City of Garden Grove

WEEKLY CITY MANAGER'S MEMO

November 5, 2026

TO: Honorable Mayor and City Council Members

FROM: Matt West
City Manager

I. DEPARTMENT ITEMS

A. COMMUNITY DEVELOPMENT

A memo is attached to highlight the 3rd Quarter Community Development Department Development Project updated list.

B. COMMUNITY SERVICES

A memo is attached to inform the City Council of the Human Services Division's Dia de los Muertos event.

• OTHER ITEMS

– SOCIAL MEDIA HIGHLIGHTS AND NEWSPAPER ARTICLES
Copies of the week's social media posts and local newspaper articles are attached for your information.

– MISCELLANEOUS ITEMS
Items of interest are included.

Matt West
City Manager

ATTACHMENT 1

Attachment I A
Mgrs Memo 11/5/26

City of Garden Grove

INTER-DEPARTMENT MEMORANDUM

To:	Matt West	From:	David Dent
Dept:	City Manager	Dept:	Community Development Department
Subject:	DEVELOPMENT PROJECT UPDATE LIST	Date:	November 5, 2026

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 November 4, 2026.

SUMMARY

The Development Project Update List details current and pending projects for the period April 2024 through September 2026 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.

David Dent, AICP,
Interim Community Development Director

By: Huong Ly
Associate Planner
(714)741-5302

Attachment 1: Comprehensive Development Project Update List

DEVELOPMENT PROJECTS UPDATE LIST

COMMUNITY DEVELOPMENT DEPARTMENT

This report is current from April 2024 through September 2026

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

IN PROCESS IN PLANNING SERVICES DIVISION (CURRENT)

CASE #	PROJECT ADDRESSES	PROJECT DESCRIPTION	APPLICANT	PLANNER	DISTRICTS	HEARING BODY
TBD	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	To Be Assigned	4	C.C.
SP-169-2026 PM-173-2026	13281 BROOKHURST ST	Request for site plan approval for the construction of a two-story 20,139 square foot commercial building on a 56,628 square foot site that was previously improved with a single-story commercial building that has been damage due to a fire located in the C-2 (Community Commercial) zone.	Ngoclan Thi Nguyen 17051 Edgewater Lane Huntington Beach CA 92649	Christian Farmer	3	P.C.
TBD	14052 FLOWER ST	A request for Site Plan approval to construct a three-story, approximately 19,330 square-foot "Boarding/Lodging" facility with seventeen (17) bedrooms. Also a request for a Conditional Use Permit to operate a dormitory for monks attending Bodhi Buddharealm Society Sakya Buddha University (3404 Westminster Avenue, Santa Ana) as a "Boarding/Lodging" use. 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).	Master Thich Huyen Chau 3404 Westminster Avenue Santa Ana CA 92703	Patricia Malagon	4	P.C.
DR-087-2026	12701 LORNA ST	A request for Director's Review Approval to construct a new duplex, consisting of two (2), attached dwelling units, on a 9,375 square-foot lot, located at 12701 Lorna Street (APNN: 215-102-17). Each unit will be approximately 2,409 square feet and consist of four (4) bedrooms, three (3) bathrooms, and attached two-car garage. In addition, the applicant is proposing two (2) 800 square-foot detached ADUs consisting of two (2) bedrooms and two (2) bathrooms. ADUs are shown for reference only.	Toby Nguyen 16651 Gothard Street Huntington Beach CA 92648	Zachary Hernandez	1	D.R.
SP-167-2026	13052 WILSON ST	A request for Site Plan approval to construct two (2) four (4) unit, three-story multi-family residential dwellings and associated site improvements on an approximately 0.42 acre lot. The proposal includes one (1) affordable housing unit for "very low-income" households. Inclusion of the two (2) very low-income unit qualifies the project for a density bonus, concessions, waivers, and reduced parking pursuant to the State Density Bonus Law. In conjunction with the request, the Planning Commission will consider a determination that the project is categorically exempt from the California Environmental Quality Act (CEQA).	Toby Nguyen 16651 Gothard St. A-1 Huntington Beach CA 92647	Zachary Hernandez	1	P.C.
CUP-290-2026	10662 STANFORD AVE	A request for Conditional Use Permit approval to allow the operation of a 5,745 square-foot "Ambulance Service" business within an existing multi-tenant commercial building. The proposal includes accommodations for 24-hour shifts, including shower facilities and a crew lounge area with sleeping quarters.	Falck Mobile Health Corp. 1517 W Braden Court Orange CA 92868	Christian Farmer	4	Z.A.
TBD	12859 CHAPMAN AVE	A request to allow an existing eating establishment to operate with an original Alcohol Beverage Control (ABC) Type "XX" (On-Sale - XXXX) License. In conjunction with the request, the Zoning Administrator will also consider that a determination that the project is categorically exempt from the California Environmental Quality Act (CEQA).	Blanca Hurtado 12859 Chapman Avenue Garden Grove CA 92840	Zachary Hernandez	5	Z.A.
SP-174-2026 CUP-296-2026	11757 HARBOR BLVD	A request to construct an approximately 9,727 square-foot pad restaurant building, along with associated site improvements. The existing pad restaurant building would be demolished to facilitate the proposed project. Additionally, a request for a Conditional Use Permit for the operation of the restaurant with a California Alcoholic Beverage Control (ABC) Type 47 (On-Sale General – Eating Place) License. Also, a recommendation that the Planning Commission revoke the previous Conditional Use Permit governing the tenant space, CUP-518-00. 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).	Yard House USA, Inc. (dba: Darden Restaurants) (ATTN: Tim LaBuda) 1000 Darden Center Drive Orlando TX 32837	Christian Farmer	5	P.C.
SP-175-2026	12762 HAZEL AVE	A request for Site Plan approval to construct five (5) attached, three-story multi-family residential dwellings and associated site improvements on an approximately .24 acre lot. The proposal includes one (1) affordable housing unit for "moderate income" households. Inclusion of the one (1) moderate 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)	Brad Nguyen 17272 Newhope St., Ste. K Fountain Valley CA 92708	Patricia Malagon	3	P.C.
SP-176-2026 FYD-006-2026	9701 MAUREEN DR	A request for Site Plan approval to construct a four-unit, two-story, residential development with associated site improvements on a 0.25-acre vacant lot. Also, a Front Yard Determination request to designate the Barclay Drive frontage as the front yard, and the Maureen Drive frontage as the street side. 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).	Tin Vo 9701 Maureen Drive Garden Grove CA 92841	Huong Ly	2	P.C.
SP-181-2026	12111 VALLEY VIEW ST	A Site Plan application has been submitted to redevelop an approximately 1.1-acre parcel currently occupied by an existing movie theater, Starlight Cinema. The proposed project would reconfigure the existing building to create a 5,910 square foot space designated for retail and a 3,303-square-foot restaurant with a drive-thru including the installation of a new canopy area.	Daniel Akarakian	Christian Farmer	1	P.C.

CASE #	PROJECT ADDRESSES	PROJECT DESCRIPTION	APPLICANT	PLANNER	DISTRICTS	HEARING BODY
PM-2026-141, SP-182-2026, CUP-301-2026	13752 HARBOR BLVD	A request for Tentative Parcel Map and Site Plan approval to merge two existing properties, to construct a new approximately 4,062-square-foot automatic car wash facility consisting of twenty-four (24) vacuuming stations. In addition, a request for Conditional Use Permit approval to allow the operation of the car wash facility. 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).	Joel McClure 13752 Harbor Blvd Garden Grove CA 92843	Zachary Hernandez	6	P.C.
A-047-2026	CITYWIDE	A City-initiated zoning text amendment to various provisions of Title 9 (Land Use) of the Garden Grove Municipal Code 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	Huong Ly	Citywide	C.C.
CUP-303-2026	14318 BROOKHURST ST, 14320 BROOKHURST ST	A request for a Conditional Use Permit to operate a new vocational beauty school with a maximum capacity of five (5) instructors and ninety-one (91) students within a combined 3,363 square-foot tenant space. Additionally, the applicant is proposing to construct a new 458 square-foot mezzanine within the combined suite.	Xuan Nguyen 16168 Beach Blvd Suite #261 Huntington Beach CA 92647	Patricia Malagon	4	Z.A.
TBD	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	Christian Farmer	2	D.R.
SP-120-2023(TE1), PM-2021-206(TE1)	12233 - 12239 CHOISSER RD	A request to approve a one-year time extension for the approved entitlements under Site Plan No. SP-120-2023 and Vesting Tentative Parcel Map No. PM-2021-206, to consolidate four (4) existing parcels into a single 28,793 square feet (0.66 acre) parcel, and to construct a six-story, 53 unit, residential apartment complex. A California Environmental Quality Act (CEQA) determination is not required as the project was previously exempted.	Investel Garden Resorts LLC 12966 Euclid street, Suite 300 Garden Grove CA 92840	Maria Parra	6	P.C.
SP-142-2024 (TE1)	13171 JEFFERSON ST	A request to approve a one-year time extension for the approved entitlements under Site Plan No. SP-142-2024 to construct an eight (8) unit, three-story multiple-family residential building and associated site improvements on an approximately 0.23-acre lot. A California Environmental Quality Act (CEQA) determination is not required as the project was previously exempted.	Jeffrey & Tina Mullen 10748 Capital Avenue #8R Garden Grove CA 92843	Zachary Hernandez	1	P.C.
SP-144-2024 (TE1)	11442 STANFORD AVE	A request for a one-year time extension for the approved entitlements under Interpretation Of Use No. IOU-006-2024, Tentative Parcel Map No. PM-2023-156, Site Plan No. SP-144-2024, and Conditional Use Permit No. CUP-267-2024, which allowed the construction of a mixed-use development consisting of a senior apartment complex and an 82-bed residential care facility on a net 0.94-acre lot. A CEQA determination is not required as the project was previously exempted.	Kiki Tran 9984 Aster Cir Fountain Valley 92708	Huong Ly	5	P.C.
CUP-304-2026	9240 GARDEN GROVE BLVD	A request for Conditional Use Permit approval to allow the operation of a new 1,145 square-foot "Tattoo, General" business within an existing multi-tenant commercial shopping center. 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).	Trung Tran 8925 Acacia Ave Garden Grove CA 92841	Jun Kim	3	P.C.
SP-1114-2026 TT-1234-2026	11252 CHAPMAN AVE	A site plan, tentative map, and density bonus application for a 15 lot development at 11252 Chapman Avenue		Christian Farmer	2	

ENTITLEMENT GRANTED (FROM APRIL 2024 - SEPTEMBER 2026)

CASE #	PROJECT ADDRESSES	PROJECT DESCRIPTION	APPLICANT	PLANNER	DISTRICTS
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	Priit Kaskla	4
SP-144-2024 CUP-267-2024 IOU-006-2024 PM-2023-156	11432 STANFORD AVE 11462 STANFORD AVE	A request to develop a six-story mixed-use development on a 0.94 acre lot consisting of an 80-unit senior apartment complex and an 82-bed Residential Care Facility for the Elderly (RCFE). The specific land use entitlement approvals requested include the following: (i) An Interpretation of Use to determine the compatibility between an RCFE use and the CC-3 (Civic Center Core) zone classification, and to allow the RCFE use subject to approval of a Conditional Use Permit; (ii) A Tentative Parcel Map to consolidate three existing parcels and to create a one-lot subdivision for condominium purposes to divide the RCFE and apartment building; (iii) A Site Plan to allow construction of the six-story mixed-use development consisting of an 80-unit senior apartment building over a parking structure with one subterranean and one above-ground levels, and 82-bed RCFE attached to the parking structure/apartment building, along with associated site improvements; and (iv) A Conditional Use Permit to allow and regulate the operation of the proposed RCFE on the subject site. The proposal includes four (4) affordable housing units for "very-low income" households. Inclusion of the four (4) "very-low-income" units qualifies the project for a density bonus, concessions, waivers, and reduced parking pursuant to the state density bonus law. In conjunction with the requests, the Planning Commission will consider a determination that the project is categorically exempt from the California Environmental Quality Act (CEQA).	William Jager 872 Wendt Ter Laguna Beach CA 92651	Huong Ly	5
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	Mary Martinez	3
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	Priit Kaskla	5

