD Youth Services Unit welcomed K9 Hancho to the team! Hancho is a Belgian Malinois who wi...



Engagements	289
Views	3,877
Reach	3,227
Engagement Rate (per View)	7.5%
Video Views	1,336



f Garden Grove Police Depar...

Mon 5/4/2026 8:43 am PDT

Behind every secure facility is a team of dedicated professionals who keep it running safely, smoothly, and with integrity....



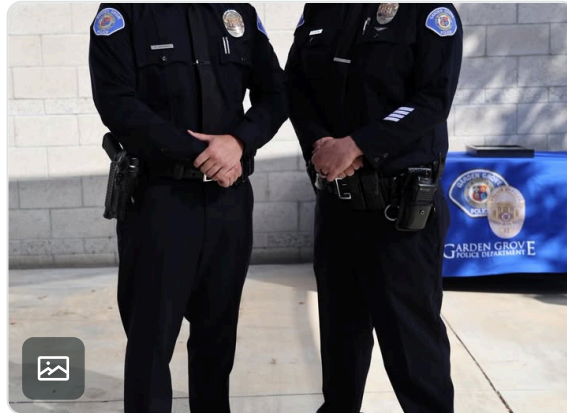
Engagements	199
Views	4,765
Reach	3,245
Engagement Rate (per View)	4.2%



f Garden Grove Police Depar...

Thu 4/30/2026 5:14 pm PDT

Please join us in congratulating Officer Ryan Esparza, a proud graduate of Class 269 from the Orange County Sheriff's Academy! 🎓 ...



Engagements	1,175
Views	9,561
Reach	5,883
Engagement Rate (per View)	12.3%



f Garden Grove Police Depar...

Thu 4/30/2026 12:11 pm PDT

Now hiring! 🚓

Ready to take the next step in your law...



Engagements	59
Views	1,883
Reach	1,295
Engagement Rate (per View)	3.1%
Video Views	443

WEEKLY MEMO 05-07-2026

NEWS ARTICLES

Nickelodeon Hotel going before planning commission (again)

BYOC TRIBUNE STAFF ON MAY 5, 2026 • ([LEAVE A COMMENT](#))



NICKELODEON HOTEL planned for Harbor's west side (City of Garden Grove).

By Jim Tortolano

Orange County Tribune

Spongebob Squarepants, wake up. We might have some big news for you.

When the Garden Grove Planning Commission meets on Thursday, it will consider three actions which could have a big impact on the city's hotel district and municipal coffers.

Planners will hold public hearings on a long-awaited project to build a Nickelodeon-themed 500-room hotel on a 3.72-acre site on Harbor Boulevard at the northwest corner with Twintree Avenue, south of the existing Sheraton Hotel.

The planned development would also include 17,715-square feet of ballroom and meeting rooms; restaurants that can seat up to 600 people and the Nick Studio theater, a studio hall, and 8,532 square feet devoted to retail and a fitness spa.

Kam Sang Co., Inc. is asking the commission for approval of a planned unit development, site plan and supplemental environmental impact report.

The project was originally approved by the panel in July 2022, but the legal battles that followed delayed the beginning of construction for nearly four years.

Nickelodeon was the first pay television channel for children. Established in 1979, it's branched out to a wider audience with five "sister channels" and now also operates several theme park operations in the U.S. and Europe. It's home to the

popular "Spongebob" animated TV show also produced live for the stage and motion pictures. For those who are unfamiliar with Nickelodeon, getting "slimed" involves getting a green semi-liquid substance dumped on your head, either to celebrate or humble the slime-ee.

The hotel, once completed, was estimated in 2022 to be able to generate \$3.5 million annually in revenue to the city by its third year of operation in a combination of "bed tax" charged to hotel guests, sales tax and property tax.

The commission will meet at 7 p.m. in the Community Meeting Center, 11300 Stanford Ave.

Voice of OC
May 6, 2026

Is OC Animal Care Following Its Own Strategic Plan?

