

City of Garden Grove
WEEKLY CITY MANAGER'S MEMO
October 16, 2025

TO: Honorable Mayor and City
Council Members

FROM: Matt West
Assistant City Manager

I. DEPARTMENT ITEMS

A. COMMUNITY DEVELOPMENT

A memo is attached to highlight the 3rd Quarter Community Development Department (CDD) development project update list.

B. COMMUNITY SERVICES

A memo is attached to inform about upcoming fall events hosted by the Human Services Division, which includes the H. Louis Lake Senior Center, Magnolia Park Family Resource Center and the Buena Clinton Youth and Family Center.

• **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:	Niki Wetzel
Dept:	City Manager	Dept:	Community Development Department
Subject:	DEVELOPMENT PROJECT UPDATE LIST	Date:	October 15, 2025

OBJECTIVE

To highlight the 3rd Quarter Community Development Department (CDD) Development Project Update List as attached.

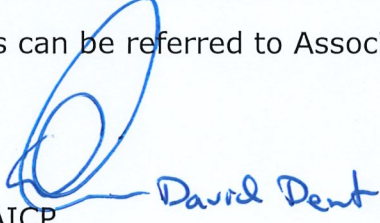
BACKGROUND

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 October 15, 2025.

SUMMARY

The Development Project Update List details current and pending projects for the period October 2023 through September 2025 by case number, site address, project description, applicant information, and case planner. The comprehensive list can accessed at: <https://ggcity.org/planning/development-projects-update-list>.

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


Niki Wetzel, AICP
Community Development Director


By: Huong Ly, AICP
Associate Planner

Attachment 1: Comprehensive Development Project Update List

DEVELOPMENT PROJECTS UPDATE LIST

COMMUNITY DEVELOPMENT DEPARTMENT

This report is current from October 2023 through September 2025

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

IN PROCESS IN PLANNING DIVISION

CASE #	PROJECT ADDRESSES	PROJECT DESCRIPTION	APPLICANT	PLANNER	DISTRICTS	HEARING BODY
CUP-162-2025 IOU-007-2025	12491 Valley View St	Interpretation of Use approval to determine the compatibility between Indoor Playground Facilities, and the C-1 (Neighborhood Commercial) zoning district, and to allow an Indoor Playground Facility subject to a Conditional Use Permit. Also, a request for Conditional Use Permit approval to allow an Indoor Playground Facility to operate within an existing inline multi-tenant shopping center. The applicant proposes to divide an existing 22,990 square foot retail tenant space into two (2) separate tenant spaces. Tenant space one (1) will be approximately 10,132 square feet in size, and will be improved with an Indoor Playground Facility consisting of three (3) exercise areas, a dining area, and retail space. Tenant Space two (2) will be improved for future retail space. In addition, the applicant is requesting facade improvements to the existing building to accommodate the proposed use.	Moonkyu Lim 3135 Evelyn Street La Crescenta CA 91214	Z. H.	1	P.C.
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	P.C.
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	Z.A.
CUP-284-2025	11911 Euclid St	A request to allow an existing convenience store to operate with a new State Alcoholic Beverage Control (ABC) Type "21" (Off-sale, General) License. Also, a request to revoke Conditional Use Permit No. CUP-179-93, which previously allowed the operation of a convenient store with a State Alcoholic Beverage Control (ABC) Type "20" (Off-Sale, Beer & Wine) License. In conjunction with the request, the Zoning Administrator will also consider a determination that the project is categorically exempt from the California Environmental Quality Act (CEQA).	Bahadar Lakha 11911 Euclid Street Garden Grove CA 92840	A. A.	2	Z.A.
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.	Virginia Fuller and Charlotte Fuller 9622 Stanford Ave Garden Grove, CA 92841	C. F.	3	D.R.

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	P.C.
A-043-2025 CUP-277-2025 CUP-278-2025	12761 Euclid St	A request to amend the CC-OS (Civic Center Open Space) zone to allow "Church and Other Religious Centers" as a conditionally permitted use, and "Educational Institutions" as a use incidental to "Church and Other Religious Centers." Also, a Conditional Use Permit to allow for the operation of a new private university, and a separate Conditional Use Permit for the continued operation of the existing church within the existing Garden Grove First Baptist Church campus. 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).	Dr. Kang Won Lee 12761 Euclid Street Garden Grove CA 92840	P. K.	4	C.C.
CUP-023-2014 (REV 2025)	12741 Main St	A request to modify Conditional Use Permit No. CUP-023-2014 to operate a third preschool at Garden Grove United Methodist Church. The site currently operates with two preschools - Head Start and the Sunflower Preschool. In conjunction with this request, the Zoning Administrator will also consider a determination that the project is categorically exempt from the California Environmental Quality Act (CEQA).	Andy Ly 9832 Newcastle Avenue Westminster CA 92683	H. L.	4	Z.A.
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	D.R.
CUP-285-2025	12761 Harbor Blvd #I 1	A request to allow an existing restaurant, Oniku Shabu Shabu & BBQ, to operate with a new original ABC Type "41" (On-Sale Beer and Wine) License at a property located at 12761 Harbor Blvd, #I-1.	Oniku Brothers OC, LLC 12761 Harbor Blvd #I-1 Garden Grove CA 92840	Z. H.	5	Z.A.
CUP-281-2025 A-044-2025	13018 Harbor Blvd	A request that the Planning Commission recommend City Council approval of a text Amendment of the Harbor Corridor Specific Plan to add "Banquet Facility" as a permitted use, subject to a Conditional Use Permit (CUP). Also, a CUP to operate a new banquet facility, QD Venue 2. In conjunction with the request, the Planning Commission will recommend to the City Council to 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	C.C.
A-045-2025	Citywide	A City-initiated zoning text amendment to Title 9 of the Garden Grove Municipal Code to add definitions, special operating conditions, and parking standards to allow Substance Abuse Treatment Centers as a conditionally permitted use for properties zoned M-1 (Limited Industrial). In conjunction with the request, the Planning Commission will also consider a recommendation that the City Council determine that the proposed Amendment is exempt from the California Environmental Quality Act (CEQA).	City of Garden Grove 11222 Acacia Parkway GARDEN GROVE CA 92840	M. M.	Citywide	C.C.

ENTITLEMENT GRANTED

CASE #	PROJECT ADDRESSES	PROJECT DESCRIPTION	APPLICANT	PLANNER	DISTRICTS
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DR-083-2025	12530 Valley View St	Director's Review approval to allow a minor land use deviation to permit an "athletic and health club, gym" for a period of eighteen (18) months in a 1,000 square foot tenant space within a inline retail shopping center located at 12530 Valley View Street, while a Land Use Code text amendment to expressly allow "athletic and health club, gym" establishments of 1,500 square feet and smaller by right within the C-2 (Community Commercial) zone is processed. The subject property is located within the Planned Unit Development No. PUD-102-76 which has a base zoning district of C-2. "Athletic and health club, gym" uses, regardless of size, require approval of a Conditional Use Permit to operate in the C-2 zoning district. "Athletic and health club, gym" uses of 1,500 square feet and smaller are permitted by right within the Mixed Use zoning Districts. City initiated Land Use text amendment will be effective in 2026.	Ana De Las Alas 12530 Valley View Street Garden Grove CA 92846	Z. H.	1
SP-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-262-2024 (MM1)	5939 Chapman Ave	A request for Minor Modification No. 1 to Conditional Use Permit No. CUP-262-2024 to modify the approved plans and Conditions of Approval to allow an outdoor waiting area, with no dining or alcohol service, for a new restaurant that will operate within an existing restaurant pad building.	BWTC, LLC 2872 Tigertail Dr Los Alamitos CA 90720	C. C.	1
DR-081-2025	5939 Chapman Ave	A request for Director's Review approval to allow a minor deviation from the landscaping requirements of the Municipal Code to facilitate the addition of an outdoor waiting area for a new restaurant that will operate within an existing restaurant pad building.	BWTC, LLC 2872 Tigertail Dr Los Alamitos CA 90720	C. C.	1
SP-130-2023	12242 Western Ave	A request for Site Plan approval to add 2,510 square feet of building area, and 580 square feet for an equipment yard enclosure, to an existing industrial building currently used by GKN Aerospace Transparency Systems, a military and commercial aircraft transparency systems company, to accommodate additional equipment and a clean room.	Carl Willard 11980 Woodside Ave Suite 1 Lakeside CA 92040	M. M.	1
SP-158-2025	7441 Lincoln Way	A request for Site Plan approval to construct a new 50,300 square foot shell industrial building along with other associated site improvements following the demolition of the existing 22,108 square foot building on the property located at 7441 Lincoln Way	JYJ Logistics LLC 4 Park Plaza Suite 830 Irvine CA 92614	H. L.	1
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

LLA-034-2024	9271 Catherine Ave, 12261 Loreleen 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 Loreleen 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-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-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
DR-073-2024	10651 McKeen St	A request for Director's Review approval to construct a new duplex, consisting of two (2) two-story dwelling units, on a 5,946 square-foot lot located at 10651 McKeen Street. Unit #1 will total 1,799 square feet with four (4) bedrooms and three (3) bathrooms, and Unit #2 is 1,349 square feet with two (2) bedrooms and three (3) bathrooms. Each unit will have a front porch, an attached two-car garage, and each a separate driveway with open guest parking spaces.	Vi Vu 15662 Jefferson Street Midway City CA 92655	P. K.	4
SP-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