CASE #	PROJECT ADDRESSES	PROJECT DESCRIPTION	APPLICANT	PLANNER	DISTRICTS
LLA-034-2024	9271 CATHERINE AVE, 12261 LORALEEN ST	A request for Lot Line Adjustment approval to eliminate two small parcels (Parcel "A" & Parcel "B"), for the purpose of reconfiguring the property line boundary between two developed, single-family residential properties, located at 9271 Catherine Avenue (Parcel 1) and 12261 Loraleen Street (Parcel 2). No additional parcels will be created and no additional development is proposed.	Alice and Juan Rangel PO Box 15521 Los Angeles CA 90015	Priit Kaskla	3
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 7,833 square 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	Zachary Hernandez	2
DR-080-2024	12966 EUCLID ST	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 Grove 11222 Acacia Parkway Garden Grove CA 92840	Maria Parra	5
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	Huong Ly	4
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	Priit Kaskla	3
CUP-023-2014 (REV 2026)	12741 MAIN STREET	A request to modify conditions of approval for Conditional Use Permit No. CUP-023-2014 to add a new preschool/daycare at the Garden Grove United Methodist Church site, which currently operates a Head Start program and a preschool, Sunflower Preschool.	Andy Ly 9832 Newcastle Avenue Westminster CA 92683	Huong Ly	4
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	Mary Martinez	Citywide
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	Zachary Hernandez	1
RAQ-001-2025	9622 STANFORD AVE	A Reasonable Accommodation Request for Charlotte and Virginia Fuller to petition for relief from Municipal Code Sections 9.08.040.030(G), 9.08.040.050(D), and 9.08.040.110(B)(1) pertaining to front yard hardscape and height of fences. This request would allow for 100% hardscape coverage in the front yard setback area and a six-foot-tall fence to allow a secured outdoor exercise space.	Charlotte Fuller 9622 Stanford Garden Grove CA 92841	Christian Farmer	3
PUD-141-01(A) SP-107-2022 (Rev. 2026)	12241 HARBOR BLVD, 12261 HARBOR BLVD, 12271 HARBOR BLVD, 12291 HARBOR BLVD, 12311 HARBOR BLVD, 12321 HARBOR BLVD, 12323 HARBOR BLVD, 12246 THACKERY DR, 12252 THACKERY DR, 12262 THACKERY DR, 12282 THACKERY DR, 12292 THACKERY DR, 12312 THACKERY DR, 12322 THACKERY DR, 12251 THACKERY DR, 12261 THACKERY DR, 12281 THACKERY DR, 12291 THACKERY DR, 12311 THACKERY DR, 12321 THACKERY DR	Pursuant to a Writ Of Mandate issued by the Orange County Superior Court in Marlene Perez Et Al. v. City Of Garden Grove Et Al., O.C.S.C. Case No. 30-2022-01281816-Cu-Wm-Cxc, the Planning Commission will consider a recommendation to the City Council to: (1) certify a Supplemental Environmental Impact Report (SEIR), adopt a revised Mitigation Monitoring and Reporting Program, and adopt a Statement of Overriding Considerations; (2) approve Planned Unit Development Subarea No. PUD-141-01(A); and (3) approve revisions to the Performance Standards and Conditions of Approval associated with Site Plan No. SP-107-2022, authorizing the development of a Nickelodeon Resort Hotel project on 3.72 acres.	Kam Sang Co., Inc. 411 E. Huntington Dr Suite 305 Arcadia CA 91006	Priit Kaskla	5
CUP-297-2026	9764 GARDEN GROVE BLVD	A request for Conditional Use Permit approval to operate an existing mini-market, Oc Mart, a new original State Alcoholic Beverage Control (ABC) Type "21" (Off-Sale General) License at a property located at 9764 Garden Grove Boulevard.	CT Trading Inc 9764 Garden Grove Blvd Garden Grove CA 92844	Jun Kim	3
DR-085-2026	9642 KATELLA AVE	A request for Director's Review approval to construct a new duplex, consisting of two (2), attached dwelling units, on a 7,878 square-foot lot, located at 9642 Katella Avenue (APN: 132-101-08). Unit #1 will be approximately 1,523 square feet consisting of three (3) bedrooms, two (2) bathrooms, and attached two-car garage. Unit #2 will be approximately 1,616 square feet consisting of three (3) bedrooms, two (2) bathrooms, and attached two-car garage. In addition, the applicant is proposing two (2) 601 square foot detached ADUs consisting of two (2) bedrooms and one (1) bathroom. ADUs are shown for reference only.	Isabel Giralado 177 Miramonte Drive Fullerton CA 92835	Zachary Hernandez	2
CUP-288-2026	12502 HARBOR BLVD	A request for conditional use permit approval to operate an existing 7-Eleven market a new original state alcoholic Beverage Control (ABC) Type "21" (Off-Sale General) License and a recommendation that the Zoning Administrator revoke all previous Conditional Use Permits granted for the tenant space, including Conditional Use Permit No. CUP-540-2001. In conjunction with the request, the Zoning Administrator will also consider a determination that the project is categorically exempt from the California Environmental Quality Act (CEQA).	Rai Samra. Inc. Rupinder Samra 12502 Harbor Blvd Garden Grove CA 92840	Jun Kim	5

CASE #	PROJECT ADDRESSES	PROJECT DESCRIPTION	APPLICANT	PLANNER	DISTRICTS
SP-171-2026	8892 LAMPSON AVE	SP-171-2026: A request for Site Plan approval to construct a four (4) unit, two-story, multi-family residential apartment development and associated site improvements on an approximately 0.39 acre lot. All existing site improvements will be removed. 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).	Tony Lam 9741 Bolsa Avenue Westminster Ave CA 92682	Christian Farmer	1
CUP-295-2026	8271 GARDEN GROVE BLVD	A request for Conditional Use Permit approval to allow the operation of a new 760 square-foot "Tattoo, General" business within an existing multi-tenant commercial shopping center. 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).	Justine Chavez 7421 Edinger Avenue #403 Huntington Beach CA 92647	Zachary Hernandez	1
CUP-103-65 (REV. 2026)	10802 KATELLA AVE	A request for modifications to the approved plans under Conditional Use Permit No. CUP-103-65 to allow building and site improvements for an existing carwash. 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).	PDS West, Inc. (ATTN: Shawn Amin) 10802 Katella Avenue Garden Grove CA 92804	Patricia Malagon	2
CUP-299-2026	13576 HARBOR BLVD	A request for Conditional Use Permit approval to allow a new restaurant to operate with an original State Alcoholic Beverage Control (ABC) Type "41" (On-Sale Beer & 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).	Sheila Harianto 12850 Palm Street Unit 8 Garden Grove CA	Jun Kim	6
SP-177-2026	13042 SAFFORD ST	A request for Site Plan approval to construct a new two-story residential building consisting of four (4) units along with associated site improvements on a 0.35-acre lot. The project would retain the existing residential dwelling and demolish the garage to accommodate the proposed development.	Tony Lam 13042 Safford Street Garden Grove CA 92843	Huong Ly	5
CUP-184-2020 (REV. 2026)	10602 WESTMINSTER AVE	A request to modify the Conditions of Approval for Conditional Use Permit No. CUP-184-2020 to extend the hours of operation for an existing gas station convenience store. 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).	NORTH FONTANA PETRO INC. 10602 Westminster Ave Garden Grove CA 92843	Jun Kim	4
CUP-299-2026 (MM1)	13576 HARBOR BLVD	A Minor Modification Number 1 to modify the Conditions of Approval for Conditional Use Permit No. CUP-299-2026 to modify the approved floor plan. 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).	Sheila Harianto 12850 Palm Street Unit 8 Garden Grove CA 92840	Jun Kim	6
PM-2025-119 SP-178-2026	11861 LOARA ST	A request to subdivide an existing property, and construct three (3) new single-family residences on the resulting parcels. The specific land use entitlement approvals requested include a Site Plan for the construction of three (3) single-family residences and associated site improvements, and a Tentative Parcel Map to subdivide the existing 36,155 square-foot property into three (3) parcels, and a private road. Also, a front yard determination request to designate the private street frontage of Lot 3 as the front yard and Loara Street frontage as the street side yard. 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).	Thinh Nguyen 1517 North Newhope Street #74 Santa Ana CA 92703	Zachary Hernandez	2
CUP-302-2026	12971 NELSON ST	A request for Conditional Use Permit approval to operate an existing 7-eleven market a new original State Alcoholic Beverage Control (ABC) Type "21" (Off-Sale General) License and a recommendation that the Zoning Administrator revoke the previous Conditional Use Permit granted for the tenant space, Conditional Use Permit No. Cup-110-85. 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).	7-Eleven, Inc. c/o James Willis P. O. Box 139044 Dallas TX 75313	Jun Kim	4

IN BUILDING DIVISION PLAN CHECK (CURRENT)

CASE #	PROJECT ADDRESSES	PROJECT DESCRIPTION	APPLICANT	PLANNER	DISTRICTS
Tentative Tract Map No 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 Rev2017	12222 HARBOR BLVD, 12252 HARBOR BLVD, 12262 HARBOR BLVD, 12272 HARBOR BLVD, 12292 HARBOR BLVD, 12302 HARBOR BLVD, 12511 TWINTREE LN, 12531 TWINTREE LN, 12551 TWINTREE LN, 12571 TWINTREE LN, 12233 CHOISSER RD, 12239 CHOISSER RD, 12237 CHOISSER RD, 12235 CHOISSER RD	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	Maria Parra	5
SP-092-2021, PM-2018-122	12872 LAMPSON AVE	A request for Tentative Parcel Map and Site Plan approval for the subdivision of an existing property in order to construct two (2) new single family residences at 12872 Lampson Street. The subdivision will split the existing 14,400 square foot property into two (2) parcels of 7,200, with one (1) parcel ultimately reduced to 6,916 square feet after a street dedication. The first home will be 3,182 square feet, with six (6) bedrooms, four (4) bathrooms, a kitchen, living room, family room, dining room, and a three-car garage. The second home will be 3,247 square feet, with four (4) bedrooms, four (4) bathrooms, a kitchen, family room, dining room, living room, and two-car garage. 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) pursuant to Sections 15303 – New Construction or Conversion of Small Structures and 15315 – Minor Land Divisions.	Lieu Nguyen & Hieu Tran 10552 Sycamore Avenue STANTON CA 90680	Priit Kaskla	5