BY **ANGELINA HICKS** May 6, 2026 Why you can trust Voice of OC



Volunteers walk one of the many dogs at OC Animal Care in Tustin on April 24, 2024. Credit: GIL BOTHWELL, Voice of OC

Officials representing Orange County's animal shelter say they're making progress toward implementing an 8-year-old strategic plan that animal advocates have been telling staff to follow for years.

It's a plan that lists goals and best practices that's been in development since before the shelter's current location in Tustin opened in 2018.

Orange County animal advocates have been calling on shelter leadership to follow their own strategic plan for years — asking them to make sure dogs and cats are properly cared for in order to increase adoptions and reduce euthanasia rates.

Shelter leaders published a progress report detailing how well they are implementing their 2018 strategic plan last month.

The progress report lists five main priorities outlined in the strategic plan and lists whether or not each item has been completed or not.

The first priority is about animal care, enrichment and placement.

According to the progress report, animal shelter leaders claim all dogs receive daily enrichment.

While the strategic plan originally called for daily playgroups for all dogs, shelter leaders deviated from this recommendation.

“Because playgroups are not the right answer for every dog approved for out of kennel enrichment, OCAC completes the goal in alternative ways which include but are not limited to playgroups,” reads the report.

“Playgroups are just one tool when it comes to out-of-kennel enrichment for dogs,” it continues. “OCAC provides varied, daily enrichment. Some examples include playgroups, dog walking, off leash yard time, fetch, tug, pack walks and lateral walks.”

It also mentions the [Dog’s Day Out pilot program](#) as another example of enrichment. Through this new program, volunteers can take certain shelter dogs on excursions off-site to nearly any place they want for a few hours.

Michael Mavrovouniotis, a former shelter volunteer, said these enrichment activities don’t measure up the same as playgroups.

“Volunteers report that less than 10% of the dogs are in playgroups,” he wrote in an email to Voice of OC. “Everybody knows the difference between socialization and plain exercise – except county management. Shelters everywhere are moving forward, but the county wants to roll back the clock.”

He said the shelter shouldn’t stray from the plan’s recommendations that were developed by leading experts in animal care.

MISCELLANEOUS ITEMS
May 7, 2026

1. Calendar of Events
2. Meeting Agenda for the May 7, 2026 Garden Grove Planning Commission Meeting.
3. League of California Cities articles from May 1, 2026 to May 7, 2026



CALENDAR OF EVENTS

May 07, 2026 – June 04, 2026

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	4:30 p.m.	H. Louis Lake Senior Center 49 th Annual Strawberry Ball, CMC
Thursday	May 21	7:00 p.m.	Planning Commission Meeting, CMC
Friday	May 22- May 25		66 th Annual Garden Grove Strawberry Festival, Village Green Park
Monday	May 25		City Hall Closed – Memorial Day
Tuesday	May 26	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
Friday	May 29		City Hall Closed – Regular Friday Closure
Monday	June 1	6:30 p.m.	Neighborhood Improvement And Conservation Commission Meeting, CMC
Thursday	June 4	7:00 p.m.	Planning Commission Meeting, CMC



AGENDA

GARDEN GROVE PLANNING COMMISSION

MAY 7, 2026 – 7:00 pm

COMMUNITY MEETING CENTER
11300 STANFORD AVENUE

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

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

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

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

PLEASE SILENCE YOUR CELL PHONES DURING THE MEETING.

REGULAR MEETING AGENDA

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

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

A. ORAL COMMUNICATIONS - PUBLIC

B. APPROVAL OF MINUTES – [April 16, 2026](#)

C. PUBLIC HEARING(S) (Authorization for the Chair to execute Resolution shall be included in the motion.)

C.1. [PLANNED UNIT DEVELOPMENT NO. PUD-141-01\(A\)](#)
[SITE PLAN NO. SP-107-2022 \(REV. 2026\)](#)
[SUPPLEMENTAL ENVIRONMENTAL IMPACT REPORT](#)

APPLICANT: KAM SANG CO., INC,
LOCATION: THE NORTHWEST CORNER OF TWINTREE AVENUE AND HARBOR BOULEVARD, AT 12241 HARBOR BOULEVARD