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
CUP-254-2023	13062 Chapman Ave	A request for Conditional Use Permit approval to operate an existing 2,100 square foot restaurant, Doheny's Tavern Grill and Sports Bar, with a new State Alcoholic Beverage Control Type "47" (On-Sale, General, Eating Place) License. Upon approval and exercising of the subject request, the Conditional Use Permit previously governing the tenant space, CUP-587-02, shall be revoked and become null and void.	Madidon Enterprises LLC 4542 Minuet Dr Huntington Beach CA 92649	M. M.	6
SP-144-2024 CUP-267-2024 IOU-006-2024 PM-2023-156	11432 Stanford Ave, 11462 Stanford Ave	A request to develop a six-story mixed-use development on a 0.94 acre lot consisting of an 80-unit senior apartment complex and an 82-bed Residential Care Facility for the Elderly (RCFE). The specific land use entitlement approvals requested include the following: (i) An Interpretation of Use to determine the compatibility between an RCFE use and the CC-3 (Civic Center Core) zone classification, and to allow the RCFE use subject to approval of a Conditional Use Permit; (ii) A Tentative Parcel Map to consolidate three existing parcels and to create a one-lot subdivision for condominium purposes to divide the RCFE and apartment building; (iii) A Site Plan to allow construction of the six-story mixed-use development consisting of an 80-unit senior apartment building over a parking structure with one subterranean and one above-ground levels, and 82-bed RCFE attached to the parking structure/apartment building, along with associated site improvements; and (iv) A Conditional Use Permit to allow and regulate the operation of the proposed RCFE on the subject site. The proposal includes four (4) affordable housing units for "very-low income" households. Inclusion of the four (4) "very-low-income" units qualifies the project for a density bonus, concessions, waivers, and reduced parking pursuant to the state density bonus law. In conjunction with the requests, the Planning Commission will consider a determination that the project is categorically exempt from the California Environmental Quality Act (CEQA).	William Jager 872 Wendt Ter Laguna Beach CA 92651	H. L.	5
DR-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
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
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

IN BUILDING DIVISION PLAN CHECK

CASE #	PROJECT ADDRESSES	PROJECT DESCRIPTION	APPLICANT	PLANNER	DISTRICTS
DR-079-2025	13082 Coast St	"A request for Director's Review approval to allow a new duplex, consisting of two, attached single-family dwelling units, on a 12,573 square-foot lot located at 13082 Coast Street. The property is currently developed with a single-family dwelling unit approximately 1,006 square feet in size and a 253 square foot attached carport, which will be demolished as part of the request. The existing single-family dwelling unit is proposed to be renovated and expanded by 47 square feet. The unit size for the proposed second dwelling unit will be 995 square feet and will consist of two bedrooms, two bathrooms, a kitchen, and a living room. The applicant is also proposing to construct two, attached two-car garages, as well as provide three (3) uncovered guest parking spaces."	Eliad Dorfman 611 S. Catalina Suite 310 Los Angeles CA 90005	A. A.	1
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
SP-152-2025	10852 Lampson Ave	A request for site plan approval to construct seven (7) multiple-family rental units and associated site improvements on an approximately 0.29-acre lot. The proposal includes one (1) affordable housing unit for "very low-income" households. The inclusion of one (1) "very low-income" unit qualifies the project for a density bonus, concessions, waivers, and reduced parking, pursuant to the state density bonus law. In conjunction with the requests, the Planning Commission will consider a determination that the project is categorically exempt from the California Environmental Quality Act (CEQA).	Toby Nguyen 16651 Gothard Street Suite A-1 Huntington Beach CA 92647	H. L.	4

SP-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-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-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-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.	Leishan Cubit 4845 Main Street Yorba Linda CA 92886	H. L.	1
CUP-275-2025	11074 -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-129-2023	9691 Bixby Ave	The applicant is requesting Site Plan approval to construct a three-story, 27-unit residential apartment complex and associated site improvements on a 0.83-acre lot. The proposal includes three (3) affordable housing units for "very-low income" households. Inclusion of the three (3) very low-income units qualifies the project for a density bonus, concessions, waivers, and reduced parking pursuant to the State Density Bonus Law, and the project has been designed to incorporate certain concessions and waivers of development standards pursuant to the State Density Bonus Law. All existing on-site improvements will be demolished to accommodate the proposed development.	The Jager Co., 872 Wendt Terrace Laguna Beach CA 92651	H. L.	3
SP-070-2019 (REINSTATEMENT) V-023-2019 (REINSTATEMENT)	9191 Westminster Ave	A request to reinstate the approval of Site Plan No. SP-070-2019 to construct a 7,140 square foot third floor addition to an existing two-story 29,000 square foot medical office building, and to reinstate the approval of Variance No. V-023-2019 to deviate from the maximum stories and height permitted in the O-P (Office Professional) zone to facilitate the construction of the new third floor addition.	Dr. Michael Dao 9191 Westminster Ave Garden Grove CA 92844	C. C.	3
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-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
CUP-242-08 (MM1)	12672 Brookhurst St, 12682 Brookhurst St	A request to modify the approved plans for an existing childcare facility operating under Conditional Use Permit No. CUP-242-08.	Steven Ji 1440 N Harbor Blvd 900 Fullerton CA 92835	M. M.	4
DR-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-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
Site Plan No. SP 081-2020 (TE2) Tentative Tract Map No. TT- 18181 (TE2)	11712 Lampson Ave	A request to approve a one-year time extension for the approved entitlements under Site Plan No. SP-081-2020 and Tentative Tract Map No. 18181 to subdivide an existing 47,284 square foot lot, improved with a single-family home, into four (4) residential lots that will be served by a private street designed as a cul de-sac (Lot 5). Each lot was approved with a lot size of 10,031 square feet (Lot 1), 8,312 square feet (Lot 2), 10,520 square feet (Lot 3), and 7,783 square feet (Lot 4). The existing single-family home will be reconfigured to fit within the developable lot area of Lot 1, and Lots 2, 3 and 4 will each be developed with a new two-story, single-family home. Also, a minor land deviation was approved to allow the front yard fence for Lot 1, located along Lampson Avenue, to be constructed at a height of 6 feet.	Nhan Vuong 11712 Lampson Avenue Garden Grove CA 92840	M. P.	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-119-2022 TT-19129	8722 - 8734 Garden Grove Boulevard	The applicant is requesting Site Plan approval to construct a three-story, townhome residential project consisting of twenty (20) units, which includes one (1) affordable housing unit for "very low-income" households on a 36,945 square-foot (0.85 acres) site currently improved with a vacant auto dealership. Pursuant to the State Density Bonus law, the applicant is requesting one (1) concession and one (1) waiver from the GGMU 2 (Garden Grove Mixed Use 2) zone development standards: (1) a concession to 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; and (2) a waiver to deviate from the requirement of a boulevard garden plaza for properties in the GGMU zones for properties abutting the Garden Grove Boulevard right-of-way. In accordance with the State Subdivision Map Act, the applicant is also requesting approval of a Tentative Tract Map to subdivide the existing property into two (2) lots for the purpose of selling each townhome unit as a condominium.	NRI Portfolios, LLC. 12962 Main Street Garden Grove CA 92840	M. M.	1
SP-117-2022	12771 Lorna Street	The applicant is requesting Site Plan approval to construct six (6) three-story, multi family residential units with two-car garages on a 16,329 square-foot (0.37 acres) lot currently improved with a two-story, single-family dwelling, a detached second unit, and a detached garage. The applicant also requested approval of a minor land deviation to exceed the required number of bathrooms and allow an additional half-bath on Units 1, 3, 4, and 6.	ZBT Group 401 Marion Blvd Fullerton CA 92835	M. M.	1
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

TTM-17455 SP-043-2017 CUP-111-2017 CUP-112-2017 CUP-113-2017 CUP-114-2017 CUP-115-2017 DA-008-2017 PUD-128-12 Rev 2017	12222 HARBOR BLVD	Site Plan to adopt the propose site design for a proposed hotel resort that includes three (3) hotels with a total of 769 hotel rooms, 36,885 square feet of restaurant/retail/entertainment/24,014 square feet of hotel restaurant, 39,867 square feet of conference/meeting banquet space, and up to 1,297 parking spaces within a parking structure with one-level of subterranean parking. Tentative Parcel Map. No. 17455 to create a six-lot subdivision that will: 1) consolidate eleven (11) parcels into two lots that will include a 160,851 square foot parcel (Parcel 1) and 35,391 square foot parcel (Parcel 2) and 2) to adjacent the rear property line of four (4) parcels located on Choisser Street (Parcel 3-6) to maintain a minimum lot size of 7,200 square feet. Parcel 1 and 2 will be used to accommodate the proposed hotel development and ancillary uses, and Parcels 3-6 will continue to be improved with the existing single-family homes. Also, Conditional Use Permit (CUP) approval to allow the two (2) hotels and three (3) independent restaurants to operate with alcoholic beverage control licenses and entertainment.	Investel Garden Resorts, LLC 11999 Harbor Blvd #1711 Garden Grove CA 92840	M. P.	5
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UNDER CONSTRUCTION

CASE #	PROJECT ADDRESSES	PROJECT DESCRIPTION	APPLICANT	PLANNER	DISTRICTS
GPA-001-2025 A-041-2025 CUP-119-1960 (REV.2025) SP-150-2025 PM-2024-124 TT-19336 V-045-2025	5802 Santa Catalina Ave	A request 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. As part of the project, the Planning Commission will consider a recommendation that the city council approve the following: (i) General Plan Amendment to amend 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 (MDR) to facilitate the development of the residential project; (ii) Zoning Amendment to rezone a 1.73-acre portion of the project site from R-1 (Single-Family Residential) to R-3 (Multiple-Family Residential) to facilitate the development of the residential project on the 1.73 acre portion of the project site; (iii) Tentative Parcel Map approval 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; (iv) Tentative Tract Map approval 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 setback for second-story building areas; (vi) Site Plan approval to construct the 26 two-story townhomes along with associated site improvements; (vii) Conditional Use Permit (CUP) approval to modify the existing religious facility cup to allow the development of the residential project. The Planning Commission will also consider a recommendation that the city council adopt a Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program for the project.	Neal Pafford 5802 Santa Catalina Avenue Garden Grove CA 92845	H. L.	1
SP-122-2023 (MM1)	7390 Lincoln Way, 7440 Lincoln Way, 11311 Western Ave	Minor Modification #1 to Site Plan No. SP-122-2023, to allow for a modification to the approved site plan, and to remove Condition #38 for a new industrial building, located at 7390 Lincoln Way and 7440 Lincoln Way. The revised site plan specifically will reduce the number of parking spaces provided onsite, and expand the delivery truck maneuvering area.	Scannell Properties #680, LLC c/o Jay Tanjuan 24411 Ridge Route Drive Suite 120 Laguna Hills CA 92653	P. K.	1
SP-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 Pfleging) 8801 River Crossing Boulevard Suite 300 Indianapolis IN 46240	P. K.	1
SP-141-2024 LLA-031-2024 CUP-493-00 (REV. 2024)	8811 Orangewood Ave, 8791 Orangewood Ave	A request to expand an existing religious facility by incorporating an approximately 0.42-acre adjoining parcel into the development's site area, and constructing a new ancillary building. The Planning Commission will consider approval of (ii) a Site Plan to construct a new 4,285 square foot two-story ancillary building to serve the existing religious facility site, along with associated site improvements; (ii) a Lot Line Adjustment to remove an existing lot line for the purposes of consolidating two (2) adjoining lots into one (1) lot to accommodate the religious facility expansion; and (iii) a modification to Conditional Use Permit No. CUP-493-00 to allow the expansion of the religious use. Upon approval and exercise of the subject request, the Conditional Use Permit previously governing the subject religious facility, CUP-493-00, would be replaced by the modified Conditional Use Permit No. CUP-493-00 (REV. 2024).	Winston Liu 7852 Orangewood Avenue Stanton CA 90680	H. L.	2