CASE #	PROJECT ADDRESSES	PROJECT DESCRIPTION	APPLICANT	PLANNER	DISTRICTS
Tentative Tract Map No. TT-17455 (Amended 2020)	12222 HARBOR BLVD, 12252 HARBOR BLVD, 12262 HARBOR BLVD, 12272 HARBOR BLVD, 12292 HARBOR BLVD, 12302 HARBOR BLVD, 12511 TWINTREE LN, 12531 TWINTREE LN, 12551 TWINTREE LN, 12571 TWINTREE LN, 12233 CHOISSER RD, 12235 CHOISSER RD, 12237 CHOISSER RD, 12239 CHOISSER RD	A request to amend Tentative Tract Map No. TT-17455 that was originally approved by the Garden Grove City Council in 2017 to reconfigure 15 existing parcels to create two (2) commercial parcels to facilitate the development of the Site C Hotel Project; to adjust the rear lot lines of four (4) existing residential lots on Choisser Road; and to create the future commercial condominiumization of the Site C Hotel Project. The developer proposes to reconfigure and further subdivide the commercial lots for the Site "C" Hotel Project from two (2) to four (4) commercial lots, which continuing to maintain the same aggregate land area as previously approved. The amended Tentative Tract Map will create four (4) commercial lots to facilitate the development of the Site C Hotel Project; will adjust the rear lot lines of four (4) existing residential lots on Choisser Road; will create the future commercial condominiumization of the Site C Hotel Project; and will create a letter lot easement on Harbor Boulevard.	Danny Wei 12966 EUclid Street GARDEN GROVE CA 92840	Maria Parra	5
SP-081-2020, Tentative Tract Map No. 18181	11712 LAMPSON AVE	A request for Site Plan and Tentative Map approval to subdivide an existing 47,286 square foot lot, improved with a single-family home, into four (4) residential lots that will be served by a private street designed as cul-de-sac (5th lot). Each will have a lot size of 10,238 square feet (Lot 1), 9,007 square feet (Lot 2), 10,034 square feet (Lot 3), and 7,576 square feet (Lot 4). The existing single-family home will be reconfigured to fit within the developable lot area of Lot 1, and will include the construction of a new second-story addition and an attached Accessory Dwelling Unit (ADU). Lots 2, 3 and 4 will each be improved with a new two-story, single-family home and an accessory dwelling unit. Also, a minor land deviation to allow the front yard fence for Lot 1, located along Lampson Avenue, to be constructed at a height of 6 feet.	Nhan Vuong (for Cerfitied mail) 11022 Winners Circle, Suite 200 LOS ALAMITOS CA 90720	Maria Parra	5
DR-051-2021	8581 STANFORD AVE	Request to demolish all existing site improvements, and build a new duplex at 8581 Stanford Avenue. Unit A will consist of 1,934 square feet, with three bedrooms and three bathrooms, and a new two-car garage. Unit B will consist of 1,922 square feet, also with three bedrooms and three bathrooms, and a new two-car garage. The site will eventually also include two new ADUs of 527 square feet each (included on plans for reference only).	Jamie Park & Joseph Chen 8581 Stanford Avenue Garden Grove CA 92841	Priit Kaskla	1
SP-111-2022, PM-2021-190	10201 GARDEN GROVE BLVD, 10231 GARDEN GROVE	Site Plan approval to construct a five-story mixed-use development on a 1.86-acre site consisting of two parcels with 9,786 square feet of retail space, 9,270 square feet of medical space, and 52 apartment units with a 22.5% affordable housing density bonus for "very low-income" households. Pursuant to the State Density Bonus law, the applicant is requesting one (1) concessions and four (4) waivers from the GGMU-2 (Garden Grove Mixed Use 2) zone development standards: (1) a concession to reduce the minimum required private balcony area and dimensions for each unit, (2) a waiver to reduce the minimum active recreation dimensions and to allow the indoor and roof deck recreation areas to contribute to more than 50% of the required open space; (3) a waiver to allow a fire department turn-around area to encroach into the required 10-foot rear setback area; (4) a waiver to allow the building to exceed the maximum building height of 50 feet or 4-stories; and (5) a waiver to reduce from the minimum 300 cubic feet of private storage per unit. Also, Tentative Parcel Map approval to consolidate the two (2) existing parcels into a single-lot to accommodate the proposed development.	Dr. Michael Dao 9191 Westminster Ave GARDEN GROVE CA 92844	Maria Parra	4
DR-060-2022	10061 DAKOTA AVE	A request to demolish all existing improvements, and build a new duplex at 10061 Dakota Avenue. Both two-story duplex units will total 1,800 square feet in size, with four (4) bedrooms and three (3) bathrooms, and a two-car garage. Also proposed for ministerial review are two detached ADUs of 1,000 square feet each.	Dreamwork Development LLC, c/o Gino Cozzolino 11222 S. La Cienega Blvd Suite 500 Los Angeles CA 90304	Priit Kaskla	4
CUP-224-2022	12761 HARBOR BLVD	A request to operate a new restaurant, Cajun Crack'n, with a new original ABC Type "41" (On-sale, Beer and Wine, Public Eating Place), at 12761 Harbor Boulevard, #I-1.	Tuanh Enterprises 8451 Sandalwood Cirlce Westminster CA 92683	Priit Kaskla	5
Site Plan No. SP-081-2020 (TE1), Tentative Tract Map No. TT-18181 (TE1)	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 Ave Garden Grove CA 92840	Maria Parra	5
SP-117-2022	12771 LORNA ST	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	Mary Martinez	1
SP-119-2022, TT-19129	8722 GARDEN GROVE BLVD, 8734 GARDEN GROVE BLVD	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	Mary Martinez	1
DR-051-2021 (Reinstatement-2022)	8581 STANFORD AVE	A request to reinstate the approval of a new duplex at 8581 Stanford Avenue. Unit A will consist of approximately 1,934 square feet, with three bedrooms and three bathrooms, and a new two-car garage. Unit B will consist of approximately 1,922 square feet, also with three bedrooms and three bathrooms, and a new two-car garage. The site will eventually also include two new ADUs (for reference only).	Danny & Jenny Trieu 8581 Stanford Avenue Garden Grove CA 92841	Priit Kaskla	1

CASE #	PROJECT ADDRESSES	PROJECT DESCRIPTION	APPLICANT	PLANNER	DISTRICTS
SP-120-2023, Vesting PM-2021-206	12233 CHOISSER RD, 12235 CHOISSER RD, 12237 CHOISSER RD, 12239 CHOISSER RD	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	Maria Parra	
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	Maria Parra	5
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	Huong Ly	3
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	Huong Ly	2
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	Maria Parra	4
SP-111-2022 (MM1)	10201 GARDEN GROVE BLVD, 10231 GARDEN GROVE BLVD	Minor Modification No. 1 to Site Plan No. SP-111-2022 to (1) a redesign to the elevator lobbies and enclosed stairwells to comply with the Building Code requirements for egress; (2) shifting the third floor commercial tenant space to align with the exterior building plane, along the south and west building elevations, and shifting and redesigning the exterior corridor used to access the commercial tenant space into an interior, enclosed corridor; (3) increasing the size of a roof garden located on the fourth floor, along the west building elevation, from two smaller passive roof gardens with a combined area of 918 square feet to one passive roof garden with an area of 2,765 square feet; and (4) a modification to Condition of Approval No. 84 to change the allowable square footages of the retail and medical uses while continuing to provide the required number of parking spaces.	Paul Kim 6101 Ball Road Cypress CA 90630	Maria Parra	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	Priit Kaskla	1
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	Christopher Chung	3
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	Zachary Hernandez	1
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	Priit Kaskla	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	Zachary Hernandez	4

CASE #	PROJECT ADDRESSES	PROJECT DESCRIPTION	APPLICANT	PLANNER	DISTRICTS
CUP-275-2025	11074 MAGNOLIA ST, 11076 MAGNOLIA ST	A request for conditional use permit approval to operate a new 18,183 square foot adult daycare facility for 463 adults. In conjunction with the request, the Planning Commission will also consider a determination that the project is categorically exempt from the California Environmental Quality Act (CEQA).	Mr. Care Inc. / Thanh Mai Tran 11074-11076 Magnolia Street Garden Grove CA 92841	Mary Martinez	2
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	Mary Martinez	3
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	Huong Ly	1
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 MacAurther Court Suite 1450 Newport Beach CA 92660	Zachary Hernandez	4
SP-111-2022 (TE2), PM-2021-190 (TE2)	10201 GARDEN GROVE BLVD 10231 GARDEN GROVE BLVD	A request to approve a one-year time extension for the approved entitlements under Site Plan No. SP 111 2022 and Tentative Parcel Map No. PM 2021 190, as modified by Minor Modification No. 1, which allowed the consolidation of two (2) existing parcels into a single 1.86 acre parcel, and the construction of a five-story mixed-use development on the 1.86-acre site consisting of 5,312 square feet of retail space, 3,548 square feet for an art gallery use, and 10,745 square feet of medical space, and 52 apartment units. Pursuant to the State Density Bonus Law, in exchange for reserving three (3) units for very-low income, the project qualifies for a density bonus, concessions, waivers, and reduced parking. A California Environmental Quality Act (CEQA) determination is not required as the project was previously exempted.	Michael Dao 9191 Westminster Avenue Garden Grove 92844	Maria Parra	4
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	Huong Ly	1
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	Priit Kaskla	4
DR-084-2025	12621 PINE ST	A request for a Director's Review approval to allow a new single-family dwelling on a 7,100 square-foot lot within the CCSP-PR14 zone. The proposed 1,533 square-foot two-story single-family dwelling would consist of four (4) bedrooms and four (4) bathrooms, and an attached 245 square foot one-car garage. In addition, the applicant is proposing an 814 square-foot converted ADU consisting of two (2) bedrooms and two (2) bathrooms, and a 787 square-foot detached ADU consisting of three (3) bedrooms and two (2) bathrooms with an attached 251 square-foot one-car garage. The ADUs are shown for reference only.	Home Top Home 16168 Beach Blvd Suite #201C Huntington Beach CA 92647	Zachary Hernandez	5
SP-166-2026	12122 WESTERN AVE	A request for site plan approval to construct a new break room that includes a 1,504 square-foot, one-story building, 1,202 square-foot roof deck, and a 529 square-foot open air patio to replace an existing 1,923 square-foot, one-story break room for GKN Aerospace Transparency Systems, a military and commercial aircraft transparency systems company.	Richard Martin Beck 17 Singletree Dr. Newport Beach CA 92660	Christian Farmer	1
GPA-001-2026, A-046-2026, PUD-020-2026, SP-168-2026, TT-19447	9822 RUSSELL AVE	A request that the Planning Commission recommend City Council approval of a General Plan Amendment, zoning map amendment, and related entitlements for a proposed 26-unit multiple-family residential project on an approximately 1.8-acre site. The specific land use entitlement approvals requested include the following: (i) General Plan amendment to change the land use designation of the subject property from LDR (Low Density Residential) to LMR (Low Medium Residential); (ii) zoning map amendment to re-zone the subject property from R-1 (Single-Family Residential) to residential Planned Unit Development No. PUD-020-2026 with an R-2 (Limited Multiple Residential) base zone; (iii) residential Planned Unit Development to facilitate the development of the project; (iv) Site Plan approval to construct twenty-six (26) two-story townhomes and associated site improvements; (v) a Tentative Tract Map to create a one-lot subdivision for the purpose of selling each dwelling unit as a condominium; and (vi) a revocation of Conditional Use Permit Nos. CUP-114-81 and CUP-554-01 which previously allowed for the operation of an elementary school, and operation of a wireless facility on the subject property. The Planning Commission will also consider a recommendation that the City Council adopt a Mitigated Negative Declaration and an associated Mitigation Monitoring and Reporting Program for the project.	Melia Homes Inc. (Chad Brown) 9860 Irvine Center Drive Irvine CA 92618	Priit Kaskla	3
SP-129-2023 (TE1)	9691 BIXBY AVE	A request for a one-year time extension for the approved entitlement under Site Plan No. SP-129-2023, which allowed the construction of a three-story, 27-unit residential apartment complex that includes three (3) affordable housing units for "very-low income" households, and associated site improvements on a 0.83-acre lot. A ACEQA determination is not required as the project was previously exempted.	Bixby Avenue Apartments, LLC. 9535 Garden Grove Boulevard #202 Garden Grove CA 92844	Huong Ly	3
SP-157-2025 (REV. 2026)	9032 - 9062 TRASK AVE	A request to modify the approved plans and conditions of approval under Site Plan No. SP-157-2025 to maintain the existing two-way vehicular access to a driveway approach, which was previously approved to be modified for egress-only, on a site improved with an existing restaurant, In-N-Out Burger. Site Plan No. SP-157-2025 approved the construction of a freestanding outdoor dining patio structure and included demolition of an adjacent vacant restaurant to accommodate additional drive-thru vehicle queuing and parking spaces, along with approval of Lot Line Adjustment No. LLA 036 2025 to remove an existing lot line to consolidate the lots. In conjunction with the request, the Planning Commission will also consider a determination that the project is categorically exempt from the California Environmental Quality Act (CEQA).	In-N-Out Burgers, Inc. (Peter Kulmaticki) 13502 Hamburger Lane Baldwin Park CA 91706	Mary Martinez	3
CUP-011-2014 (REV. 2026)	9856 WESTMINSTER AVE	A request to modify Conditional Use Permit No. CUP-011-2014 which currently governs an adult daycare facility, Evergreen World, to increase the occupancy to 260 participants and 40 employees along with a 1,000 square-foot expansion into an adjacent tenant space for additional lobby area. In conjunction with the request, the Zoning Administrator will also consider a determination that the project is categorically exempt from the California Environmental Quality Act (CEQA).	Evergreen World Inc. 9856 Westminster Ave Ste 128 Garden Grove CA 92844	Mary Martinez	3