12241 Harbor Boulevard (APN: 231-471-06), 12261 Harbor Boulevard (APN: 231-471-07), 12271 Harbor Boulevard (APN: 231-471-08), 12291 Harbor Boulevard (APN: 231-471-09), 12311 Harbor Boulevard (APN: 231-471-10), 12321 Harbor Boulevard (APN: 231-471-11), 12323 Harbor Boulevard (APN: 231-471-11), 12246 Thackery Drive (APN: 231-471-18), 12252 Thackery Drive (APN: 231-471-17), 12262 Thackery Drive (APN: 231-471-16), 12282 Thackery Drive (APN: 231-471-15), 12292 Thackery Drive (APN: 231-471-14), 12312 Thackery Drive (APN: 231-471-13), 12322 Thackery Drive (APN: 231-471-12), 12251 Thackery Drive (APN: 231-471-19), 12261 Thackery Drive (APN: 231-471-20), 12281 Thackery Drive (APN: 231-471-21), 12291 Thackery Drive (APN: 231-471-22), 12311 Thackery Drive (APN: 231-471-23), 12321 Thackery Drive (APN: 231-471-24), Vacated Thackery Drive (APN: 231-471-54), and Vacated Alley (No APN)

REQUEST: 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 Supplemental Mitigation Monitoring and Reporting Program, and adopt Findings, including a Statement of Overriding Considerations; (2) approve revisions to the Conditions of Approval associated with Site Plan No. SP-107-2022; and (3) reapprove Planned Unit Development No. PUD-141-01(A) with modifications limited to the Planned Unit Development Performance Standards to incorporate the mitigation measures and project design features identified in the SEIR for the previously approved Site B2 Project on 3.72 acres (Nickelodeon Resort Hotel).

STAFF RECOMMENDATION: In compliance with the Writ of Mandate, recommend to the City Council certification of a Supplemental Environmental Impact Report (SEIR), adoption of a Supplemental Mitigation Monitoring and Reporting Program, and adoption of Findings, including a Statement of Overriding Considerations; reapproval of Planned Unit Development Subarea No. PUD-141-01(A) with modifications limited to the Planned Unit Development and Performance Standards to incorporate the mitigation measures and project design features identified in the SEIR; and approval of revisions to the Conditions of Approval associated with Site Plan No. SP-107-2022, to the City Council.

D. MATTERS FOR CONSIDERATION

E. MATTERS FROM STAFF

F. ADJOURNMENT

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

Meeting Minutes
Thursday, April 16, 2026

CALL TO ORDER: 7:01 p.m.

ROLL CALL:

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

PLEDGE OF ALLEGIANCE: Led by Commissioner Laricchia.

SELECTION OF CHAIR:

Action: Commissioner Lindsay nominated Commissioner Cueva for Chair.
Commissioner Cueva declined the nomination.

Action: Commissioner Lindsay nominated Commissioner Laricchia for
Chair.
Commissioner Laricchia declined the nomination.

Action: Commissioner Laricchia nominated Commissioner Ashland for
Chair.
Commissioner Ashland accepted the nomination.

Action: Commissioner Cueva nominated Commissioner Lindsay for Chair.
Commissioner Lindsay declined the nomination.

Action: Commissioner Ashland was elected Chair by a 7-0 vote as follows:

Ayes: (7) Ashland, Beard, Cueva, Flanders, Laricchia, Lindsay,
Ramirez

Noes: (0)

Absent: (0)

SELECTION OF VICE CHAIR:

Action: Commissioner Lindsay nominated Commissioner Cueva for Vice-

Chair.
Commissioner Laricchia seconded nomination.

Action: Commissioner Cueva was elected Vice-Chair by a 7-0 vote as follows:

Ayes: (7) Ashland, Beard, Cueva, Flanders, Laricchia, Lindsay, Ramirez
Noes: (0)
Absent: (0)

Commissioner Ashland assumed the duties of Chair.