SP-132-2023 CUP-251-2023	11236 Dale St	A request for Site Plan approval to demolish an assembly building and an ancillary building to construct an approximately 7,430 square foot, two-story, multi-purpose building on an existing church site, True Jesus Church. In conjunction with the building request, the applicant also requests Conditional Use Permit approval to allow the church to continue to operate at the subject site. Pursuant to Section 9.12.020.050.A, the applicant requests a waiver to deviate from the required 25-foot distance from a new building to a common property line with an "R" zoned property to allow the new building to be at 15 foot distance.	Elements Architecture (Darin Todd) 6B Liberty, #100 Aliso Viejo CA 92656	H. L.	2
SP-138-2024 TT-19314	12701 Buaro St	A request for Site Plan approval to construct thirty-five (35) three-story, for-sale residential condominium units and associated site improvements on an approximately 1.4-acre lot. The proposal includes two (2) affordable housing units for "very-low income" households. Inclusion of the two (2) very low-income units qualifies the project for a density bonus, concessions, waivers, and reduced parking pursuant to the State Density Bonus Law. Also, a Tentative Tract Map to create a one-lot subdivision for the purpose of selling each dwelling unit as a condominium. In conjunction with the requests, the Planning Commission will consider a determination that the project is categorically exempt from the California Environmental Quality Act (CEQA).	Ashton 3 (Matt Ashton) 20 Pamela Coto de Caza CA 92976	P. K.	5
SP-104-2021 (MM1)	7441 Chapman Ave	Minor Modification 1 to Site Plan No. SP-104-2021 to modify the approved plans to eliminate the 26,449 square-foot basement level of the proposed self-storage building.	Garden Grove Self Storage Partners LLC 8777 Gainey Center Drive #19 Scottsdale AZ 85258	P. K.	1
DR-074-2024	7580 Chapman Ave	A request for Director's Review approval to allow the installation of a new attached wireless telecommunication facility mounted to an existing utility tower, and installation of related ground-mounted equipment.	AT&T Mobility / Smartlink 1452 Edinger Avenue Tustin CA 92780	P. K.	1
CUP-259-2024 (TE1)	10912 Katella Ave	A request for a one-year time extension for the entitlements approved under Conditional Use Permit No. CUP-259-2024 to operate a new religious facility, including, church services, an accredited bible college, and a child day care within an existing 46,287 square-foot tenant space. A CEQA determination is not required as the project was previously exempted.	Freedomhouse OC Church 10912 Katella Avenue Garden Grove CA 92840	P. K.	2
CUP-259-2024	10912 Katella Ave	A request for Conditional Use Permit Approval to operate a new religious facility, including, church services, an accredited bible college, and a child day care within an existing 46,287 square-foot tenant space.	Freedomhouse OC (Josiah Silva) 464 W. Commonwealth Fullerton CA 92832	P. K.	2
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
DR-071-2023	11999 Harbor Blvd	Director Review request for the installation of a new building-mounted attached wireless telecommunications facility at the existing Hyatt Regency hotel, located at 11999 Harbor Boulevard.	Dish Wireless 7545 Irvine Center Blvd #250 Irvine CA 92618	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
A-040-2024 PUD-019-2024 SP-136-2024 V-042-2024 TT-19298	12828 Newhope St	A request that the Planning Commission recommend City Council approval of a zoning map amendment, residential Planned Unit Development, and related entitlements for a proposed 15-unit multiple-family residential project on an approximately 0.88-acre site. The specific land use entitlement approvals requested include the following: (i) zoning map amendment to re-zone the subject property from R-1 (Single-Family Residential) to residential Planned Unit Development (PUD-019-2024) zoning with an R-3 (Multiple-Family Residential) base zone; (ii) residential Planned Unit Development to facilitate the development of the project; (iii) Site Plan approval to construct fifteen (15) three-story detached homes along with associated site improvements; (iv) a Vesting Tentative Tract Map to create a one-lot subdivision for the purpose of selling each dwelling unit as a condominium; and (v) a Variance to deviate from the minimum property size to establish a residential Planned Unit Development. The Planning Commission will also consider a recommendation that the City Council adopt a Mitigated Negative Declaration and an associated Mitigation Monitoring and Reporting Program for the project.	Olson Urban Housing, LLC (ATTN: Brian Geis) 3010 Old Ranch Parkway Suite 100 Seal Beach CA 90740-2751	P. K.	5
CUP-250-2023	11301 Acacia Pkwy, 11261 Acacia Pkwy	The City of Garden Grove is requesting Conditional Use Permit Approval to (I) construct and operate a police headquarters of up to 104,000 square feet, (II) construct a new parking garage of up to 448 parking spaces, (III) demolish the existing police headquarters, (IV) and construct a new park all within the City's Civic Center Area.	City of Garden Grove 11222 Acacia Parkway GARDEN GROVE CA 92840	P. K.	5
PUD-123-09	12854 BROOKHURST WAY	Brookhurst Place Phase 2, Building 2 - A six-story, ninety-four (94) unit apartment building inclusive of a three-level parking garage, along with associated site improvements which include site parking spaces, common areas, and landscaping improvements.	Kam Sang Company 411 E Huntington Dr 305 Arcadia CA 91006	M. M.	3
SP-062-2019 LLA-020-2019	8218 GARDEN GROVE BOULEVARD	Request to construct a 46-unit apartment complex with a 21.7% affordable housing density bonus on two lots located in the R-3 zone. The lots will be consolidated, and will have a total lot area of 66,000 square feet	David Nguyen 9140 Trask Ave., Suite 202 Garden Grove, CA 92844	M.P.	1
SP-095-2021	10510 CHAPMAN AVE	Site Plan approval to reconstruct three (3) existing buildings to accommodate two (2) residential living quarters with a combined area of approximately 6,108 square feet, a 1,320 square foot commissary, and related site improvements on a 77,704 square foot lot, operated by a religious facility, Quan Am Temple. The Quan Am Temple operates under Conditional Use Permit No. CUP-262-09 that authorizes the operation of a religious facility with ancillary uses, including living quarters.	Vietnamese Buddhism Study Temple in America (Chua Quan Am Orange County) 10510 Chapman Ave GARDEN GROVE CA 92840	M.P.	4

GPA-001-2023 A-036-2023 SP-127-2023 TT-19273	13252 BROOKHURST ST 10052 CENTRAL AVE	The applicant requests to develop a thirty-unit residential townhome project, which includes three (3) affordable residential units for "moderate-income" households, on an approximately 1.22-acre site (the "Project"). As part of the project, the Planning Commission will consider a recommendation that the City Council approve the following: (i) General Plan Amendment approval to amend the General Plan Land Use Designations of the properties from Light Commercial (LC) and Low Medium Density Residential (LMD) to Medium Density Residential (MDR) to facilitate the development of the residential project; (ii) Zoning Amendment approval to rezone the properties from C-1 (Neighborhood Commercial) and R-2 (Limited Multiple Residential) to R-3 (Multiple-Family Residential) to facilitate the development of the residential project; (iii) Site Plan approval to construct thirty (30) three-story townhomes along with associated site improvements; and (iv) Tentative Tract Map approval to create a one-lot subdivision for the purpose of selling each townhome as a condominium. The inclusion of three (3) for-sale moderate-income units qualifies the project for a density bonus, reduced parking ratios, concessions and waivers pursuant to the State Density Bonus Law (SDBL). 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.	Melia Homes Inc. 8951 Research Dr. #100 Irvine CA 92618	H.L.	4
SP-053-2018	12891 MAIN ST	A request for a Site Plan to construct a new mixed-use building with a commercial tenant space of approximately 3,888 sq. ft. on the Main Street frontage and 9 residential units above. The project includes a density bonus of 35% under the State Density Bonus allowance and two concessions: one to reduce the minimum size of a private open space balcony; and a reduction in a minimum dimension of a passive recreation area.	Avi Marciano 24 Hammond, Suite C IRVINE CA 92618	P.K.	3