CASE #	PROJECT ADDRESSES	PROJECT DESCRIPTION	APPLICANT	PLANNER	DISTRICTS
CUP-275-2025 (TE1)	11074 MAGNOLIA ST, 11076 MAGNOLIA ST	A request for a one-year time extension for the entitlement approved under Conditional Use Permit No. CUP-275-2025, to operate a new 18,183 square-foot adult daycare facility for 463 adults.	Mr. Care Inc. / Thanh Mai Tran 11074-11076 Magnolia Street Garden Grove CA 92841	Mary Martinez	2
CUP-294-2026	12943 9TH ST	A request for approval of a Conditional Use Permit (CUP) to allow a new restaurant within the Cottage Industries development to operate with an original State Alcoholic Beverage Control (ABC) Type "41" (On-Sale Beer & 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).	Hitoko Aoyagi - Kotobuki-Creations, Inc 400 N. Tustin Ave, Ste. 240 Santa Ana CA 92705	Patricia Malagon	5
CUP-300-2026	9240 GARDEN GROVE BLVD	A request for Conditional Use Permit approval to allow a new liquor store to operate with a new original Alcoholic Beverage Control (ABC) "Type 21" (Off-Sale General) License. In addition, a recommendation that the Zoning Administrator revoke the previous Conditional Use Permit No. CUP-075-2016. 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).	NS Liquor LLC (Nouh Sedra) 825 W. Hacienda Drive Corona CA 92882	Zachary Hernandez	3
SP-117-2022 (TE1)	12771 LORNA ST	A request for a one-year time extension for the entitlement approved under Site Plan No. SP-117-2022, which allowed the construction of six (6) three-story, multi-family residential units with two-car garages on a 16,329 square-foot (0.37 acres) lot.	Dan Vy Ngoc Nguyen 17262 Calle Zaragosa Fountain Valley CA 92708	Mary Martinez	1
SP-111-2022 (TE3), PM-2021-190 (TE3)	10201 - 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 Suite 2026 Garden Grove CA 92844	Maria Parra	4
PUD-105-80 (MM1)	10520 LAKESIDE DR N	A request for Minor Modification No. 1 to Planned Unit Development No. PUD-105-80, to modify the approved plans for the construction of an interior storage platform to an existing condominium unit (Unit No. D). 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).	TRUPLANS INC. 630 S. Glassell St. Suite 201 Orange CA 92866	Jun Kim	4
DR-046-2020 (MM1)	12782 MAGNOLIA ST	Minor Modification 1 to Director's Review No. DR-046-2020 to modify the approved floor plan of Unit #1 to demolish approximately 75 square feet less, and add 50 square feet. In conjunction with the request, the Community Development Director will consider a determination that the project is categorically exempt from the California Environmental Quality Act (CEQA).	Seth Sor 10544 Strathmore Drive Los Angeles CA 90024	Jun Kim	3

UNDER CONSTRUCTION (CURRENT)

CASE #	PROJECT ADDRESSES	PROJECT DESCRIPTION	APPLICANT	PLANNER	DISTRICTS
SP-022-2016, LLA-011-2016, DA-002-2016, CUP-065-2016	10641 GARDEN GROVE BLVD, 10661 GARDEN GROVE BLVD, 10662 PEARL ST	A request for Site Plan and Conditional Use approval to construct a four-story, 10-unit, work-live mixed-use development on three separate properties in conjunction with a Lot Line Adjustment to consolidate three properties into one. A Development Agreement is also included.	Tony Lam 9741 Bolsa Avenue, Ste. 201 WESTMINSTER CA 92683	Mary Martinez	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.		Huong Ly	
SP-062-2019, LLA-020-2019	8218 GARDEN GROVE BLVD	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	Maria Parra	1
DR-046-2020	12782 MAGNOLIA ST	A request to construct a duplex, consisting of two (2) attached units, on a lot located at 12782 Magnolia Street (Assessor's Parcel No. 133-432-34), which is improved with an existing 1,203 square foot one-story dwelling unit, and an existing attached 356 square foot two-car garage. The scope of work will include the following: (i) to demolish the existing 356 square foot garage, and 125 square feet of the existing unit; (ii) to add 290 square feet on the first floor, 847 square feet on the second floor, and a new 400 square foot garage for a combined 2,615 square foot Unit 1; and (iii) construct a new 3,112 square foot two-story dwelling with a 460 square two-car garage, for a combined 3,572 square foot Unit 2. There is a 15-foot street dedication along Magnolia Street.	Jenny Ly & William Tran 12782 Magnolia Street GARDEN GROVE CA 92841	Priit Kaskla	3
SP-053-2018 (Reinstatement-2020)	12885 - 12891 MAIN ST	A request to reinstate the approval of a Site Plan to construct a new mixed-use building with a commercial tenant space of approximately 3,888 sq. ft. on the Main Street frontage and 9 residential units above. The project includes a density bonus of 35% under the State Density Bonus allowance and two concessions: one to reduce the minimum size of a private open space balcony; and a reduction in a minimum dimension of a passive recreation area.	Avi Marciano 24 Hammond Ste. C IRVINE CA 92618	Priit Kaskla	4
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.	Jimmy Pham 10510 Chapman Ave GARDEN GROVE CA 92840	Maria Parra	4
SP-104-2021, IOU-004-2021	7441 CHAPMAN AVE	A Site Plan request to demolish an existing two-story industrial/office building and replace it with a new, 158,694 square foot, six-story self storage facility on a 1.26-acre site, located at 7441 Chapman Avenue. Also, an Interpretation of Use request to determine the compatibility of the proposed self storage use and Planned Unit Development No. PUD-103-76 (REV. 2018).	1784 Capital Holdings, LLC, ATTN: Kelly McKone 8777 N. Gainey Center Drive Suite 191 SCOTTSDALE AZ 85258	Priit Kaskla	1

CASE #	PROJECT ADDRESSES	PROJECT DESCRIPTION	APPLICANT	PLANNER	DISTRICTS
SP-084-2020TE1, PM-2020-112TE1	11841 MAGNOLIA ST	The applicant is requesting approval of a one-year time extension for the entitlements approved under Site Plan No. SP-084-2020 and Tentative Parcel Map No. PM-2020-112 for the construction of two (2) new single family residences and the subdivision of existing property into two (2) equal parcels of 7,776 square feet each, located at 11841 Magnolia Street.	Anh Minh Thai 11841 Magnolia Street Garden Grove CA 92841	Priit Kaskla	2
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	Priit Kaskla	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	Priit Kaskla	5
CUP-252-2023	12500 VALLEY VIEW ST	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	Huong Ly	1
SP-104-2021 (MM1)	7441 CHAPMAN AVE	Minor Modification 1 to Site Plan No. SP-104-2021 to modify the approved plans to eliminate the 26,449 square-foot basement level of the proposed self-storage building.	Garden Grove Self Storage Partners LLC 8777 Gainey Center Drive #19 Scottsdale AZ 85258	Priit Kaskla	1
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	Priit Kaskla	2
LLA-030-2024	12181 - 12211 TAMERLANE DR	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	Mary Martinez	5
SP-138-2024, TT-19314	12701 BUARO ST	A request for Site Plan approval to construct thirty-five (35) three-story, for-sale residential condominium units and associated site improvements on an approximately 1.4-acre lot. The proposal includes two (2) affordable housing units for "very-low income" households. Inclusion of the two (2) very low-income units qualifies the project for a density bonus, concessions, waivers, and reduced parking pursuant to the State Density Bonus Law. Also, a Tentative Tract Map to create a one-lot subdivision for the purpose of selling each dwelling unit as a condominium. In conjunction with the requests, the Planning Commission will consider a determination that the project is categorically exempt from the California Environmental Quality Act (CEQA).	Ashton 3 (Matt Ashton) 20 Pamela Coto de Caza CA 92976	Priit Kaskla	5
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	Huong Ly	2
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	Adrian Andujo	5
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	Mary Martinez	4
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	Priit Kaskla	6
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	Priit Kaskla	1

CASE #	PROJECT ADDRESSES	PROJECT DESCRIPTION	APPLICANT	PLANNER	DISTRICTS
SP-160-2025	10150 TRASK AVE	A request for site plan approval to construct a new 3,625 square foot detached steel structure that would be used as vehicle maintenance. The proposed steel structure would have ten (10) vehicle lifts, five retractable hose reels for oil dispensing along with electrical outlets and lighting.	Ernest De Leon (EJD Engineering) 5847 Pine Ave Chino Hills CA 91709	Huong Ly	4
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	Priit Kaskla	2
PUD-123-09	12854 BROOKHURST WAY	Brookhurst Place Phase 2, Building 2 - A six-story, ninety-four (94) unit apartment building inclusive of a three-level parking garage, along with associated site improvements which include site parking spaces, common areas, and landscaping improvements.	Kam Sang Company 411 E Huntington Dr 305 Arcadia CA 91006	Mary Martinez	3

PROJECT FINALED / COMPLETED (FROM APRIL 2024 TO SEPTEMBER 2026)

CASE #	PROJECT ADDRESSES	PROJECT DESCRIPTION	APPLICANT	PLANNER	DISTRICTS
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	Huong Ly	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	Priit Kaskla	1
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	Zachary Hernandez	2
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	Priit Kaskla	4
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	Priit Kaskla	3
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	Priit Kaskla	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	Huong Ly	5
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	Maria Parra	1
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	Christopher Chung	2
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	Huong Ly	6
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	Maria Parra	5
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	Adrian Andujo	2
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	Priit Kaskla	4

CASE #	PROJECT ADDRESSES	PROJECT DESCRIPTION	APPLICANT	PLANNER	DISTRICTS
SP-127-2023 (MM1)	13252 BROOKHURST ST 10052 CENTRAL AVE	A request for a minor modification to the approved plan under the Site Plan No. SP-127-2023 for a new development located at 13252 Brookhurst Street and 10052 Central Avenue	Monica Ultreras 9860 Irvine Center Drive Irvine CA 92618	Huong Ly	
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	Huong Ly	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	Adrian Andujo	1
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	The applicant requests to develop a 26-unit residential townhome project, on a portion of an approximately 3.025-acre site developed with a parking lot of a religious facility (the "Project"). As part of the project, the Planning Commission will consider a recommendation that the City Council approve the following: (i) a General Plan Amendment to change the General Plan Land Use Designation of a 1.73-acre portion of the project site from Low Density Residential (LDR) to Medium Density Residential to facilitate the development of the residential project; (ii) a Zoning Map Amendment to change the zoning of a 1.73-acre portion of the subject property from R-1 (Single-Family Residential) to R-3 (Multiple-Family Residential) to facilitate the development of the residential project; (iii) a Tentative Parcel Map to subdivide the existing approximately 3.025-acre lot into two lots to facilitate the development of the residential project on a new 1.73-acre parcel and allow the existing religious facility to continue to operate on a new 1.29 acre parcel; (iv) a Tentative Tract Map to create a one-lot subdivision for the purpose of selling each townhome as a condominium; (v) Variance approval to deviate from the required rear yard building stepback for second-story building area; (vi) a Site Plan to construct twenty-six (26) two-story townhomes along with associated site improvements; and (vii) a Conditional Use Permit (CUP) to allow the religious facility to continue to operate on the new 1.29 acre parcel, and a waiver to allow the existing main sanctuary building to deviate from the required twenty-five foot (25'-0") building setback to a common property line with an "R" zoned property. 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.	Neal Pafford 5802 Santa Catalina Avenue Garden Grove CA 92845	Huong Ly	1
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	Adrian Andujo	6
A-042-2025		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	Priit Kaskla	
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	Priit Kaskla	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	Christopher Chung	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	Christopher Chung	1
SP-155-2025	7191 ACACIA AVE	A request for Site Plan approval to add 1,806 square feet of building area to an existing industrial building to accommodate additional mechanical equipment, along with a request for approval of an associated Joint Use and Parking Management Plan and Shared Parking Agreement between the owner of the subject property and Calvary Chapel WestGrove, owner of property located at 12832 Knott Street, to allow the non-exclusive use of twenty-five (25) off-site spaces to serve the proposed expanded use.	Leishan Cubit 4845 Main Street Yorba Linda CA 92886	Huong Ly	1
DR-077-2024 (MM1)	12100 EUCLID ST	A request for Minor Modification No. 1 to Director's Review No. DR-077-2024 to modify the Conditions of Approval to allow an extension for the temporary use of an existing modular structure for medical office use at an existing Kaiser Permanente medical office facility.	Deborah Wong 393 E. Walnut St., 5th Floor Pasadena CA 91188	Christopher Chung	2
CUP-281-2026	13018 HARBOR BLVD	A request for Conditional Use Permit approval to allow banquets with live entertainment and dancing as an incidental use to an existing full-service restaurant, and to operate the restaurant with a new original Alcoholic Beverage Control (ABC) Type "47" (On-sale General) license. Also, a recommendation that the Planning Commission revoke Conditional Use Permit no. CUP-329-11, which previously governed the tenant space. In conjunction with the request, the Planning Commission will consider a determination that the project is categorically exempt from the California Environmental Quality Act (CEQA).	Thomson Dang 9040 Larkspur Drive Westminster CA 92683	Priit Kaskla	6