ORAL COMMUNICATIONS – PUBLIC – None

March 19, 2026 MINUTES:

Action: Received and filed.
Motion: Lindsay Second: Cueva
Ayes: (7) Ashland, Beard, Cueva, Flanders, Laricchia, Lindsay, Ramirez
Noes: (0)
Absent: (0)
Abstain: (0)

PUBLIC HEARING – SITE PLAN NO. SP-157-2025 (REV. 2026)

Applicant: IN-N-OUT BURGER, INC.
Date: April 16, 2026

Request: A request to modify the approved plans and conditions of approval under Site Plan No. SP-157-2025 to maintain the existing 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).

Commissioner Ramirez announced he has a financial conflict of interest because his spouse is an employee of the applicant, recused himself,

and left the meeting before hearing or consideration of the item by the Commission.

The applicant's representatives, Alexandra Cortes and Peter Kulmaticki, addressed the Commission and answered questions. The applicant representative was asked if they had read and agreed with the Conditions of Approval, and they responded that they had.

Action: Resolution No. 6130-26 was approved.

The following two members of the Public, Mike Cottle and Dennis Vo, spoke and expressed concerns about the project.

Motion: Lindsay Second: Cueva

Ayes: (6) Ashland, Beard, Cueva, Flanders, Laricchia, Lindsay

Noes: (0)

Absent: (1) Ramirez

Commissioner Ramirez rejoined the meeting.

PUBLIC HEARING – CONDITIONAL USE PERMIT NO. CUP-275-2025 (TE1)

Applicant: MR. CARE INC.

Date: April 16, 2026

Request: 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. A CEQA determination is not required as the project was previously exempted.

The applicant's representatives, Eric Dong, addressed the Commission and answered questions.

Action: Resolution No. 6131-26 was approved.

Motion: Laricchia Second: Beard

Ayes: (7) Ashland, Beard, Cueva, Flanders, Laricchia, Lindsay, Ramirez

Noes: (0)

PUBLIC HEARING – CONDITIONAL USE PERMIT NO. CUP-281-2026

Applicant: THOMSON DANG

Date: April 16, 2026

Request: 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).

The applicant, Thomson Dang and Johnny Yun, addressed the Commission and answered questions. The applicant was asked if they had read and agreed with the conditions of approval, and they responded that they had.

Action: Resolution No. 6132-26 was approved.

Motion: Lindsay Second: Cueva

Ayes: (7) Ashland, Beard, Cueva, Flanders, Laricchia, Lindsay, Ramirez

Noes: (0)

MATTERS FROM COMMISSIONERS: Commission Flanders requested an update on the former 99 Cent Store on Valley View Street. Staff reported that the applicant is working on their application to submit to the city.

MATTERS FROM STAFF: Staff gave a brief description of the May 7th meeting agenda.

ADJOURNMENT: At 8:25 p.m.

Carol Sebbo
Recording Secretary



Natural disaster report further fuels wildfire liability debate

May 6, 2026

By Melissa Sparks-Kranz, legislative advocate (environmental quality)

The Legislature or the Governor will contemplate the [wildfire liability issue](#) this year. The [California Earthquake Authority](#) issued [a report](#) last month that includes 28 policy options for how to improve disaster preparedness and recovery from natural catastrophes and wildfires, including one that could reshape how much money victims and cities receive for utility-caused wildfires.

The earthquake authority manages the California Wildfire Fund, which provides money for the state's three largest private utilities to pay wildfire victims and local governments for wildfire-related damages. Ratepayers and shareholders pay into the fund. For ratepayers, the cost of wildfire liability is \$10 per month — roughly 4 to 6% of the average utility bill.

What is in the report?

Cal Cities is supportive of some of the options included in the report, some of which are already percolating through the Legislature in various bills. Cal Cities believes the priority must remain on the need to reduce wildfire risk before catastrophes occur.

Such strategies could include streamlining vegetation management projects in high fire areas, formalizing [Zone Zero regulations](#), and increasing the understanding of how urban conflagrations spread. Cal Cities also supports greater transparency regarding insurance coverage and ensuring insurance companies account for wildfire mitigation efforts to provide more affordable coverage.

However, the report also recommends eliminating the state's strict liability framework, coined inverse condemnation. Courts have long ruled that electric utilities provide a public good by serving electricity to a vast majority of the state and, as a result, have the power of eminent domain — to take private property. But property owners can also take legal action when said infrastructure damages private property.