PROJECT FINALED / COMPLETED

CASE #	PROJECT ADDRESSES	PROJECT DESCRIPTION	APPLICANT	PLANNER	DISTRICTS
CUP-249-2023	8032 Garden Grove Blvd	A request for Conditional Use Permit approval to upgrade existing State ABC Type "20" (Off-Sale, Beer & Wine) License to new State ABC Type "21" (Off-Sale, General) license for an existing 2,813 square foot convenience store, ExtraMile, on a site currently improved with a Chevron gas service station, located at 8032 Garden Grove Blvd. Upon approval and exercising of the subject request, the Conditional Use Permit previously governing the tenant space, CUP-433-99, which allowed the convenience store, to operate with an ABC Type '20' (Off-Sale, Beer & Wine) , shall be revoked and become null and void. 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), Pursuant to section 15301-Existing Facilities- of the state CEQA guidelines.	G&M Oil Co., LLC 8032 Garden Grove Blvd. Garden Grove CA 92844	K. P.	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-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-252-2023	12500 Valley View St #A	A request for Conditional Use Permit approval to allow a new liquor store, Liquor Logic, to operate with an original State Alcoholic Beverage Control (ABC) Type "21" (Off-Sale, General) License.	Devon Thai 2154 Ridgeview Terrace Dr. Signal Hill CA 90755	H. L.	1
SP-133-2024 V-041-2024	12542 Chapman Ave	A request for Site Plan approval to construct a 2,000 square foot restaurant pad building with a drive-thru lane, along with associated site improvements. Also, a request for Variance approval to deviate from the minimum 180'-0" lot frontage and 50,000 square foot lot size requirements for the Harbor Corridor Specific Plan- Tourist Commercial "B" zone (HCSP-TCB). The existing 1,785 square foot building will be demolished to facilitate the proposed project.	Vandana Kelkar 38 Executive park #310 Irvine CA 92614	H. L.	5
LLA-030-2024	12181-12211 Tamerlane Drive	A request for improvements at 15 existing apartment building sites developed with 78 affordable dwelling units to satisfy TCAC requirements. The improvements include mobility and communications upgrades, the removal of ten (10) garage structures, replacement of six (6) stairways, replacement of guardrails and handrails at the remaining stairways, removal of laundry facilities at each building, conversion of a three-car garage to a communal laundry facility, a new 511 square foot communal laundry facility, a new 650 square foot clubhouse, four (4) new trash enclosures, a new second story bridge connecting two existing apartment buildings, and reconfiguration of parking and landscaping improvements throughout the sites.	Shawn Boyd 3920 Birch St Suite 103 Newport Beach CA 92660	M. M.	5
SP-125-2023 CUP-241-2023	13091 Harbor Blvd	A request to operate a new restaurant, Sabroso! Mexican Grill, in an existing 2,780 square foot tenant space within a pad building located at 13091 Harbor Boulevard. The requested site plan approval includes exterior tenant improvements, and the addition of a 927 square-foot patio dining area. Also, a request for Conditional Use Permit approval for a new original State Alcoholic Beverage Control (ABC) Type "47" (On-Sale, General) License.	Sabroso! Mexican Grill 13129 Harbor Blvd Garden Grove CA 92843	P. K.	6
CUP-256-2024	8100 Garden Grove Blvd	A request for Conditional Use Permit approval to allow an existing adult day health care to expand and operate within two existing commercial buildings with a combined building area of 13,530 square feet. Also, a request to revoke Conditional Use Permit Nos. CUP-188-2020(REV.2021) and CUP-208-2021, which previously governed the use of the property.	Young Park 2064 Marengo Street #200 Los Angeles CA 90033	P. K.	1
CUP-212-94 (REV. 2022) (MM1)	12141 Valley View St	Minor Modification 1 to Conditional Use Permit No. CUP-212-94 (Rev. 2022) to (i) modify Conditional Use Permit No. CUP-212-94 (REV. 2022) to downgrade the Alcoholic Beverage Control (ABC) Type "47" (On-Sale, General, Eating Place) license to a Type "41" (On-Sale, Beer and Wine, Eating Place) License, and to (ii) modify the approved floor plan associated with CUP-212-94 (REV. 2022), for an existing bowling alley, Valley View Lanes, located at 12141 Valley View Street.	Valley View Lanes LLC 7100 Arlington Ave Riverside CA 92503	M. P.	1
CUP-258-2024	12155 Valley View St	A request for Conditional Use Permit approval to operate a new restaurant with a new Alcoholic Beverage Control Type "41" (On-Sale, Beer & Wine, Eating Place) License.	Joseph Maggiore on behalf of Copper Bell Inc 385 Winslow Avenue Long Beach CA 90814	A. A.	1

CUP-260-2024	12159 Valley View St	The applicant is requesting approval of a Conditional Use Permit to allow a new restaurant, Taqueria De Anda Grill, to operate with a new original State Alcoholic Beverage Control (ABC) Type "41" (On-Sale, Beer and Wine, Public Eating Place) License.	Taqueria De Anda Grill 12159 Valley View Street Garden Grove CA 92845	K. P.	1
CUP-245-2023	8550 Garden Grove Blvd	A request to allow a new, approximately 795 square foot tattoo parlor, White Lotus Society, to operate within an existing tenant space of a multi-tenant commercial plaza.	Michelle Ng 13331 Beach Terrace Drive Garden Grove CA 92844	H. L.	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
IFC-001-2024	11911 Euclid St	A request for a determination of Public Convenience or Necessity for a new original State Alcoholic Beverage Control (ABC) Type "20" (Off-Sale Beer and Wine) License in connection with Conditional Use Permit No. CUP-179-93.	Bahadar Lakha 3157 Lindacita Lane Anaheim CA 92804	A. A.	2
IOU-005-2024 CUP-255-2024	12191 Magnolia St, 12211 Magnolia St	A request for Interpretation of Use approval to determine the compatibility between an Adult Day Services use, including Adult Day Program (ADP) and Adult Day Health Care (ADHC), and the R-1 (Single-Family Residential) zone classification, and to allow Adult Day Services subject to a Conditional Use Permit. Also, a request for Conditional Use Permit approval to allow the continued operation of an existing religious facility, Lambertian Ministry Center, and an existing preschool, Lambees Preschool, and to introduce and allow the operation of a new Adult Day Health Care facility collectively on a property located at 12191-12211 Magnolia Street (Assessor's Parcel No. 215-064-36 and 37). In conjunction with the request, the Planning Commission will also consider a determination that the project is categorically exempt from the California Environmental Quality Act (CEQA).	Sr. Grace Duc Le 14700 Van Ness Avenue Gardena CA 90249	H. L.	2
DR-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
PM-2020-174 (Reinstatement-2024)	9852 Chapman Ave	A request to reinstate the approval of Tentative Parcel Map No. PM-2020-174 to subdivide a 7.03-acre (306,411 square feet) property into two (2) parcels to create a new 0.45-acre (19,459 square feet) parcel for a drive-thru restaurant pad building at the Pavilion Plaza West shopping center. Tentative Parcel Map No. PM-2020-174 was originally approved in conjunction with Site Plan No. SP-096-2021, Conditional Use Permit No. CUP-200-2021, and Variance No. V-032-2021, which facilitated the construction of the Pavilion Plaza West shopping center.	SVAP II Chapman LLC 302 Datura Street Suite 100 West Palm Beach FL 33401	M. M.	3
CUP-244-2023	9812 Chapman Ave	The applicant is requesting approval of a Conditional Use Permit to operate a new restaurant, Yoshiharu Ramen, located at 9812 Chapman Avenue, to with a new original State Alcoholic Beverage Control (ABC) Type '41' (On-Sale, Beer and Wine, Public Eating Place) License.	YOSHIHARU GLOBAL CO. 6940 Beach Boulevard Suite D-705 Buena Park CA 90621	K. P.	3
CUP-248-2023	9836 Garden Grove Blvd, 9838 Garden Grove Blvd	A request for a Conditional Use Permit to allow the expansion of a vocational beauty school, RT7 Beauty School, to a maximum capacity of five (5) instructors and sixty-five (65) students within a combined 5,245 square-foot tenant space, at 9836 and 9838 Garden Grove Boulevard. Also, a request to revoke Conditional Use Permit No. CUP-234-2023, which previously allowed the operation of the vocational beauty school with three (3) instructors and thirty-six (36) students at 9836 Garden Grove Boulevard.	Kyunghee Choi Park 9836 Garden Grove Boulevard Garden Grove CA 92844	P. K.	3

Minor Modification No. 1 to SP-101-2021	13861 Brookhurst St	A request to modify Building A, as approved under Site Plan No. SP-101-2021, from a 4,000 square foot bank with a drive thru, to a 950 square foot drive thru coffee shop, Dutch Bros.	Dutch Bros Coffee 110 SW 4th Street Grants Pass OR 97526	M. M.	3
SP-128-2023 CUP-347-12 (Rev. 2023)	9898 Trask Ave	A request for Site Plan approval to deviate from two (2) development standards of Planned Unit Development No. PUD-110-96 (REV. 12) to allow for the following at a site currently improved with an auto dealership, Garden Grove Hyundai: (i) to remove the arched cap feature on the existing freeway dealer electronic readerboard sign and, (ii) to install a secondary 20'-0" tall freeway dealer sign. In addition, a request for a Modification to the Conditions of Approval of Conditional Use Permit No. CUP-347-12 to remove conditions related to the arched cap feature on the existing freeway dealer electronic readerboard sign.	AKC Permit Co./Kasey Clark 15197 Lighthouse Lane Lake Elsinore CA 92530	M. M.	3
CUP-203-2021 (MM1)	14208 Brookhurst St	A request for Minor Modification 1 to Conditional Use Permit No. CUP-203-2021 to modify the approved plans to allow an outdoor dining area with no alcohol service for an existing restaurant operating with a State Alcoholic Beverage Control (ABC) Type "41" (On-sale Beer & Wine - Eating Place).	Ngoc Tu Tran 14208 Brookhurst Street Garden Grove CA 92843	P. K.	4
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
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-242-2023	12865 Main St	A request to operate a new restaurant, The Hive, with a new original ABC Type "23" (Small Beer Manufacturer), and limited live entertainment, located at 12865 Main Street. Also, a request to revoke Conditional Use Permit No. CUP-223-2022, which previously allowed the operation of a restaurant with a State Alcoholic Beverage Control (ABC) Type "41" (On-Sale, Beer and Wine, Eating Place) License.	The Hive on Main Street (Elizabeth Dang) 12865 Main Street #101 Garden Grove CA 92840	P. K.	4

A-039-2024 CUP-284-09 (REV.24)	12941 Main St	A request for approval of a Zoning Text Amendment to Title 9 (Land Use) of the Garden Grove Municipal Code pertaining to billiard parlors and pool halls. The proposed Zoning Text Amendment would update portions of Chapters 9.04 and 9.18 of Title 9 of the City of Garden Grove zone to update definitions, permitted uses, and special operating and standards for billiard parlors and pool halls, including amending the CC-2 (Civic Center Main Street) zone to allow billiard parlors and pool halls as an incidental use to "full service dine-in eating establishment/restaurants" subject to a conditional use permit. Also, a request to modify Conditional Use Permit No. CUP-284-09 (REV. 2023) to permit an existing restaurant, The Wharf, located at 12941 Main Street, in the CC-2 (Civic Center Main Street) zone to operate eight (8) pool tables as an incidental use, contingent upon the adoption and effectiveness of the proposed Zoning Text Amendment. Upon approval and exercise of the subject request, the Conditional Use Permit previously governing the tenant space, CUP-284-09 (REV. 2023), would be revoked and become null and void and replaced by the modified Conditional Use Permit. The Planning Commission will also consider a recommendation that the City Council determine that the proposed Project is exempt from review under the California Environmental Quality Act.	HTB INC 12941 Main Steer Garden Grove CA 92840	H. L.	4
CUP-284-09 (REV. 10) CUP-284-09 (REV.23)	12941 Main St	A request to modify Conditional Use Permit No. CUP-284-09 (REV. 10), which governs alcohol sales and limited live entertainment at an existing restaurant, The Wharf, located within the Historic Main Street, to include (i) modifications to the approved floor plan and conditions of approval to add two (2) new pool tables in the dining area as incidental amusement devices, and (ii) modification to the hours of operation from 11:00 a.m. to 12:00 a.m., Sunday to Wednesday, and from 11:00 a.m. to 2:00 a.m., Thursday to Saturday.	HTB INC 2818 E. Collins Orange CA 92867	H. L.	4
CUP-243-2023	10868 Garden Grove Blvd	A request for Conditional Use Permit approval to allow the operation of a new massage establishment, 128 Luxury Spa, within an existing multi-tenant office building.	Be Ho 16036 Basil Street Fountain Valley CA 92708	H. L.	4
CUP-240-2023	10911 Westminster Ave	A request to operate a new restaurant, Garlic & Chives By Royal, with a new original ABC Type "41" (On-sale, Beer & Wine, Public Eating Place), located at 10911 Westminster Avenue. Also, a request to revoke Conditional Use Permit No. CUP-440-99, which previously allowed the operation of a restaurant with a State Alcoholic Beverage Control (ABC) Type "47" (On-Sale, General, Eating Place) License.	Kristin Nguyen 10911 Westminster Avenue Garden Grove CA 92843	P. K.	4
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
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-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