CASE #	PROJECT ADDRESSES	PROJECT DESCRIPTION	APPLICANT	PLANNER	DISTRICTS
DR-083-2025	12530 VALLEY VIEW ST	Director's Review approval to allow a minor land use deviation to permit an "athletic and health club, gym" for a period of eighteen (18) months in a 1,000 square foot tenant space within a inline retail shopping center located at 12530 Valley View Street, while a Land Use Code text amendment to expressly allow "athletic and health club, gym" establishments of 1,500 square feet and smaller by right within the C-2 (Community Commercial) zone is processed. The subject property is located within the Planned Unit Development No. PUD-102-76 which has a base zoning district of C-2. "Athletic and health club, gym" uses, regardless of size, require approval of a Conditional Use Permit to operate in the C-2 zoning district. "Athletic and health club, gym" uses of 1,500 square feet and smaller are permitted by right within the Mixed Use zoning Districts. City-initiated Land Use text amendment will be effective in 2026.	Ana De Las Alas 12530 Valley View Street Garden Grove CA 92846	Zachary Hernandez	1
CUP-283-2025	9757 GARDEN GROVE BLVD	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	Priit Kaskla	3
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	Adrian Andujo	2
CUP-285-2025	12761 HARBOR BLVD	A request for Conditional Use Permit approval to operate an existing restaurant with a new Original State Alcoholic Beverage Control (ABC) Type "41" (On-Sale Beer And Wine - Eating Place) License and a recommendation that the Zoning Administrator revoke all previous Conditional Use Permits granted for the tenant space, including Conditional Use Permit No. CUP-224-2022, which was never exercised and expired. 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).	Oniku Brothers OC, LLC 12761 Harbor Blvd #I-1 Garden Grove CA 92840	Christian Farmer	5
SP-045-2018MM2	12941 9TH ST	A request to modify the approved plans associated with Site Plan No. SP-045-2018 for a property that forms part of the Cottage Industries Project Farm Block, located at 12941 9th Street, to change the site plan design of the property for additional storage area.	Danielle Foley 4041 MacArthur Blvd. Suite 400 Newport Beach CA 92660	Mary Martinez	5
CUP-123-2018MM1	12941 9TH ST	A request to (i) modify Conditional Use Permit No. CUP-123-2018 to downgrade the Alcoholic Beverage Control (ABC) Type "47" (On-Sale, General, Eating Place) License to a Type "41" (On-Sale, Beer and Wine, Eating Place) License, and to (ii) modify the approved floor plan associated with CUP-123-2018, for a restaurant located at 12941 9th Street, Smoke Queen, that is part of the Cottage Industries Project (Farm Block).	Smoke Queen Barbecue Garden Grove 12941 9th St Garden Grove CA 92840	Mary Martinez	5
CUP-262-2024 (REV. 2026)	5939 CHAPMAN AVE	A request to modify Conditional Use Permit No. CUP-262-2024 to allow alcohol consumption at the existing outdoor waiting area.	BWTC, LLC. 2872 Tigertail Dr Los Alamitos CA 90720	Huong Ly	1
IFC-003-2026	11072 MAGNOLIA ST	A new Public Convenience or Necessity (PCN) finding. The project currently operates under Conditional Use Permit No. CUP-276-09 (Decision No. 1582), the California Department of Alcoholic Beverage Control (ABC) has indicated they will no longer accept the original PCN findings issued in 2009 for current licensing requirements. Request to issue an updated PCN findings to satisfy the ABC's requirements.	Frank Young 11072 Magnolia Street Garden Grove CA 92841	Jun Kim	2

City of Garden Grove

INTER-DEPARTMENT MEMORANDUM

To:	Matt West	From:	John Montanchez
Dept.:	City Manager	Dept.:	Community Services
Subject:	Día de los Muertos Photo Shoots	Date:	November 5, 2026

OBJECTIVE

To inform the City Council of the Human Services Division's Día de los Muertos photo sessions held at all three centers, featuring parent volunteers from the Buena Clinton Youth and Family Center and Magnolia Park Family Resource Center, along with older adult participants from the H. Louis Lake Senior Center.

BACKGROUND

Día de los Muertos (Day of the Dead) is a traditional Mexican holiday celebrated annually on November 1 and 2 to honor and remember loved ones who have passed away. Rooted in Indigenous Mexican traditions, the holiday celebrates life, family, and remembrance through colorful decorations, marigolds, photographs, and *ofrendas* (altars) displaying cherished items and offerings for loved ones.

The celebration emphasizes the importance of keeping memories alive and passing cultural traditions from one generation to the next, bringing families and communities together to celebrate their heritage and honor loved ones.

DISCUSSION

Each of the three Human Services centers hosted a special Día de los Muertos photo shoot for its respective participants and volunteers. The activities featured professional face painting, photography, and festive backdrops and crowns creatively designed by City staff. Participants were invited to bring photographs of loved ones to incorporate into their portraits, adding a meaningful and personal touch to the experience.

The photo shoots provided a unique opportunity for participants to celebrate their cultural heritage, honor the memories of loved ones, and create lasting keepsakes. Through the creativity and collaboration of City staff, each center offered a welcoming and memorable experience that fostered community connections and celebrated this cherished cultural tradition.

SUMMARY

The Human Services Division's Día de los Muertos photo sessions provided participants at all three centers with a meaningful cultural experience, creating lasting memories while celebrating family, heritage, and remembrance.

JOHN MONTANCHEZ
Community Services Director

By: Gabi O'Cadiz-Hernandez
Human Services Supervisor

Attachments: Photos







WEEKLY MEMO 11-05-2026

N E W S A R T I C L E S

OC Tribune

October 16, 2026

Extension request extended

ON OCTOBER 16, 2026 •



GARDEN GROVE City Hall (Orange County Tribune photo).

A request for a one-year extension on a large proposed six-story apartment complex was itself extended by the Garden Grove Planning Commission.

The panel voted to delay consideration of the request by Investel Garden Resorts to delay plans to build the project, which would consolidate four parcels into one for the 53-unit complex at 12233-12239 Choisser Road, east of Harbor Boulevard.

The proposed project would be built near the hotel district at Chapman Avenue and Harbor.

Plans for a 23-story tall Nickelodeon resort nearby have been approved by the city council, but action to begin building is being held up by a ballot measure to go before voters next year.

OC Tribune

October 14, 2026

Commercial vehicle safety enforcement nets 55 tickets

BY OC TRIBUNE STAFF ON OCTOBER 14, 2026 •



GARDEN GROVE police conducting safety inspections of commercial vehicles (GGPD photo).

A perfect score for an imperfect situation.

The Garden Grove Police Department conducted a commercial vehicle enforcement checkpoint on Tuesday in an effort to keep roads safe and to make sure that such vehicles are complying with regulations.

Ninety vehicles were inspected and 90 violations were identified . A total of 55 citations were issued and nine vehicles were taken out of service.

Eight vehicles were towed.

OC Tribune

October 14, 2026

Departing city manager honored

BY OC TRIBUNE STAFF ON OCTOBER 14, 2026 • (LEAVE A COMMENT)

Departing city manager honored – ORANGE COUNTY TRIBUNE



LISA KIM honored by the Garden Grove City Council (Tribune photo).

By Jim Tortolano
Orange County Tribune

Lisa Kim's tenure as Garden Grove's city manager will soon end, but the accolades are just beginning.
At Tuesday's meeting of the city council, she heard city leaders describe her 10 years of service to the City of Youth and Ambition in glowing terms.

Assistant City Manager Matt West – who will assume Kim's current post in November, called her —"a dedicated leader" who "provided guidance to the city," first as community development director for seven years, then three as city manager.

Mayor Stephanie Klopfenstein said that Kim – the city's first female city manager and its first Asian American top appointed official – has "left a lasting impression on Garden Grove."

Kim is credited with playing a key role in attracting the Steelcraft urban eatery to the city, shaping the city's response to the COVID-19 pandemic, bringing the new Public Safety (police) building to completion and other accomplishments.

"When I first came to Garden Grove," said Kim, "I didn't know what to expect. I found a family and friends."

Her last day in City Hall will be Nov. 2.

Voice of OC

October 14, 2026

Garden Grove Replaces Be Well OC's Mental Health Services

Garden Grove Replaces Be Well OC's Mental Health Services

by Tristan Caliboso

Sep 21, 2026 Updated Oct 14, 2026

Why you can trust Voice of OC

Be Well Campus in Irvine. Credit: JULIE LEOPO, Voice of OC

Voice of OC Collegiate News Service logo

This story is part of the Voice of OC Collegiate News Service, a partnership with Chapman University that trains student journalists to cover public policy across Orange County. Have a student project or a response to this work? Email admin@voiceofoc.org.

Garden Grove is the latest Orange County city to ditch mental health services provider Be Well OC after parent nonprofit Mind OC told city leaders it can no longer financially uphold its end of the contract.

The shift away from Mind OC's programming comes amid a yearslong legal battle with the County of Orange amid disputes over which entity owns the two mental health campuses they built together and questions over who can offer services there.

After a county audit found that Mind OC's Be Well program had multiple issues at their Orange campus, county supervisors pulled their contracts to provide mental health services in 2024, leading Mind OC to sue the county alleging a breach of contract.

CITY OF GARDEN GROVE

NEWS

FOR IMMEDIATE RELEASE

Contact: Johnathan Garcia
Public Information Officer
(714) 741-5280 / johnathang@ggcity.org

Public Information Office (714) 741-5280

Follow the City of Garden Grove on Social Media

Monday, October 26, 2026

CITY OF GARDEN GROVE FACILITIES AND SERVICES SCHEDULE ON VETERANS DAY

In observance of the Veterans Day holiday, the City of Garden Grove will follow the schedule below for its facilities and services on Wednesday, November 11, 2026:

Garden Grove City Hall

- Garden Grove City Hall will be closed.

Additional City Facilities

- The Atlantis Play Center, Garden Grove Community Meeting Center, H. Louis Lake Senior Center, and Magnolia Park Family Resource Center will be closed.

Street Sweeping

- Street sweeping services will not be provided on the holiday and will resume the following day. For more information visit, www.ggcity.org/pw/street-sweeping.

Trash Services

- Trash collection services will remain as scheduled. For more information visit, www.republicservices.com/gardengroveca.