This strict requirement holds electric utilities accountable and helps prevent catastrophic wildfires. Reducing or spreading that liability would expose cities to liability, hitting [already tight budgets](#).

The report notes that eliminating inverse condemnation could lower electric utilities' cost risks and thus overall lower electricity bills. But ultimately, any such change would simply shift the cost to ratepayers via their insurance bills, to local governments, and the state, all trickling back down to taxpayers.

Policymakers could try other efforts to lessen liability, such as restructuring risk standards or capping the amount owed to victims on an individual or on a per-event aggregate basis. However, this could be severely detrimental and inequitable, as both fire victims and local governments would not be fully compensated for damages.

What will happen next?

Cal Cities is preparing for the possibility of a late session legislative play. Cal Cities, along with the California State Association of Counties and Rural County Representatives of California, last year [submitted a joint letter](#) outlining their opposition to changes to the state's wildfire liability framework in response to the earthquake authority seeking input for the report.

Cal Cities will continue to advance its [AB 2517 \(Calderon\)](#), which would increase the frequency of fire hazard data every five years through a public and transparent process. This would help cities and communities understand what environmental conditions fuel wildfires and the mitigations that are subsequently required in high fire areas through building code changes, home hardening, and vegetation removal. The Senate and the Assembly will host informational hearings on May 11 and May 12 on the report, as the Legislature begins to tackle these issues in earnest. Cities should stay alert for updates from Cal Cities.



A fix for an unfavorable housing element ruling failed. What's next for the over 100 impacted cities?

May 6, 2026

By Brady Guertin, legislative advocate (housing)

Last week, the Assembly Local Government Committee failed to advance a legislative fix to a court decision that endangers state-approved housing elements for the 6th Regional Housing Needs Allocation (RHNA) Cycle. This decision exposes over 100 cities that relied on overlays to meet state housing obligations to heightened legal risk.

Zoning overlays allow cities to modify existing zoning to allow for or require certain types of residential development without modifying the standards of the underlying district. These are often combined with incentives and are particularly useful for cities with little or no vacant land for housing.

What would the bill have done?

Asm. Al Muratsuchi introduced [AB 2741](#) in response to *New Commune DTLA LLC v City of Redondo Beach*, which took the unusual step of overturning a housing element certified by the Department of Housing and Community Development (HCD). The court ruled that Redondo Beach's housing element had to be revised because it relied on zoning overlays for potential affordable housing sites, although the practice was consistent with HCD's [Housing Element Sites Inventory Guidebook](#). AB 2741 would have given cities acting in good faith under a year to respond to court rulings invalidating their HCD-certified housing element before the builder's remedy, loss of affordable housing dollars, and monthly fines take effect. The Assembly Housing Committee added amendments that would have allowed cities to use zoning overlays in specific circumstances for the current RHNA cycle if they followed HCD's guidance. The intent was to minimize litigation risk for compliant cities and create space for stakeholders to potentially reach an agreement on the use of zoning overlays in the future.

Cal Cities had a [support if amended](#) position on the measure. Cal Cities argued that cities need a grace period if they followed HCD's guidance and that zoning overlays give cities with little vacant land the flexibility they need to meet state housing mandates.

Who voted no? And what does this mean for my city?

The measure faced heavy opposition from developers — both affordable and market-rate — and business organizations. Those same organizations supported [AB 1886 \(Alvarez, 2024\)](#), which requires HCD or a court to certify housing elements.

Obtaining HCD's approval requires local agencies to comply with the department's regulations, recommendations, or feedback.

Despite the opposition, it seemed like AB 2741 would pass through committee, as stakeholders were actively discussing policy disagreements and trying to find an early compromise. Lawmakers in the first house often provide courtesy votes on legislation, ensuring that conversations can continue and proposals are ready for full consideration in the second house.

The bill passed out of the Assembly Housing Committee on a 9-0 vote, with an agreement to continue discussions. Despite the agreement, the measure failed a week later in the Assembly Local Government Committee on a 3-0 vote. Asm. Natasha Johnson, James Ramos, Rhodesia Ransom, Blanca Rubio, Tri Ta, Chris Ward, and Lori Wilson abstained from voting, effectively killing the bill for the rest of the year.