V-040-2023	11551 Trask Ave	A request for Variance approval to deviate from minimum distance requirements to another electronic changeable copy sign to construct a new standard monument sign with electronic changeable copy at the southwest corner of a site currently improved with a private lodge, the Elks Lodge.	Don Schlensker 6263 Bataan St. Cypress CA 90630	M. M.	6
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
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
A-042-2025	Citywide	A City-initiated zoning text amendment to various provisions of Title 9 (Land Use) of the Garden Grove Municipal Code. The proposed Amendment would update portions of Chapters 9.04 (General Provisions), 9.08 (Single-Family Residential Development Standards), 9.12 (Multifamily Residential Development Standards), 9.16 (Commercial, Office Professional, Industrial, and Open Space Development Standards), 9.18 (Mixed Use Regulations and Development Standards), 9.32 (Procedures and Hearings), 9.54 (Accessory Dwelling Units and Junior Accessory Dwelling Units), and 9.60 (Special Housing Regulations) to conform to changes in State law and City policies, and to make clarifications and typographical corrections. In conjunction with the request, the Planning Commission will also consider a recommendation that the City Council determine that the proposed Amendment is categorically and statutorily exempt from review under the California Environmental Quality Act (CEQA).	City of Garden Grove 11222 Acacia Parkway GARDEN GROVE CA 92840	M. M. / P.K.	

City of Garden Grove
INTER-DEPARTMENT MEMORANDUM

To: Lisa L. Kim
From: John Montanez

Dept.: City Manager
Dept.: Community Services

Subject: Human Services Fall Events
Date: October 16, 2025

OBJECTIVE

To inform the City Council about upcoming fall events being hosted by the Human Services Division, which includes the H. Louis Lake Senior Center, Magnolia Park Family Resource Center, and the Buena Clinton Youth and Family Center.

BACKGROUND/ DISCUSSION

The H. Louis Lake Senior Center will host a Halloween Dance on Thursday, October 23, 2025, from 4:30 p.m. – 7:30 p.m. The event will feature dinner, dancing, a photo booth, a costume contest, and a 50/50 raffle. This event encourages social interaction and community participation among senior residents in a fun, festive atmosphere. Tickets are available for \$15 and may be purchased at the Senior Center.

The Magnolia Park Family Resource Center will host its fifth annual Trunk or Treat event on Thursday, October 23, 2025, from 4:00 p.m. – 7:00 p.m. The free event will feature a trunk or treat by community partners, arts and crafts, raffle prizes, and a hot dog dinner provided by Bracken's Kitchen. This family-focused event provides a safe and welcoming environment for center families to enjoy Halloween while connecting with local resources.

The Buena Clinton Youth and Family Center will host its annual Día de los Muertos Celebration on Thursday, October 30, 2025, from 4:00 p.m. – 7:30 p.m. The event will include a resource fair, costume contest and parade, a family pumpkin decorating contest, face painting by the True Neighborhood Teens leadership group, and dinner provided by Bracken's Kitchen. Additional highlights include recognition of the Parent and Youth of the Year and the Futuro Brillante Scholarship winner. This cultural celebration honors the tradition of remembering and celebrating loved ones who have passed, while also fostering creativity, family unity, and community pride.

SUMMARY

These events are designed to provide safe, family-friendly opportunities for residents of all ages to celebrate the season, promote community engagement, and highlight the diverse programs offered through the Community Services Department.



JOHN MONTANCHEZ
Community Services Director



By: Gabriela O'Cadiz-Hernandez
Human Services Supervisor



HALLOWEEN DANCE

COST IS \$15 PER PERSON,
INCLUDES
MUSIC, DINNER, AND
COSTUME CONTEST!

Thursday, October 23, 2025
4:30 p.m. - 7:30 p.m.

Call the center at (714) 741-5253 for
any questions and more information.



Magnolia Park Family Resource Center

TRUNK OR TREAT



FOOD-PRIZES-MUSIC-COSTUME CONTEST



THURSDAY, OCTOBER 23, 2025

4:00 P.M. - 7:00 P.M.

11402 MAGNOLIA STREET, GARDEN GROVE, CA 92841

FOR ADDITIONAL INFORMATION, CALL (714) 741-5222.

CHILDREN MAY WEAR A COSTUME.

FREE FOOD FOR THE FIRST 250 PEOPLE.



Programs and services at the Magnolia Park Family Resource Center are funded in part through Families and Communities Together (FaCT). FaCT receives funding from federal, state, and the County of Orange as well as volunteer, in-kind support and private donations. FaCT is a program administered by the County of Orange Social Services Agency, in partnership with the FaCT FNAS partner, Charitable Ventures.



BUENA CLINTON YOUTH & FAMILY CENTER

DIA DE LOS MUERTOS

**THURSDAY
OCTOBER 30, 2025**

TIME: 4:00 PM - 7:30 PM

DINNER SERVED: 4:30 PM - 6:00 PM

FREE DINNER SERVED TO THE FIRST 300 PEOPLE

COSTUME CONTEST

RESOURCES

PHOTO BOOTH

MUSIC

PRIZES

ACTIVITIES



WEEKLY MEMO 10-16-2025

NEWS ARTICLES

The Tribune
October 15, 2025

GGUSD makes the honor roll

BY OC TRIBUNE STAFF ON OCTOBER 15, 2025 • ([LEAVE A COMMENT](#))



BOB HARDEN, GGUSD Board of Education speaks to students at La Quinta graduation. At left (in red) is Principal Amy Avina (Tribune photo).

Continuing to pile up honors, the Garden Grove Unified School District has been named a 2025 California Honor Roll District, placing it among the top one-fifth of public school systems in the Golden State.

The GGUSD earned the award by having its students perform well in state test scores in English and math for all student populations it serves, as well as demonstrating “improving outcomes for historically underserved student populations.”

Also, 38 of the GGUSD’s schools were named Honor Roll Schools.

“It is inspiring to see our schools and students achieving at such high levels,” said Teri Rocco, a member of the district board of education.

Twenty-five elementary schools were named to the honor roll, along with nine intermediate schools and four – Bolsa Grande, Garden Grove, La Quinta and Pacifica – high schools.

The Honor Roll recognitions are made by the Educational Results Partnership and the Campaign for Business Education Excellence.

GGUSD is a K-12 system serving most of Garden Grove and portions of Anaheim, Cypress, Fountain Valley, Santa Ana, Stanton and Westminster.

The Tribune
October 15, 2025

Drug abuse center rules revised

BY OC TRIBUNE STAFF ON OCTOBER 15, 2025 • ([LEAVE A COMMENT](#))



GARDEN GROVE City Hall (Orange County Tribune photo).

An ordinance changing the land use codes governing substance abuse centers was approved by the Garden Grove City Council on Tuesday night.

It was the second vote after the ordinance was introduced on Sept. 23. This vote was 7-0.

The regulations have been substantially amended to curb abuses and reduce complaints that surround some centers near to residential and commercial districts.

Among the changes in the revised ordinance are requirements that such centers can't be considered medical, dental or related health services support operations and can't be considered a prescription pharmacy.



Contact: Lizabeth Vasquez
City Clerk
(714) 741-5040 / lizv@ggcity.org

FOR IMMEDIATE RELEASE

Public Information Office (714) 741-5280

Follow the City of Garden Grove on Social Media

Monday, October 13, 2025



**STATEWIDE SPECIAL ELECTION VOTE CENTER AND
BALLOT DROP BOX LOCATIONS IN GARDEN GROVE**

Garden Grove voters are encouraged to participate in the statewide special election on Tuesday, November 4, 2025, to vote on Proposition 50, the Use of Legislative Congressional Redistricting Map Amendment. Early voting will be available at designated Vote Centers and Ballot Drop Boxes in Garden Grove.

Vote Centers in Garden Grove will be open at the following locations:

- Beginning Saturday, October 25 to Friday, October 31, from 8:00 a.m. to 5:00 p.m.; Saturday, November 1 to Monday, November 3, from 8:00 a.m. to 8:00 p.m.; and Tuesday, November 4, from 7:00 a.m. to 8:00 p.m.
 - Garden Grove Sports and Recreation Center, 13641 Deodara Drive
 - West Haven Park, 12252 West Street
- Beginning Saturday, November 1 to Monday, November 3, from 8:00 a.m. to 8:00 p.m., and Tuesday, November 4, from 7:00 a.m. to 8:00 p.m.
 - Chapman-Hettinga Education Center, 11852 Knott Street

Garden Grove Ballot Drop Boxes are available 24/7 until Tuesday, November 4 at 8:00 p.m. Ballot Drop Box locations in Garden Grove are:

- Chapman Branch Library, 9182 Chapman Avenue

-more-

STATEWIDE SPECIAL ELECTION VOTE CENTER AND BALLOT DROP BOX LOCATIONS 2-2-2

- Garden Grove Unified School District Assessment and Registration Center,
13611 Clinton Street
- Garden Grove Unified School District Education Center,
10331 Stanford Avenue
- Magnolia Park Family Resource Center, 11402 Magnolia Street
- West Grove Park, 5372 Cerulean Avenue

Voters can also drop off completed ballots at the City Clerk's Office on the 2nd floor of Garden Grove City Hall, located at 11222 Acacia Parkway, during regular business hours. For information on the City Hall closure schedule, visit www.ggcity.org.