###

GARDEN GROVE

CITY OF GARDEN GROVE
NEWS

CONTACT: Johnathan Garcia
City Manager's Office
(714) 741-5283/ Johnathang@ggcity.org

FOR IMMEDIATE RELEASE
Public Information Office (714) 741-5280
Follow the City of Garden Grove on Social Media

Tuesday, November 3, 2026

GARDEN GROVE ANIMAL CARE SERVICES TO OFFER MONTHLY LOW-COST PET VACCINE CLINICS

Garden Grove Animal Care Services is partnering with VetCare Pet Clinic to offer monthly low-cost pet vaccine clinics at parks throughout Garden Grove from November through April. The clinics will provide affordable vaccinations and basic wellness services to help residents keep their pets healthy.

Clinics will be held from 8 to 10 a.m. on select Sundays at the following Garden Grove parks:

- **Sunday, Nov. 8:** Eastgate Park, 12001 St. Mark St.
- **Sunday, Dec. 6:** Magnolia Park, 11402 Magnolia St.
- **Sunday, Jan. 10:** Woodbury Park, 13800 Rosita Pl.
- **Sunday, Feb. 7:** Garden Grove Park, 9301 Westminster Blvd.
- **Sunday, March 7:** Village Green Park, 12732 Main St.
- **Sunday, April 4:** West Haven Park, 12252 West St.

Services include $15 rabies vaccines, dog and cat vaccine packages, microchipping, flea and tick prevention, deworming, nail trims and wellness exams. Prices vary by service and no appointment is needed.

Cash, credit cards, debit cards and Apple Pay will be accepted. Pet owners must keep dogs on leashes and cats in individual carriers.

For a complete list of services and pricing, visit www.vetcarepetclinic.com or call 1-800-988-8387. For additional clinic information, visit www.ggcity.org/animal-care.



2026-27

VETCARE
Pet Clinic and Vaccination Services

ANIMAL CARE SERVICES
GARDEN GROVE · CALIFORNIA

$15 RABIES VACCINE

Affordable Pet Vaccine & Microchip Clinic

CITY OF GARDEN GROVE

A different park every month!

Sundays 8:00 – 10:00 AM

NOV 8	**Eastgate Park** | 12001 St. Mark St.
DEC 6	**Magnolia Park** | 11402 Magnolia St.
JAN 10	**Woodbury Park** | 13800 Rosita Pl.
FEB 7	**Garden Grove Park** | 9301 Westminster Blvd.
MAR 7	**Village Green Park** | 12732 Main St.
APR 4	**West Haven Park** | 12252 West St.

NO APPOINTMENT NEEDED

- RABIES VACCINES
- MICROCHIPPING
- DOG & CAT VACCINATIONS
- WELLNESS EXAMS
- PRESCRIPTION FLEA CONTROL

1-800-988-8387

www.vetcarepetclinic.com

@vetcarepetclinic Vet Care Pet Clinic

NO APPOINTMENT NEEDED



Services Offered

- Dog & Cat Vaccines
- Microchipping
- Flea & Tick Prevention
- Deworming
- Nail Trimming
- Wellness Exams

$15 RABIES VACCINE

Puppy Pack 2
DA2P + Parvo
Bordetella
De-Worm
$77

Dog Pack 3
DA2P + Parvo
Bordetella
$62

Kitten Pack 1
FVRCP
De-Worm
$52

Cat Pack 4
FVRCP
FeLv
$69

PUPPY AND DOG

DA2P+Parvo	$38
Bordetella Oral	$42
Leptospirosis	$39
K9 Flu Combo	$49

Wellness Exam	$45

PRESCRIPTION FLEA CONTROL

Bravecto 1 dose = 12wks	$75-81
NexGard 3pk (+1 dose FREE)	$82-88
HomeAgain Microchip with Lifetime Registration	$35
Nail Trimming	$20

KITTEN AND CAT

FvRCP	$38
Leukemia	$42
FeLV + FIV Test	$60

For a full list of services & pricing:
vetcarepetclinic.com

Prices Subject to Change. Medical Waste Disposal Fee $3.00.
We accept cash, credit, debit, and Apple Pay (3% card fee). Please bring all dogs on leashes and cats in carriers.

CITY OF GARDEN GROVE

NEWS

FOR IMMEDIATE RELEASE

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

Public Information Office (714) 741-5280

Follow the City of Garden Grove on Social Media

Friday, Nov. 6, 2026

GARDEN GROVE HOUSING AUTHORITY SEEKS PUBLIC INPUT ON LOCAL RENT PRICES

The Garden Grove Housing Authority, in partnership with the Orange County, Anaheim and Santa Ana housing authorities, is inviting renters to participate in a survey about local rent prices. Responses will help inform updates to the U.S. Department of Housing and Urban Development (HUD) Fair Market Rents.

Orange County renters ages 18 and older are encouraged to complete the survey by Friday, Nov. 20, 2026. The survey is anonymous, and responses will be used solely for this study. Fair Market Rents estimate local rental costs and help housing authorities determine rental assistance amounts for programs such as the Housing Choice Voucher Program.

Renters can complete the survey online at surveymonkey.com/r/LRVPBSC. Phone surveys are available in English at 714-316-2195, Spanish at 714-316-2198 and in Vietnamese at 714-516-8175. To request a paper survey by mail, call or or email RentSurvey@rsgsolutions.com.

For more information and resources from the Garden Grove Housing Authority, visit ggcity.org/housing-authority.

###

CITY OF GARDEN GROVE
NEWS
FOR IMMEDIATE RELEASE
Public Information Office (714) 741-5280
Follow the City of Garden Grove on Social Media

CONTACT: Johnathan Garcia
City Manager's Office
(714) 741-5283/ Johnathang@ggcity.org

Tuesday, October 27, 2026

GKN CLAIMS PROGRAM OPENS FOR RESIDENTS AND BUSINESSES

Eligible people and businesses affected by the May evacuation can now submit claims through GKN Aerospace's (GKN) court-approved claims program, which provides up to $100 million for qualifying expenses and losses.

"Our community has waited long enough for compensation," said Garden Grove Mayor Stephanie Klopfenstein. "GKN must now deliver an accessible process, timely review and prompt payment of approved claims."

An independent administrator will review claims from eligible people displaced from homes within the evacuation zone and businesses within the zone that evacuated when ordered. Qualifying claims include lodging, meals, transportation, lost wages and loss of use. Eligible businesses may also seek compensation for lost profits.

Claims may be submitted through the program's online application portal at www.gknggclaimsprogram.com. Applicants who need help with their claims can call 657-526-7470 Monday through Friday, 9 a.m. to 5 p.m. The location for in-person assistance and details on scheduling appointments will be announced on the application portal.

Applicants are encouraged to review the program's instructions and gather identification, proof of their home or business address during the evacuation and any

required records supporting their claimed expenses and losses. Claims will be accepted for six months after the program's launch or until $100 million in claims have been approved for payment, whichever occurs first.

The City of Garden Grove will continue sharing verified information about the claims program and safety requirements. For GKN updates, claims program information and to sign up for notifications, visit gkngg.com. City information regarding the incident is available at ggcity.org/hazmat-incident.

###

WEEKLY MEMO 11-05-2026

SOCIAL MEDIA HIGHLIGHTS



Post Performance

October 15, 2026 – October 22, 2026

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

Included in this Report

@CityGardenGrove

Garden Grove City Hall

gardengrovecityhall

gardengrovecityhall
Tue 10/20/2026 1:38 pm PDT

📢 **GKN Claims Program Update** - October 20, 2026
...



Views 6,337

gardengrovecityhall
Mon 10/19/2026 9:52 am PDT

Last week's Community Spotlight celebrated the leadership of our City Manager and a partnership that makes a difference in Garden Grove! ✨...



Views 5,751

gardengrovecityhall
Wed 10/21/2026 7:51 am PDT

Get your Umbrellas ready ☔

Showers and Thunderstorms are expected...



Views 5,516

Garden Grove City Hall

Mon 10/19/2026 9:51 am PDT

Last week's Community Spotlight celebrated the leadership of our City Manager and a partnership that makes a difference in Garden Grove! ✨...



Views 4,622

gardengrovecityhall

Fri 10/16/2026 6:35 pm PDT

Organics Recycling doesn't have to be scary! 🎃

This Halloween the only scary thing should be yo...

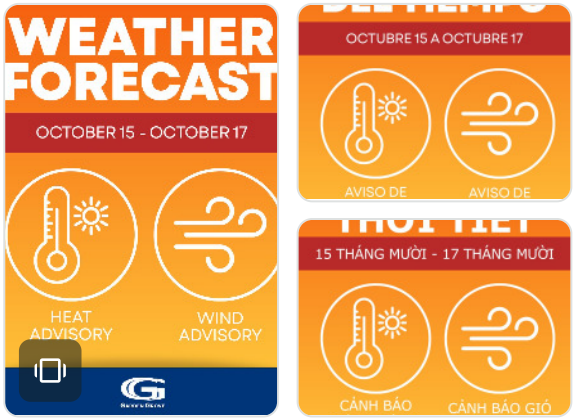


Views 3,541

gardengrovecityhall

Thu 10/15/2026 9:00 am PDT

The U.S. National Weather Service has declared a Heat and Wind Advisory beginning on October 15 at 10:00 a.m. through October 17 at 8:00 p.m. 🌡️...



Views 3,343

Garden Grove City Hall
Wed 10/21/2026 11:42 am PDT

SECURE YOUR JACK O' LANTERN JAMBOREE TICKETS TODAY !!

...

Jack O'Lantern Jamboree



Views 2,905

Boosted

gardengrovecityhall
With @gardengroveparksandrec
Wed 10/21/2026 11:42 am PDT

SECURE YOUR JACK O' LANTERN JAMBOREE TICKETS TODAY !!

...



Views 2,808

Garden Grove City Hall
Tue 10/20/2026 1:38 pm PDT

📢 **GKN Claims Program Update** - October 20, 2026

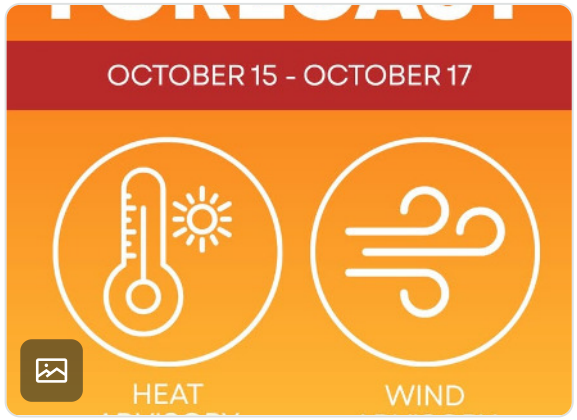
...



Views 2,620

Garden Grove City Hall
Thu 10/15/2026 9:00 am PDT

The U.S. National Weather Service has declared a Heat and Wind Advisory beginning on October 15 at 10:00 a.m. through October 17 at 8:00 p.m. 🌡️ ...



Views 1,842

gardengrovecityhall
With @fvproud
Tue 10/20/2026 5:38 pm PDT

🏡 A new chapter for Ollie! 💙

Meet Ollie, whose journey to housing stability is...



Views 1,804

gardengrovecityhall
Tue 10/20/2026 1:40 pm PDT

Learn more at:



Views 1,053

Garden Grove City Hall
Tue 10/20/2026 5:38 pm PDT

🏡 A new chapter for Ollie! 💙

Meet Ollie, whose journey to housing stability is...



Views 968

gardengrovecityhall
Thu 10/15/2026 9:01 am PDT



Views 959

gardengrovecityhall
Mon 10/19/2026 12:07 pm PDT



Views 860

gardengrovecityhall

Wed 10/21/2026 8:13 am PDT



Views 843

Garden Grove City Hall

Wed 10/21/2026 7:55 am PDT

UPDATE: 10/21/26 at 3:10 p.m.

Street Sweeping will not take place on Thursday, October 22, 2026. 🚫...



Views 834

Garden Grove City Hall

Fri 10/16/2026 6:35 pm PDT

Organics Recycling doesn't have to be scary! 🎃

This Halloween the only scary thing should be yo...