As a result, cities that relied on HCD-approved zoning overlays during the current RHNA cycle may now face increased litigation risk. If a court invalidates their housing element, they could be subject to the builder's remedy, fines, or other accountability measures. Cities that rely on zoning overlays to meet state housing requirements may be prohibited from using them in the next RHNA cycle.

Cal Cities believes continued stakeholder engagement is essential and that future legislation is necessary to ensure cities are not set up to fail in the 7th RHNA cycle. As the Legislature continues to expand HCD's authority over housing element review and enforcement and prioritize accountability, it is critical that cities can rely on HCD's guidance and have adequate time to respond to court rulings without fear of penalties.

Cities concerned about their legal exposure should consult with their city attorney about next steps.



New draft Zone Zero regulations released

May 6, 2026

The board committed to releasing the final regulations in mid-July

By Jolena Voorhis, legislative advocate (public safety)

In late April, a Board of Forestry subcommittee held a public hearing on the latest [draft Zone Zero regulation](#) — landscaping rules for the first five feet around a home or structure in fire-prone areas. The revised proposal includes significant changes, including allowing a phased-in approach for existing buildings. Specifically, it gives property owners three years to create a 1-foot safety zone around their homes and five years to create a zone around larger structures, such as gates, fences, and sheds. The safety zone is a buffer around a structure with more stringent requirements than the rest of Zone Zero, such as the removal of all vegetation.

Other key changes include allowing well-maintained trees, vegetation, and plants in the area outside the safety zone. Property owners would need to trim trees to help prevent fires from climbing from the tree and into the structure.

The proposal also allows fire agencies within Local Responsibility Areas to adopt different rules within five years that “provide substantially similar practical effects to the regulations” for the five-year phase.

Homeowners, fire chiefs, and other stakeholders provided approximately four hours of public comments, with many raising familiar concerns over whether or not the revised rules went far enough. Others voiced concerns about the new changes. Fire chiefs and some stakeholders called for more robust rules, noting that the change to the Local Responsibility Areas puts the onus on local agencies, not the state, for additional changes or variations to the timeframe, as well as potential inspection and enforcement.

The Board of Forestry announced a preliminary timeline for adopting the regulations, with the goal of adopting them by mid-July. The board has been reviewing the regulations for over a year, as requested by Gov. Gavin Newsom. However, the board paused the rulemaking process in December to conduct more research and address concerns raised over native trees and vegetation.

If your city has concerns with the new draft of these regulations, please send your comments to the Board of Forestry, PublicComments@bof.ca.gov.



Bill Talk: The ones to act on in appropriations

May 6, 2026

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

By Cal Cities Staff

For the next two weeks, we're focusing on the biggest bills likely headed to the state's fiscal chopping block, [the suspense file](#). This week, we're highlighting six bills sponsored by Cal Cities, which cover everything from state homelessness funding to fire hazard maps, along with a few other top Cal Cities priorities.

Assembly Appropriations met on May 6; Senate Appropriations met on May 4 and will meet again May 11. Any measures with an estimated cost of at least \$50,000 will go on the committees' suspense files for further ([lightning fast](#)) consideration. Those bills must pass off suspense by May 15 to advance.

Cities should call [Assembly Appropriations](#) and [Senate Appropriations](#) and urge them to [support or oppose the measures](#) below. Lawmakers generally approve bills that advance to the floor for a vote. City support will be critical to getting these measures to the next house.

Speaking of money: The High-Speed Rail Authority will likely shift its [state-run Tax Increment Financing district gambit](#) into the budget process. As detailed below, this should raise alarm bells for all cities due to the precedent it would create.

One small housekeeping note: The Monday version of next week's Bill Talk will go out later than usual. We'll also run a special edition of Bill Talk on Monday, recapping all the winners and losers of the year's first suspense file.