For additional special election information, or more voting options in Orange County, visit www.ocvote.gov.

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Contact: Timothy Throne
(714) 741-5144 / timothyt@ggcity.org
Econ Development/Housing Department

FOR IMMEDIATE RELEASE

Public Information Office (714) 741-5280

Follow the City of Garden Grove on Social Media

Wednesday, October 15, 2025



**UPCOMING EDUCATION COURSE FOR
GARDEN GROVE'S FIRST-TIME HOME BUYER PROGRAM**

Prospective homebuyers are encouraged to attend an upcoming HUD-approved homebuyer education course, which is required to qualify for the City of Garden Grove's First-Time Home Buyer Program. Eligible first-time homebuyers can apply for up to \$110,000 in down payment and/or closing cost assistance at 0% interest through the program.

The 8-hour HUD-approved virtual course, provided by NeighborWorks Orange County (NWOC), includes information on budgeting and credit; lending and the real estate process; insurance; and down payment assistance. Participants will receive a certificate of completion, valid for one year, upon finishing the course. The course cost is \$25 per person, and registration must be completed at least three days before the event date. Upcoming course dates include:

- Saturday, October 18; 8:30 a.m. to 4:30 p.m.
- Saturday, November 15; 8:30 a.m. to 4:30 p.m.
- Saturday, December 6; 8:30 a.m. to 4:30 p.m.

To register, call (714) 490-1250 or visit www.nwoc.org/education.

On October 21, 2025, NWOC will host a free Homebuyer 101 Virtual Workshop via Zoom. The session will provide valuable information about the City of Garden Grove's First-Time Home Buyer Program and NWOC's homeownership

assistance resources, helping potential buyers better understand the path to purchasing their first home.

For additional homebuyer education courses in English and other languages, and to view a list of HUD-approved counseling agencies in California, visit www.ggcity.org/fthb.

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MISCELLANEOUS ITEMS
October 16, 2025

1. Calendar of Events
2. Agenda for the October 23, 2025 Zoning Administrator Meeting.
3. League of California Cities articles from October 10, 2025 to October 16, 2025.



CALENDAR OF EVENTS

October 16, 2025 – November 11, 2025

Thursday	October 16		\$2 Holiday Drive Casual Dress Day
Thursday	October 16	7:00 p.m.	Planning Commission Meeting, CMC CANCELLED
Friday	October 17		City Hall Closed – Regular Friday Closure
Thursday	October 23	9:00 a.m.	Zoning Administrator Meeting, CMC
Thursday	October 23	4:00 p.m. – 7:00 p.m.	Magnolia Park FRC Trunk or Treat 11402 Magnolia St
Thursday	October 23	4:30 p.m. – 7:30 p.m.	H. Louis Lake Senior Center Halloween Dance 11300 Stanford Ave
Saturday	October 25	1:00 p.m. – 4:00 p.m.	Jack-O-Lantern Jamboree 13630 Atlantis Way
Tuesday	October 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	October 30	11:30 a.m. – 1:00 p.m.	Halloween Luncheon – Fairy Tales & Fables CMC, AB Room
Thursday	October 30	4:00 p.m. – 7:30 p.m.	Buena Clinton Día de los Muertos 12661 Sunswept Ave
Friday	October 31		City Hall Closed – Regular Friday Closure
Tuesday	November 4	6:00 p.m.	Traffic Commission Meeting, CMC
Thursday	November 6		\$2 Holiday Drive Casual Dress Day
Thursday	November 6	7:00 p.m.	Planning Commission Meeting, CMC
Tuesday	November 11		City Hall Closed – Veteran’s Day
Tuesday	November 11		Closed Session, CMC Successor Agency Meeting, CMC City Council Meeting, CMC CANCELLED



AGENDA

ZONING ADMINISTRATOR MEETING

Courtyard Center
12732 Main Street

Thursday, October 23, 2025

9:00 a.m.

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-282-2025](#)

APPLICANT: Rod Mirand
LOCATION: 12111 Valley View Street

REQUEST: A request to allow an existing movie theater to operate with an original Alcoholic Beverage Control (ABC) Type "41" (On-Sale Beer and Wine-Eating Place) 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).

STAFF RECOMMENDATION: Approval of Conditional Use Permit No. Conditional Use Permit No. CUP-282-2025, subject to the recommended Conditions of Approval.

b. [CONDITIONAL USE PERMIT NO. CUP-284-2025](#)

APPLICANT: Bahadar Lakha

LOCATION: 11911 Euclid Street

REQUEST: 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 restaurant with a State Alcoholic Beverage Control (ABC) Type "20" (Off-Sale, Beer and 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).

STAFF RECOMMENDATION: Approval of Conditional Use Permit No. Conditional Use Permit No. CUP-284-2025, subject to the recommended Conditions of Approval.

3. ADJOURNMENT



SB 707 dramatically overhauled the Brown Act. Here are some of its notable provisions and major impacts

Oct 15, 2025

Cal Cities is also preparing a series of educational webinars about specific provisions in the bill and how to comply

By Johnnie Pina, legislative advocate (governance)

On Oct. 3, Gov. Gavin Newsom signed [SB 707 \(Durazo\)](#), a [dramatic overhaul](#) of local government meeting requirements, into law. Although the bill incorporates language from Cal Cities' sponsored legislation and is aimed at improving transparency and public engagement, it also creates significant operational, fiscal, and legal challenges for cities. Among other provisions, SB 707 adds new remote public comment, translation, and outreach requirements, creates new exemptions from certain teleconferencing rules, and extends several sunseting Brown Act laws.

Many of the bill's mandates apply unevenly across cities and will generate substantial new costs for audiovisual equipment, translation services, and staff time — all without reimbursement. Notably, the state itself remains exempt from many of the same requirements it is imposing on local governments.

Below is a summary of the bill.

Note: SB 707 is nuanced and highly fact-specific. Moreover, many of the obligations imposed by the law will likely be difficult to implement. Ultimately, agencies should not assume that their current Brown Act protocols will satisfy all of SB 707's requirements.

This article does not constitute legal advice. For specific analysis, guidance on compliance, and impacts on your specific agency, please consult with your city attorney.

[“Eligible legislative bodies” defined](#)

While SB 707 generally applies to all cities, certain portions only apply to newly coined “eligible legislative bodies,” which include the following:

- A city council of a city with a population of 30,000 or more.
- A city council of a city located in a county with a population of 600,000 or more.

Beginning July 1, 2026, eligible legislative bodies will need to meet additional requirements under the Brown Act, as described below.

[Information on general Brown Act changes begins on the section titled “Alternative teleconferencing rules.”](#)

[Remote public comments](#)

An eligible legislative body must provide the public with a way to attend meetings and comment via a “two-way telephonic” or “two-way audiovisual platform.”

The bill describes a two-way telephonic service as a one “that does not require internet access and allows participants to dial a telephone number to listen and verbally participate.” A two-way audiovisual platform is defined as an “online platform that provides participants with the ability to participate in a meeting via both an interactive video conference and a two-way telephonic service.”

Internet service interruptions

An eligible legislative body must adopt, at a noticed public meeting in open session (not on consent), a policy on disruptions to telephonic or internet service. The policy must include the following:

- If a disruption prevents public participation through two-way telephonic or audiovisual platforms, the body shall recess open session for at least one hour and attempt in “good faith” to restore service.
- The body may meet in closed session during the recess.
- Open session may not reconvene until at least one hour has passed or service is restored, whichever comes first.
- If service is not restored, the body may resume only after adopting, by roll call vote, a finding that good faith efforts were made and that continuing the meeting outweighs the public’s interest in remote access.

Reasonable translation assistance

An eligible legislative body shall “reasonably assist” members of the public who wish to translate a public meeting into any language or wish to receive an interpretation provided by another member of the public, so long as it does not disrupt the meeting.

An eligible legislative body shall publicize how to request assistance.

Assistance *may* include any of the following, as determined by the eligible legislative body:

- Arranging space for one or more interpreters at the meeting location.
- Allowing extra time during the meeting for interpretation to occur.
- Ensuring participants may utilize their personal equipment or reasonably access facilities for participants to access commercially available interpretation services.

This section does not actually require an eligible legislative body to provide interpretation services itself. Nor is the eligible legislative body responsible for the content or accuracy of any interpretation facilitated, assisted with, or provided.

The bill does not define what “reasonable” means.

City-provided agenda translations

The agenda for each meeting of an eligible legislative body shall be translated into all “applicable languages.” Each translation shall include instructions in the applicable language describing how to join the meeting by the telephonic or internet-based service option, including any requirements for registering public comment.

The accessible internet webpage shall be translated into all applicable languages. Each translation shall be accessible through a prominent direct link posted on the primary website home page of the eligible legislative body.

A translation made using a digital translation service shall satisfy the requirements. The bill expressly states that the agenda translation requirement does not apply to the entire agenda packet.

“Applicable languages” defined

For purposes of this bill, “applicable languages” means languages, according to data from the U.S. Census Bureau’s most recent American Community Survey, spoken jointly by 20% or more of the city’s population, provided that 20% or more of the population that speaks that language speaks English less than “very well.”

For cities, the applicable population shall be determined pursuant to data from the U.S. Census Bureau's most recent American Community Survey.

- For an eligible legislative body, the applicable population shall be the population of the city.
- If more than three languages meet the criteria, "applicable languages" shall mean the three languages that are spoken by the largest percentage of the population.
- An eligible legislative body may determine the applicable languages based upon a source other than the most recent American Community Survey if it makes a finding, based upon substantial evidence, that the other source provides equally or more reliable data for the territory over which the eligible legislative body exercises jurisdiction.

Local outreach

An eligible legislative body must take the following steps to encourage public participation in meetings:

- Provide a system to electronically accept and fulfill agenda requests (via email or an agenda management platform), with a prominent link on the body's home page.
- Maintain a dedicated, accessible webpage for public meetings that includes or links to:
 - A general explanation of the meeting process.
 - Instructions for submitting oral (in-person or remote) or written public comment.
 - A calendar, with the date, time, and location of each meeting.
 - Posted agendas.
 - A link to this webpage from the body's home page.
- Make reasonable efforts to invite groups that do not traditionally participate in meetings.