Views 824

gardengrovecityhall
Wed 10/21/2026 8:18 am PDT

Find tips at



Views 743

gardengrovecityhall
Wed 10/21/2026 8:19 am PDT



Views 690

gardengrovecityhall
Wed 10/21/2026 4:49 pm PDT



Views 552

gardengrovecityhall
Wed 10/21/2026 4:50 pm PDT



Views 501

gardengrovecityhall
Wed 10/21/2026 4:50 pm PDT



Views 436

@CityGardenGrove
Tue 10/20/2026 1:50 pm PDT

GKN has announced that its $100 million claims program for those impacted by the May 21–26 evacuations has been approved and is schedule...



Impressions 390

@CityGardenGrove
Wed 10/21/2026 9:32 am PDT

⚠️ EMERGENCY WATER SHUTDOWN

Water Services has an emergency water shutdown at Western Ave. and Garden Grove Blvd. At this time, the duration of the shutdown is unknown.

We apologize for the inconvenience and thank you for your patience.

#GG1956 #GardenGrove

Impressions 241

@CityGardenGrove
Wed 10/21/2026 11:42 am PDT

SECURE YOUR JACK O' LANTERN JAMBOREE TICKETS TODAY !!

...



Impressions 110

@CityGardenGrove
Wed 10/21/2026 11:19 am PDT

⚠️ UPDATE: EMERGENCY WATER SHUTDOWN EXPANDED

Water Services expanded the Emergency Water Shutdown area to properties on:
-Garden Grove Blvd. between Beach Blvd. and Knott St.
-Western Ave between Garden Grove Blvd. and Lampson Ave.

The Water will be down until 4PM.

Impressions 37



@CityGardenGrove

Wed 10/21/2026 11:42 am PDT

Tickets must be purchased in advance at https://t.co/yrYlYZGhfn or in person at Garden Grove City Hall. ***No ticket sales at the door***!

Enjoy a howlin' good time featuring Trick-or-Treat Street, carnival games, inflatable obstacle courses, and more!

Impressions	**28**



Post Performance

October 15, 2026 – October 22, 2026

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

Included in this Report

Garden Grove Police Department

Garden Grove Police Department
Wed 10/21/2026 9:33 pm PDT

Earlier tonight, members of the Garden Grove Police Department presented OCFA Cadets with certificates of appreciation in recognition of their...



Engagements	**0**
Views	—
Average Reach per Post	—
Engagement Rate (per View)	—

Garden Grove Police Department
Tue 10/20/2026 2:28 pm PDT

YOUR FUTURE IN LAW ENFORCEMENT STARTS HERE! 🚔
...



Engagements	**221**
Views	3,642
Average Reach per Post	2,724
Engagement Rate (per View)	6.1%
Video Views	1,314



Post Performance

October 29, 2026 – November 5, 2026

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

Included in this Report

@CityGardenGrove

Garden Grove City Hall

gardengrovecityhall

gardengrovecityhall

Mon 11/2/2026 11:18 am PST

Haster Basin Park has a new look, and we're celebrating THIS Thursday! ✨

...





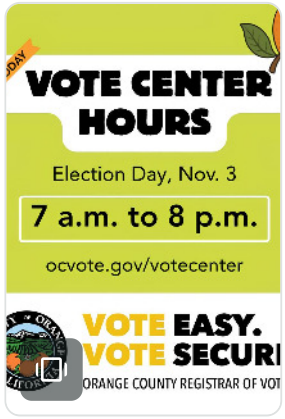
Views 12,238

gardengrovecityhall

Tue 11/3/2026 10:04 am PST

It's **Election Day**, **#GardenGrove**! 📪

Today is the last day to cast your vote in the 202...







Views 10,904

gardengrovecityhall

Thu 10/29/2026 9:47 am PDT

💼 Are you looking for an opportunity to jump-start your career in **#GardenGrove**?

...





Views 9,878

Garden Grove City Hall
Mon 11/2/2026 11:18 am PST

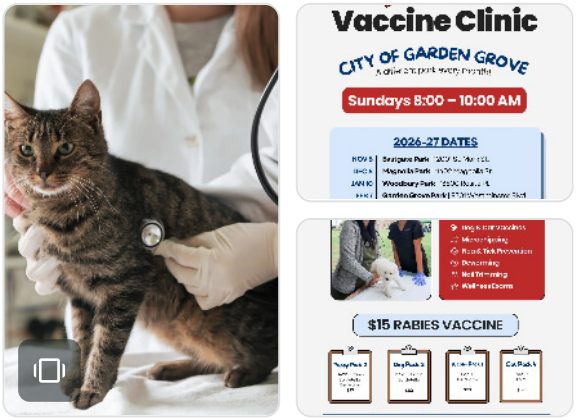
Haster Basin Park has a new look, and we're celebrating THIS Thursday! ✨
...



Views 8,961

gardengrovecityhall
Tue 11/3/2026 4:44 pm PST

Beginning this month, we're bringing monthly Pet Vaccine Clinics to parks across Garden Grove to help keep our furry family members happy and...



Views 7,798

Garden Grove City Hall
Thu 10/29/2026 9:47 am PDT

💼 Are you looking for an opportunity to jump-start your career in **#GardenGrove**?
...



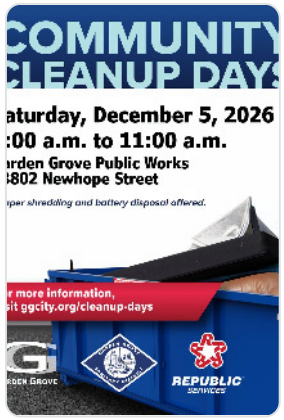
Views 5,823

gardengrovecityhall
Wed 11/4/2026 3:51 pm PST

November's Community Cleanup Day has been postponed! ‼️

...





Views 5,443

gardengrovecityhall
Wed 11/4/2026 8:26 am PST

DEADLINE TO APPLY IS THIS FRIDAY, NOVEMBER 6 ‼️

...







Views 4,431

Garden Grove City Hall
Wed 11/4/2026 8:20 am PST

DEADLINE TO APPLY IS THIS FRIDAY, NOVEMBER 6 ‼️

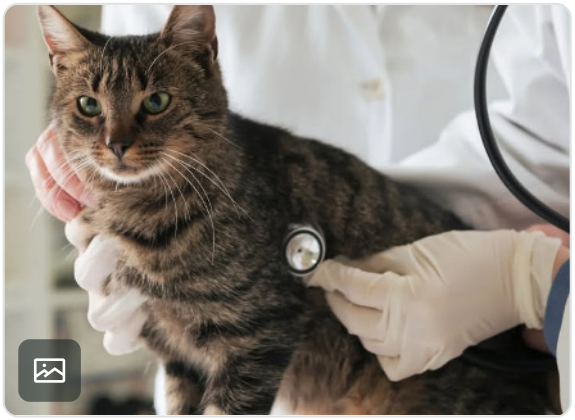
...



Views 3,486

Garden Grove City Hall
Tue 11/3/2026 4:44 pm PST

Beginning this month, we're bringing monthly Pet Vaccine Clinics to parks across Garden Grove to help keep our furry family members happy and...



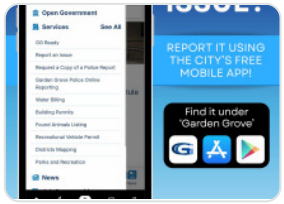
Views 3,088

gardengrovecityhall
Fri 10/30/2026 8:10 am PDT

Spooky Season is bringing in the rain! 🎃☔

We are expecting rain showers beginning Friday...







Views 2,181

Garden Grove City Hall
Wed 11/4/2026 3:04 pm PST

November's Community Cleanup Day has been postponed! ‼️

...

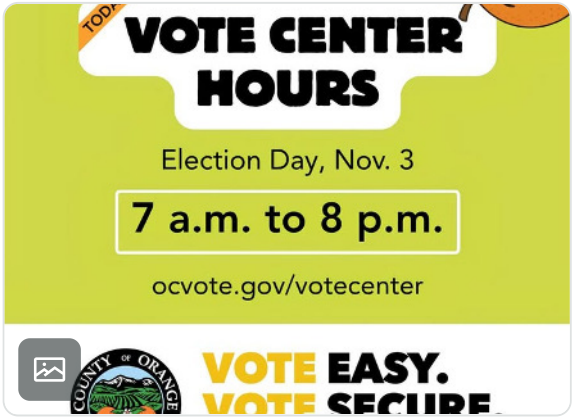


Views 1,660

Garden Grove City Hall
Tue 11/3/2026 10:04 am PST

It's **Election Day**, **#GardenGrove**! 🗳️

Today is the last day to cast your vote in the 202...



Views 1,364

gardengrovecityhall
Tue 11/3/2026 10:26 am PST

IT'S ELECTION DAY!!

🗳️🗳️🗳️ MAKE SURE TO CAST YOUR VOTE!



Views 1,272

gardengrovecityhall
Tue 11/3/2026 4:47 pm PST



Views 1,174

gardengrovecityhall

Mon 11/2/2026 8:27 am PST



Views 1,030

gardengrovecityhall

Mon 11/2/2026 11:32 am PST



Views 944

gardengrovecityhall

Wed 11/4/2026 3:54 pm PST

November Cleanup Rescheduled 📢 ‼️



Views 830

Garden Grove City Hall
Fri 10/30/2026 8:10 am PDT

Spooky Season is bringing in the rain! 🎃☔

We are expecting rain showers beginning Friday...



Views 723

gardengrovecityhall
Thu 10/29/2026 10:03 am PDT

DON'T MISS IMPORTANT DEADLINES! ORANGE COUNTY REGISTRAR OF VOTERS HAS AN ELECTION CALENDAR TO HELP YOU KEEP TRA...



Views 578

gardengrovecityhall
Thu 10/29/2026 10:03 am PDT

ÍNO TE PIERDAS LAS FECHAS LÍMITES! EL REGISTRO ELECTORAL DEL CONDADO DE ORANGE TIENE UN...



Views 489

gardengrovecityhall
Thu 10/29/2026 10:03 am PDT

ĐỪNG BỎ LỠ NHỮNG THỜI HẠN QUAN TRỌNG! SỞ GHI DANH CỬ TRI QUẬN ORANGE CÓ LỊCH BẦU CỬ ĐỂ GIÚP QUÝ VỊ CÓ THỂ THEO DÕI...



Views 448

gardengrovecityhall
Thu 10/29/2026 10:03 am PDT

중요한 마감일을 놓치지 마세요! 오렌지 카운티선거관리국은 **OCVOTE.GOV/ELECTIONS** 에 2026년...



Views 428

@CityGardenGrove
Thu 10/29/2026 9:47 am PDT

💼 Are you looking for an opportunity to jump-start your career in **#GardenGrove**?

...



Impressions 256

@CityGardenGrove

Fri 10/30/2026 8:10 am PDT

Spooky Season is bringing in the rain! 🎃☔

We are expecting rain showers beginning Friday...



Impressions 197

@CityGardenGrove

Tue 11/3/2026 4:44 pm PST

We're bringing monthly Pet Vaccine Clinics to parks across Garden Grove to help keep our furry family members happy and healthy....



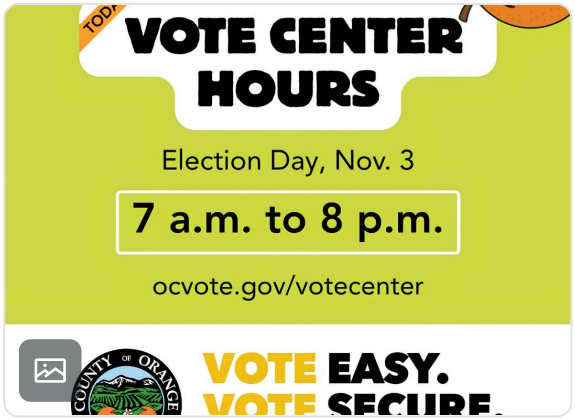
Impressions 179

@CityGardenGrove

Tue 11/3/2026 10:04 am PST

It's **Election Day**, **#GardenGrove**! 🗳️

Today is the last day to cast your vote in the 202...