-Brian Hendershot, Cal Cities Advocate managing editor

[Assembly Appropriations Committee](#)

Revived housing element and bond bills up for consideration

Two familiar housing bills are up in Assembly Appropriations. Sponsored by Cal Cities, [AB 2296 \(Papan\)](#) would give cities an extra six months to begin the housing element review process and provide greater certainty and reduce ambiguity in the housing element review process. Gov. Gavin Newsom vetoed a similar measure last year — also by Asm. Diane Papan — that passed through the Legislature with zero no votes.

[AB 736 \(Wicks\)](#) would place a \$10 billion housing bond on the June primary election ballot that would fund various affordable housing programs. There is an identical companion bill, [SB 417 \(Cabaldon\)](#), in the Senate Appropriations Committee.

Previous attempts to pass the bond have failed. Cal Cities supports both AB 736 and SB 417.

- Brady Guertin, legislative advocate

Sponsored HHAP bill increases access for smaller cities

[AB 1708 \(Solache\)](#) would increase access to Homeless Housing, Assistance and Prevention (HHAP) funding for cities with populations under 300,000. A [new survey](#) from Cal Cities found that eight in 10 cities have not received money from

the program, the largest source of state homelessness funding for local governments. The bill passed out of its last committee hearing with unanimous support.

- *Caroline Grinder, legislative advocate*

Bill imposes unworkable translation requirements for land use projects

[AB 2170 \(Boerner\)](#) would require local agencies to translate notices for [CEQA](#) projects into any language spoken by 5% or more of the population and require public CEQA hearings to include oral translations for any language, among other requirements. Under the bill, a misinterpretation by the public would invalidate a public agency's decision.

Cal Cities opposes the measure. Unfortunately, CEQA is often used for non-environmental purposes to extract concessions from project applicants or to stop a project altogether. The bill would likely increase CEQA costs, complexity, and litigation risks, thus making it easier to challenge and undermine projects.

- *Melissa Sparks-Kranz, legislative advocate*

Sponsored disaster bills in appropriations

Assembly Appropriations will hear two environmental bills sponsored by Cal Cities. [AB 1866 \(Rogers\)](#) would ensure that the state considers local agencies that do not qualify for federal disaster aid when allocating disaster assistance after a state-declared emergency. [AB 2517 \(Calderon\)](#) would improve the state's Fire Hazard Severity Zone designation process so that local agencies receive consistent and timely updates to their fire hazard maps and can plan for wildfires accordingly.

- *Melissa Sparks-Kranz, legislative advocate*

Co-sponsored bill cracks down on metal theft

Cities around the state have experienced organized metal theft targeting streetlights, potholes, and broadband. Thieves often target these public assets due to the high value of precious metals, leaving behind significant damage that endangers public safety and imposes burdensome repair costs. [AB 1941 \(Gonzalez, M\)](#) would increase the penalty for organized metal theft to either a misdemeanor or a felony.

- *Serena Scott, legislative affairs analyst*

E-bike registration bill is promising but needs changes

Dangerous e-bike behavior has become a top priority for lawmakers this year. Several of those measures are in appropriations, including [AB 1942 \(Bauer-Kahan\)](#). The bill would require owners to register Class 2 and 3 e-bikes with the Department of Motor Vehicles and affix a license plate to the rear of those bicycles. Cal Cities supports the measure if amended: Cal Cities is urging lawmakers to apply the rules to all three classes of e-bikes, establish a cap on registration fees, and add visual markers for each e-bike class to license plates.

- *Damon Conklin, legislative advocate*

Reimbursement bill provides sensible fiscal relief and flexibility

Cities are no doubt familiar with "reimbursable state mandates" — state initiatives that local governments are forced to carry without an appropriation from the state. [AB 2640 \(Hadwick\)](#) would authorize the state controller to allow a city to offset any reduced reimbursement from other unpaid reimbursement claims, preventing the state from clawing back funds while still owing debts to that same city. Cal Cities supports the measure.

- *Ben Triffo, legislative advocate*

Bill would cap EV charging station permit fees

[AB 1820 \(Schiavo\)](#) would cap what a city may recover in costs when permitting residential and commercial electric vehicle charging station projects. Cal Cities opposes the measure, arguing that there is no evidence that local permitting fees

are a primary barrier to new charging stations. Rather, the real bottlenecks are private investments, grid capacity, and infrastructure readiness.