No legal action may be brought against the body for failing to provide information to a specific group.

Physical public posting location

An eligible legislative body shall make available a physical location that is freely accessible to the public in reasonable proximity to the physical location where council agendas and translations are posted. Members of the public must be allowed to post additional translations of the council agenda in that location.

An eligible legislative body is not responsible for the content or accuracy of any translation provided pursuant to this subdivision.

The bill also states that no action shall be commenced or maintained against an eligible legislative body arising from the content, accuracy, posting, or removal of any translation provided by the eligible legislative body or posted by any person pursuant to this subdivision.

The following section is on general amendments to the Brown Act that are applicable to all cities, not only "eligible legislative bodies."

Alternative teleconferencing rules

SB 707 extends the existing AB 2449 alternative teleconferencing provisions until Jan. 1, 2030. AB 2449 authorizes limited remote participation from undisclosed locations due to "just cause" and "emergency circumstances." As related to AB 2449, it also:

- Allows members with certain military service obligations that result in them being unable to attend in person to use this provision.
- Removes the requirement for the legislative body to approve each instance a member wants to participate remotely for "emergency circumstances," and applies the same rules for participating remotely for "just cause" to "emergency circumstances."

- Requires that the minutes for the meeting identify the specific provision that each member relied upon to participate remotely. This subdivision shall *not* be construed to require the member to disclose any medical diagnosis, disability, or any personal medical information that is otherwise exempt under existing law.

Additionally, the bill confirms that members of legislative bodies with physical or mental disabilities may participate remotely per the Americans with Disabilities Act and count towards any applicable in-person quorum requirements.

Subsidiary (advisory) bodies

Alternative teleconferencing is authorized for an “eligible subsidiary body,” defined as one that:

- Serves exclusively in an advisory role.
- Cannot take final action on legislation, regulations, contracts, licenses, permits, entitlements, grants, or fund allocations.
- Does *not* have primary subject matter jurisdiction over elections, budgets, police oversight, privacy, restricting access to library materials, taxes, or related spending proposals.

These bodies may include elected officials, non-elected officials, or both.

An eligible subsidiary body may request to present recommendations to its legislative body, which must hold a discussion at a regular meeting within 60 days (or the next regular meeting). This discussion cannot be on consent, but may be combined with the legislative body’s subsequent findings for the next 12 months.

A legislative body may not act on recommendations until the meeting following the discussion.

To use teleconferencing pursuant to this section, the legislative body that established the eligible subsidiary body must make specific findings by majority vote. The legislative body that created the eligible subsidiary body may prohibit the eligible subsidiary body from using teleconferencing pursuant to this section at any time.

Multijurisdictional bodies teleconferencing

Alternative teleconferencing for an eligible multijurisdictional body is authorized if a member participates remotely only when their location is more than 20 miles each way from the meeting location and the member receives no compensation other than reimbursement for actual and necessary expenses.

Neighborhood councils teleconferencing

An eligible neighborhood council may conduct a teleconference meeting if it complies with specific requirements.

Emergency teleconferencing

Teleconferencing flexibility is expanded during state-declared emergencies to include local emergencies.

Social media usage

Existing law allows members to engage in separate conversations or communications outside of a meeting using social media for specified purposes, provided, among other

things, that a majority of the members do not use the platform to discuss business of a specific nature that is within the subject matter jurisdiction of the legislative body. This bill makes this exception indefinite.

Zoom bombing

Existing law authorizes the presiding member of the legislative body conducting a meeting or their designee to remove an individual for disrupting the meeting. This bill specifies that these rules are also applicable to any teleconferenced meeting.

Open meeting compensation discussions

Existing law requires legislative bodies to provide oral summaries of compensation recommendations for certain employees before taking final action; this bill adds department heads to that requirement.

Agendizing items previously considered by committee

Existing law specifies that an agenda is not required to provide an opportunity for members of the public to address the legislative body on any item that has already been considered by a committee composed of members of the legislative body.

This bill specifies that, with limited exception, such an opportunity must be provided when the item has been substantially changed since the committee heard the item; a quorum of the committee members did not originally participate; or the committee has primary subject matter jurisdiction on elections, budgets, police oversight, privacy, removing from, or restricting access to, materials available in public libraries, taxes, or related spending proposals.

Copy of the Brown Act

An agency must provide a copy of the Brown Act to any person elected or appointed to serve as a member of a legislative body of the local agency.

This explainer is for informational purposes only. It does not constitute legal advice. Please contact your city attorney for guidance specific to your jurisdiction.



Nearly 800 bills made it into law this year. These are the biggest ones for cities

Oct 15, 2025

By Cal Cities Staff

In the final weeks of the legislative year, Gov. Gavin Newsom signed six of the eight bills sponsored by Cal Cities that landed on his desk.

This includes a high-profile measure that makes it easier for cities to enforce short-term rental ordinances and receive the correct amount of transient occupancy taxes, as well as a set of recovery housing oversight bills. He also approved measures that rework a problematic warehouse bill from last year, provide funding for housing, and improve wildfire preparedness.

In decidedly less good news: The Governor vetoed a Cal Cities measure that would have made it easier for cities to navigate the housing element process. The bill received zero no votes throughout the session. He also approved a bill that dramatically [overhauls the state's open meeting law](#), creating significant operational, fiscal, and legal challenges in the process. Newsom also signed a measure that gives transit agencies unprecedented land use authority on land they own or have an easement — which squeaked through with the bare number of votes. Cal Cities fought hard to significantly narrow the bill, which underwent over a dozen rounds of changes.

-Brian Hendershot, Cal Cities Advocate managing editor

Revenue and Taxation

Gov. Gavin Newsom signed the Cal Cities-sponsored [SB 346 \(Durazo\)](#), which will provide cities with new tools to enforce local ordinances against illegal short-term rentals and ensure cities receive the correct amount of transient occupancy taxes. The bill passed through the Legislature with zero no votes.

The Governor also signed [AB 330 \(Rogers\)](#), extending the sunset date on the Local Prepaid Mobile Telephony Services Surcharge Collection Act to 2031. This act authorizes local agencies to apply utility user taxes to prepaid wireless services. Currently, 102 cities and 2 counties use the act to help fund emergency services.

Unfortunately, Newsom vetoed [AB 265 \(Caloza\)](#), which would have created a grant program for small businesses impacted by states of emergency proclaimed by the Governor. In his [veto statement](#), he referenced legislation he signed to provide disaster relief in the wake of the Los Angeles wildfires.

- Ben Triffo, legislative advocate

Housing, Community, and Economic Development

The Governor acted against the interests of many cities on two of the biggest housing bills this year by signing [SB 79 \(Wiener\)](#) and vetoing [AB 650 \(Papan\)](#).

SB 79 will give transit agencies land use authority on land they own or have an easement — without any requirement to align development standards with local housing and zoning requirements. In his [signing message](#), the Governor claimed that SB 79 “strengthens local

control” by allowing cities to craft alternative plans tailored to their communities. This is misleading: Transit agencies, not cities, will determine height, density, and development standards, stripping local governments of meaningful discretion over land use decisions. AB 650, sponsored by Cal Cities, would have improved coordination between local governments, regional agencies, and the California Department of Housing and Community Development in the Regional Housing Needs Allocation process. This measure was designed to address the inefficiency and disconnect cities experience under the current process. AB 650 received zero “no” votes as it made its way through the legislative process, making Newsom’s veto even more disappointing.

- Waleed Hojeij, legislative affairs and policy analyst

Community Services

Gov. Gavin Newsom signed all the Cal Cities-sponsored community services bills that made it to his desk. This includes two recovery housing oversight measures: [AB 424 \(Davies\)](#) and [AB 492 \(Valencia\)](#).

AB 424 requires the Department of Health Care Services (DHCS) to notify individuals when their complaint has been received, when the investigation concludes, and the outcome of the investigation. AB 492 requires DHCS to notify a city if the department approves a new license in its jurisdiction. This marks the second consecutive year that the Governor has signed Cal Cities-sponsored legislation by Asm. Davies and Valencia on this critical issue, following years of legislative inaction.

The Governor also signed Cal Cities' co-sponsored [SB 456 \(Ashby\)](#). The measure provides a narrow exemption from state contractor license requirements for muralists working on public and private art projects. These requirements have created unnecessary barriers to working on public art projects and exposed city employees and artists to fines. This measure will allow muralists to continue their work, beautify public spaces, and bring communities together.

- Caroline Grinder, legislative advocate

Environmental Quality

Cal Cities' hard-fought advocacy on environmental issues paid off in the end this year. The most high-profile win is [a deal](#) authorizing the Cap-and-Invest Program: [SB 840 \(Limón\)](#) and [AB 1207 \(Irwin\)](#). Cal Cities, along with key partners in the Climate Safe Infrastructure Coalition, championed and secured continued funding for affordable housing and wildfire preparedness efforts. The Legislature will have \$1 billion each year to distribute as ‘discretionary’ funding. Cal Cities will fight to ensure this funding supports cities in future budget negotiations.

After a year of negotiations, Cal Cities also won much-needed changes to [a problematic warehouse bill](#) from last year in the form of [SB 415 \(Reyes\)](#). The bill addresses Cal Cities' [major concerns](#), which were largely focused on helping cities comply with the mandated circulation planning and potential enforcement by the Attorney General .

Gov. Gavin Newsom also signed [AB 996 \(Pellerin\)](#), a Cal Cities-sponsored bill that will help coastal and bay cities create mandated sea level rise plans by 2034. However, a co-sponsored bill that would have helped fund local efforts to remove forever chemicals from water supplies, [SB 454 \(McNerney\)](#), was vetoed. The Governor [cited concerns](#) over administrative costs and the need for an ongoing source of funding.

- Melissa Sparks-Kranz, legislative advocate

Transportation, Communications, and Public Works

Gov. Gavin Newsom signed [AB 476 \(González, Mark\)](#), a bill sponsored by Cal Cities that seeks to reduce metal theft among public infrastructure. Cities across the state have been plagued by prolific vandals who strip metal from local government property (streetlights, electric vehicle chargers, and fire hydrants are among the usual targets). AB 476 will enhance reporting requirements for recyclers and junk dealers, as well as increase fines for violations.