- *Damon Conklin, legislative advocate*

Priority workplace policy bills

Two notable workplace policy bills are up for consideration. [AB 1564 \(Ahrens\)](#) would restrict an employer's ability to conduct internal investigations to the detriment of employees' and the public's safety and well-being, adding new costs and liability for public employers. Cal Cities opposes the measure. Lawmakers have tried six times to pass a similar measure, one of which then-Gov. Jerry Brown vetoed.

[AB 1961 \(Ahrens\)](#) would give employers new tools to address threats of workplace violence through existing mechanisms and by closing a gap in current law. The measure does not require public agencies to implement a new program or higher level of service. Cal Cities supports the measure, in part because local agencies have seen a rise in hostility and threats from the public in recent years.

- *Johnnie Piña, legislative advocate*

[Senate Appropriations Committee](#)

Problematic homelessness bill advances

A bill that specifically targets cities without direct access to state homelessness funding advanced to appropriations with near-unanimous approval. [SB 866 \(Blakespear\)](#) would require all but 14 cities in the state to add extensive and burdensome homelessness reporting requirements to their housing elements. Cal Cities opposes the measure.

- *Caroline Grinder, legislative advocate*

License plate bill would snarl criminal investigations

[SB 1013 \(Cervantes\)](#) would prohibit local agencies from sharing information obtained through automatic license plate readers with any federal law enforcement agency under certain conditions. Public agencies could only keep data for 30 days if the infraction is not on a HOT list, a list of major incidents like AMBER alerts and kidnappings.

These rigid requirements could result in permanent loss of vital information before an investigation even begins. Cal Cities is opposed to the measure unless it's amended to address this issue.

- *Jolena Voorhis, legislative advocate*

Bill would create new requirements for e-bike sales

Lawmakers in the Senate will hear [SB 1167 \(Blakespear\)](#), a bill that would reclassify higher speed e-bikes as mopeds and impose retail and manufacturing requirements when advertising e-bikes. Cal Cities supports the measure: Devices that exceed statutory e-bike definitions are often marketed and used as e-bikes, creating confusion for consumers, complicating enforcement, and introducing safety risks for cyclists and pedestrians.

- *Damon Conklin, legislative advocate*

Disclosure bill would raise pension costs

Cal Cities and a coalition of local government groups are opposing [SB 1319 \(Durazo\)](#). The bill would significantly expand the information subject to disclosure under the California Public Records Act related to public pension funds' investments in alternative investment vehicles, such as private equity. This would substantially limit investment options for some retirement systems and raise the annual contribution costs for all public agencies and their employees.

- *Johnnie Piña, legislative advocate*

Whippet bill builds on local models

Legislators are considering a bill based on ordinances adopted by over 20 California cities that prevent smoke shops from selling nitrous oxide, which has become a popular party drug. [SB 936 \(Blakespear\)](#) would prohibit the sale and distribution of

a nitrous oxide container that can hold more than 8 grams of nitrous oxide and any device that allows nitrous oxide to be inhaled for recreational purposes. The bill would also prohibit the sale of food flavored and scented nitrous oxide. Cal Cities supports the measure.

- *Serena Scott, legislative affairs analyst*

High-speed rail tax proposal likely to shift to budget process

At a recent Senate Transportation hearing, the High-Speed Rail Authority signaled it is advancing authorization to create [state-controlled Tax Increment Financing districts](#). Shortly after, the authority announced its plans to align a proposed business plan with the state budget. Together, these actions indicate the agency is likely avoiding a transparent policy committee hearing for a more discrete budget process.

As detailed in [a coalition letter](#), the proposal raises significant concerns for *all* cities. It would allow a state entity with no constitutional taxing authority to capture local property and potentially sales tax growth. This would undermine voter-approved protections, expose cities to legal risk, and divert local revenues away from essential services while further encroaching on local land use authority.

Cal Cities will continue to monitor and respond. Keep watching for ways cities can engage and make their voices heard.

- *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](#).