Despite Cal Cities advancing [AB 620 \(Jackson\)](#) to his desk, the Governor vetoed the measure. The bill would have allowed cities to rent zero-emission vehicles, rather than buy them, when complying with the [Advanced Clean Fleets regulation](#).

In more bad news, Newsom signed [AB 538 \(Berman\)](#), which will require cities to obtain certified payroll records from a contractor and make them available when requested. Local agencies do not maintain such records, and the bill does not give cities enforcement powers to seek them out. Cal Cities opposed this measure, as it is yet another solution to a problem that did not exist — and another unfunded mandate.

- [Damon Conklin](#), *legislative advocate*

Governance, Transparency, and Labor Relations

Gov. Gavin Newsom signed [SB 707 \(Durazo\)](#), [AB 339 \(Ortega\)](#), and [SB 827 \(Gonzalez\)](#) into law — three measures that Cal Cities opposed.

SB 707 makes extensive changes to the Brown Act. Although the bill incorporates language from Cal Cities' sponsored legislation, it also creates significant [operational, fiscal, and legal challenges for cities](#). Among other provisions, SB 707 adds new remote public comment, translation, and outreach requirements, creates new exemptions from certain teleconferencing rules, and extends several sunseting Brown Act laws.

Many of the bill's mandates apply unevenly across cities and will generate substantial new costs for audiovisual equipment, translation services, and staff time — all without reimbursement. Notably, the state itself remains exempt from many of the same requirements it is imposing on local governments.

AB 339 requires cities to provide unions at least 45 days' written notice before contracting services within job classifications represented by a recognized employee organization. The bill's unclear and impractical language will likely slow public service delivery, increase costs, and expose cities to new legal risks.

SB 827 revises ethics training laws and requires certain local agency officials to complete at least two hours of fiscal and financial training every two years. While the bill aims to strengthen governance practices, it notably excludes state lawmakers from similar standards.

Cal Cities remains concerned about the operational and fiscal impacts of these new laws and will work to ensure cities receive clear implementation guidance and flexibility moving forward.

- [Johnnie Piña](#), *legislative advocate*

Public Safety

The Governor signed [AB 992 \(Irwin\)](#), which makes important changes to the modern policing degree and delays implementation until 2031. Also signed was [SB 701 \(Wahab\)](#), a bill that prohibits the use of signal jammers for criminal activity and increases penalties for infractions.

On the issue of cannabis, the Governor signed [AB 8 \(Aguiar-Curry\)](#), a bill supported by Cal Cities. The measure establishes a lower total THC concentration for hemp products, requires testing, and taxes the selling of such products. Beginning in 2028, vendors from outside of California are prohibited from selling hemp products unless they have a California license.

The Governor also signed two wildfire mitigation and fire insurance measures supported by Cal Cities. [AB 1 \(Connolly\)](#) will require the Department of Insurance to include wildfire mitigation in the Catastrophe Modeling regulations. [AB 888 \(Calderon\)](#) will provide funding for home hardening and roof hardening to local governments.

Unfortunately, the Governor vetoed two measures that would have provided additional assistance for home hardening: [SB 326 \(Becker\)](#) and [SB 616 \(Rubio\)](#). The former would have provided grant funding to local agencies to hire more fire inspectors, and the latter would have established a home hardening commission within the Department of Insurance.

- [Jolena Voorhis](#), *legislative advocate*

Want to know more about how these bills could impact your city? Sign up for Cal Cities' [final legislative briefing](#) of the year, scheduled for Dec. 1.



Got questions about how to access the first year of climate bond funding? This resource and webinar can help

Oct 15, 2025

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

In the final days of the legislative session, lawmakers and Gov. Gavin Newsom approved the first year of climate bond funding, totaling \$3.3 billion. Various state agencies will administer this funding based on specific program requirements in the bond.

In addition to a [guide outlining the overall funding chapters](#), Cal Cities has prepared a [database tool](#) to help cities more easily leverage available state funding. The database categorizes the funding by bond chapter, state agency, and program. It also provides a state agency website to help cities find program-specific details. The database is intended to help cities track the available funding and access critical dollars for climate resilience projects in the coming years.

Cal Cities will host a [webinar](#) on Oct. 28, from 2-3 p.m., that will walk through the first year of Proposition 4 funding, Cal Cities' database, and state agency resources. [Registration](#) is complimentary for Cal Cities members and partners and must be completed by Oct. 27. Nonmember cities and other government entities will be charged \$150.

Passed by the voters in 2024 and supported by Cal Cities, Prop. 4 is a \$10 billion bond that will help cities address the varied climate impacts and challenges facing California's current and future generations — including wildfires, floods, droughts, extreme heat, sea level rise, and other climate-related events.



Local government go-getters and champions featured at Cal Cities' 2025 annual conference

Oct 15, 2025

By Brian Hendershot, Cal Cities Advocate managing editor

Over 2,300 city officials joined Cal Cities and subject matter experts in Long Beach for the 2025 Annual Conference and Expo. The three-day event was a chance for local officials to come together, discover solutions to city-specific issues, and celebrate major accomplishments.

Lawmakers, cities, and advocates recognized as local government champions

Along with in-depth educational sessions and inspiring keynote speakers, the annual conference is a chance to recognize the hard work of cities and local government advocates.

[Assembly Majority Leader Cecilia Aguiar-Curry](#) received the Past Presidents' Lifetime Achievement Award for her ongoing service and dedication to California cities. Aguiar-Curry's decades of service started in Winters, where she was a planning commissioner, council member, and the town's first woman mayor.

"This award is not just for one person," Aguiar-Curry said, reflecting on how her time in local government has shaped her values. "It shows what happens when we can work together."

Cal Cities also honored [Sen. Ben Allen, Asm. Laurie Davies, and Asm. Diane Papan](#) with the Distinguished Legislative Leadership Award. Collectively, the three legislators have helped advance Cal Cities' environmental, recovery housing, and housing goals.

"These three lawmakers recognize the value of local government and introduced legislation to ensure cities have the resources and tools they need to meet the needs of California residents," said Cal Cities Executive Director and CEO Carolyn Coleman. "Cal Cities deeply appreciates their steadfast leadership, collaborative relationships, and voice for cities."

Eleven cities received the Helen Putnam Award for Excellence: Baldwin Park, Burbank, Downey, Hayward, Lake Elsinore, Moreno Valley, Needles, Norwalk, Pacifica, Santa Paula, and Watsonville. A member-driven awards committee chose each city for its [outstanding efforts and innovative programs](#) to improve the quality of life and services in their communities.

Cal Cities also recognized its own Sara Sanders with the National League of Cities John G. Stutz Award. The award is given to state league employees who have served 25 years or more. Sanders is currently the regional public affairs manager for the Redwood Empire Division.

Powerhouse speakers and keynotes share empowering messages

Attendees heard from several inspiring speakers throughout the conference. Long Beach Mayor Rex Richardson opened the events by reflecting on both his city's successes and the shared successes of cities.

"It's cities who are leading. It's cities who are building. It's cities who are restoring public trust," he said. "None of this happens without partnerships."

During the opening keynote, Futurist Crystal Washington shared insights about potential technological shifts and ways to respond. In addition to providing sound technical advice, she also implored city leaders to be good ancestors, be curious, and choose joy.

"Most of the technology we enjoy today was not created in a private startup but in the minds of artists decades ago," she said, before noting you don't have to be a technologist to know if something is good or bad.

Famed environmental activist and consumer advocate Erin Brockovich's stories of stick-to-it-iveness also left attendees inspired and empowered.

"I'm here to share stories with you about how all of this happened and how things really do begin with one individual," Brockovich said, before joking that her middle name is "stubborn."

Entrepreneur Nir Bashan also showed city leaders how to tap into their creativity to solve problems, generate fresh ideas, and innovate.

New leadership and board members for Cal Cities

The Cal Cities Board of Directors swore in new board officers and members. El Cerrito Mayor Pro Tem Gabe Quinto became president. Carlsbad Council Member Teresa Acosta will serve as first vice president, and San José Council Member David Cohen is the second vice president. Rancho Cucamonga Mayor Pro Tem Lynne B. Kennedy is now the immediate past president.

"No drumline is powered by one drummer," Kennedy said, as she closed out her term to the sounds of the Los Osos High School drumline. "It takes all of us, working in sync, to create the sound that moves people. ... When cities work together, we are like a drumline — loud, powerful, and impossible to ignore."

Quinto, Cal Cities' new president, was elected to the El Cerrito City Council in 2014. He became the city's first Filipino American and first LGBTQ+ council member. Quinto has prioritized equity and diversity in El Cerrito and on all the boards he's served — including at Cal Cities.

"Each of our cities is unique," he said. "We take pride in the diversity of our cities, the very special identity of our communities that live inside our cities. But under the umbrella of Cal Cities, we focus on what we have in common: We want our cities to be strong and to thrive."

The board also elected six at-large directors to serve a two-year term: Covina Council Member Walter Allen, Grass Valley Council Member Jan Arbuckle, Tracy Mayor Dan Arriola, Sacramento Council Member Lisa Kaplan, Atascadero City Manager Jim Lewis, and Walnut Creek Council Member Cindy Silva.

The next annual conference is in Anaheim, Sept. 23-25, at the Anaheim Convention Center. For more information about Cal Cities' upcoming events — including [open calls for proposals](#) and conferences for fire chiefs, city clerks, and finance professionals — visit calcities.org/education-and-events.



Tell us what issues you want Cal Cities to advocate on in 2026

Oct 15, 2025

Cal Cities' advocacy efforts depend on member input to be successful

By Cal Cities Staff

Cal Cities is seeking feedback on the biggest issues facing cities in the next three years through its [Advocacy Priorities Member Survey](#). Members have until Oct. 31 to complete the short, online survey.

This survey is an important source of information for Cal Cities. The feedback received plays a crucial role in setting the Cal Cities' [advocacy priorities](#) and developing member-informed legislative priorities. Officials from all member cities are encouraged to participate so that Cal Cities' priorities reflect the full diversity and shared needs of its member cities.

The Board of Directors will adopt the 2026 Advocacy Priorities in December. Priority-setting is a central element of the December board meeting, where the course is set for the organization for the coming year.

Cal Cities' effectiveness as the leading voice of California cities is only possible when we focus on the common interests of our members, making your feedback vital.

The [survey](#) will close on Friday, Oct. 31. For more information about the survey, please email iblack@calcities.org.