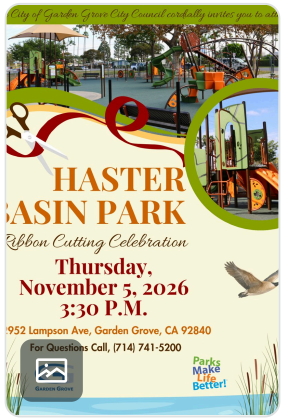


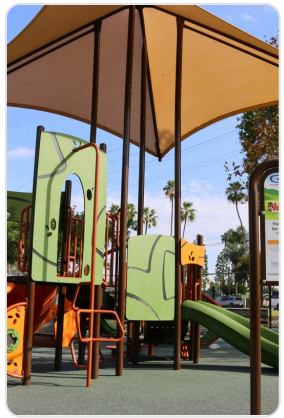
Impressions 179

@CityGardenGrove
Mon 11/2/2026 11:18 am PST

Haster Basin Park has a new look, and we're celebrating THIS Thursday! ✨

...





Impressions 177

@CityGardenGrove
Wed 11/4/2026 8:20 am PST

DEADLINE TO APPLY IS NOVEMBER 6 ‼️

Calling all boutique crafters! 🎄 Showcase your...



Impressions 113

@CityGardenGrove
Tue 11/3/2026 10:04 am PST

View locations in Garden Grove or find a location near you at https://t.co/bRhWBoG8VT.

...



Impressions 97

@CityGardenGrove
Wed 11/4/2026 2:50 pm PST

The November 6 event has been rescheduled to Saturday, December 5, at the Garden Grove Public Works facility....



Impressions 95

@CityGardenGrove
Thu 10/29/2026 9:47 am PDT

ℹ️ Learn more and apply today at https://t.co/J678Rzao0c
...



Impressions 79

@CityGardenGrove
Wed 11/4/2026 8:20 am PST

✨ Be part of the Winter in the Grove holiday magic on Saturday, December 5, from 3:00 p.m. to 7:00 p.m. in Village Green Park, 📍 12732 Main...



Impressions 39

@CityGardenGrove

Tue 11/3/2026 10:04 am PST

For additional voter resources in English, Chinese, Korean, Spanish, and Vietnamese, visit https://t.co/wAt8UUQpco and click the desire...



Impressions 34

@CityGardenGrove

Wed 11/4/2026 8:20 am PST

Booth fees are:

- Garden Grove residents: $60
- Non-Garden Grove residents: $85...



Impressions 32

gardengrovecityhall

Wed 11/4/2026 2:50 pm PST

November's Community Cleanup Day has been postponed! ‼️

...

Views —

Garden Grove City Hall

Wed 11/4/2026 2:50 pm PST

November’s Community Cleanup Day has been postponed! ‼️

...

Views —

gardengrovecityhall

By @gardengroveparksandrec

Sun 11/1/2026 10:00 am PST

💐 Honoring Those We've Lost, While Celebrating Those We Have. 💐

...



Views —



Post Performance

October 29, 2026 – November 4, 2026

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

Included in this Report

Garden Grove Police Department

Garden Grove Police Department
Wed 11/4/2026 9:37 am PST

The Caterina's Club Foundation, founded by **#ChefBrunoSerato**, provides 30,000 hot meals each week to children in need, helps families...



Engagements	**24**
Views	1,271
Average Reach per Post	915
Engagement Rate (per View)	1.9%

Garden Grove Police Department
Tue 11/3/2026 9:08 am PST

On Sunday afternoon, officers conducted a felony traffic stop when the driver decided to flee, leading officers on a pursuit....



Engagements	**1,696**
Views	16,310
Average Reach per Post	12,612
Engagement Rate (per View)	10.4%
Video Views	8,451

Garden Grove Police Department
Mon 11/2/2026 3:26 pm PST

Ready to make a difference? 🚔 Join GGPD and build a career rooted in courage, courtesy, and commitment....



Engagements	**164**
Views	3,531
Average Reach per Post	2,933
Engagement Rate (per View)	4.6%
Video Views	1,602

Garden Grove Police Department
Sun 11/1/2026 8:24 am PST

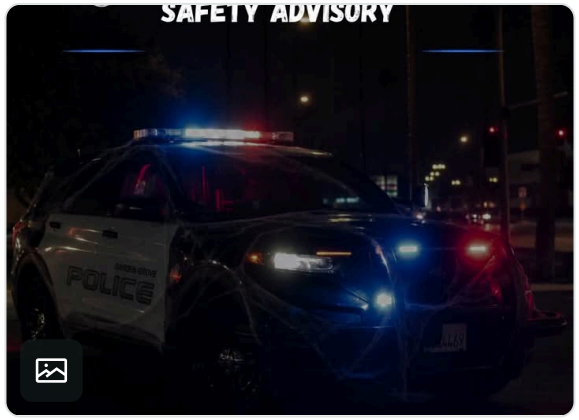
Garden Grove PD is proud to be part of an evening dedicated to building connections and empowering our community with real-life safety...



Engagements	36
Views	1,933
Average Reach per Post	1,251
Engagement Rate (per View)	1.9%

Garden Grove Police Department
Sat 10/31/2026 7:58 am PDT

Happy Halloween! 🎃👻 **#GardenGrovePD** wishes everyone a fun filled evening of tricks, treats, and spooky celebrations!...



Engagements	229
Views	5,290
Average Reach per Post	3,483
Engagement Rate (per View)	4.3%

Garden Grove Police Department
Thu 10/29/2026 7:26 am PDT

Your community, your calling, your badge

Ready to make a difference? 🚔 Join GGPD and...



Engagements	574
Views	15,122
Average Reach per Post	10,089
Engagement Rate (per View)	3.8%

MISCELLANEOUS ITEMS
November 5, 2026

1. Calendar of Events

2. Agenda for the November 5, 2026 Garden Grove Planning Commission meeting.

3. Notice of Cancellation of the November 12, 2026 Garden Grove Zoning Administrator meeting.

4. League of California Cities articles from October 21, 2026 to November 5, 2026

GARDEN GROVE

CALENDAR OF EVENTS

November 5, 2026 – November 27, 2026

Thursday	November 5		$2 Holiday Drive Casual Dress Day
Thursday	November 5	7:00 p.m.	Planning Commission Meeting, CMC
Saturday	November 7	9:00 a.m.	Community Cleanup Day, Public Works, 13802 Newhope Street *****Postponed*****
Sunday	November 8	8:00 a.m.	Pet Vaccine Clinic, 120001 Saint Mark St.
Tuesday	November 10	5:30 p.m. 6:30 p.m.	Closed Session, CMC Successor Agency Meeting, CMC Housing Authority Meeting, CMC City Council Meeting, CMC
Wednesday	November 11		City Hall Closed – Veterans Day
Thursday	November 12		$2 Coaches Casual Dress Day
Thursday	November 12	9:00 a.m.	Zoning Administration Meeting, CMC *****Cancelled*****
Thursday	November 12	9:00 a.m.	Downtown Commission Meeting, CMC
Friday	November 13		City Hall Closed – Regular Friday Closure
Thursday	November 19		$2 Holiday Drive Casual Dress Day
Thursday	November 19	7:00 p.m.	Planning Commission Meeting, CMC
Tuesday	November 24	5:30 p.m. 6:30 p.m.	Closed Session, CMC Housing Authority Meeting, CMC Sanitary District Meeting, CMC Successor Agency Meeting, CMC City Council Meeting, CMC *****Cancelled*****
Thursday	November 26		City Hall Closed – Thanksgiving
Friday	November 27		City Hall Closed – Regular Friday Closure

AGENDA

GARDEN GROVE PLANNING COMMISSION

NOVEMBER 5, 2026 – 7:00 pm

COMMUNITY MEETING CENTER
11300 STANFORD AVENUE

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

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

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

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

PLEASE SILENCE YOUR CELL PHONES DURING THE MEETING.

REGULAR MEETING AGENDA

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

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

A. ORAL COMMUNICATIONS - PUBLIC

B. APPROVAL OF MINUTES – October 15, 2026

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

C.1 SITE PLAN NO. SP-120-2023 (TE1)
VESTING TENTATIVE PARCEL MAP NO. PM-2021-206 (TE1)

APPLICANT: INVESTEL GARDEN RESORTS, LLC
LOCATION: 12233, 12235, 12337, AND 12239 CHOISSER ROAD

REQUEST: A request to approve a one-year time extension for the approved entitlements under Site Plan No. SP-120-2023 and Vesting Tentative Parcel Map No. PM-2021-206, to consolidate four (4) existing parcels into a single 28,793 square-foot (0.66 acre) parcel, and to construct a six-story, 53 unit, residential apartment complex. A California Environmental Quality Act (CEQA) determination is not required as the project was previously exempted.

STAFF RECOMMENDATION: Approval of a one-year time extension for Site Plan No. SP-120-2023 (TE1) and Vesting Tentative Parcel Map No. PM-2021-206 (TE1).

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

D.1 SITE PLAN NO. SP-174-2026
CONDITIONAL USE PERMIT NO. CUP-296-2026

APPLICANT: YARD HOUSE USA, INC.
LOCATION: 11757 HARBOR BOULEVARD

REQUEST: A request to construct an approximately 9,727 square-foot pad restaurant building, along with associated site improvements. The existing pad restaurant building would be demolished to facilitate the proposed project. Additionally, a request for a Conditional Use Permit for the operation of the restaurant with a California Alcoholic Beverage Control (ABC) Type "47" (On-Sale General – Eating Place) License. Also, a recommendation that the Planning Commission revoke the previous Conditional Use Permit governing the tenant space, CUP-518-00. 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).

STAFF RECOMMENDATION: Adopt a Resolution approving Site Plan No. SP-174-2026 and Conditional Use Permit No. CUP-296-2026 pursuant to the recommended Conditions of Approval.

D.2 SITE PLAN NO. SP-142-2024 (TE1)

APPLICANT: JEFFREY & TINA MULLEN
LOCATION: 13171 JEFFERSON STREET

REQUEST: A request to approve a one-year time extension for the approved entitlements under Site Plan No. SP-142-2024 to construct an eight (8) unit, three-story multiple-family residential building and associated site improvements on an approximately 0.23-acre lot. A California Environmental Quality Act (CEQA) determination is not required as the project was previously exempted.

STAFF RECOMMENDATION: Approval of a one-year time extension for Site Plan No. SP-142-2024 (TE1).

D.3 INTERPRETATION OF USE NO. IOU-006-2024 (TE1)
TENTATIVE PARCEL MAP NO PM-2023-156 (TE1)
SITE PLAN NO. SP-144-2024 (TE1)
CONDITIONAL USE PERMIT NO. CUP-267-2024 (TE1)

APPLICANT: KIKI TRAN
LOCATION: 11432-11462 STANFORD AVENUE

REQUEST: A request to approve a one-year time extension for the approved entitlements under Interpretive of Use No. IOU-006-2024, Tentative Parcel Map No. PM-2023-156, Site Plan No. SP-144-2024, and Conditional Use Permit No. CUP-267-2024, which allowed the construction of a mixed-use development consisting of a 78-unit senior apartment complex and an 82-bed residential care facility for the elderly (RCFE) on a net 0.94-acre lot. A California Environmental Quality Act (CEQA) determination is not required as the project was previously exempted.

STAFF RECOMMENDATION: Approval of a one-year time extension for Interpretation of Use No. IOU-006-2024 (TE1), Tentative Parcel Map No PM-2023-156 (TE1), Site Plan No. SP-144-2024 (TE1), and Conditional Use Permit No. CUP-267-2024 (TE1).

D. MATTERS FROM COMMISSIONERS

E. MATTERS FROM STAFF

F. ADJOURNMENT

GARDEN GROVE

NOTICE OF CANCELLATION

OF THE

GARDEN GROVE

ZONING ADMINISTRATOR

REGULAR MEETING

NOVEMBER 12, 2026

NOTICE IS HEREBY GIVEN that the Regular Meeting of the Garden Grove Zoning Administrator scheduled for Thursday, November 12, 2026, at 7:00 p.m. at the Garden Grove Community Meeting Center, 11300 Stanford Avenue, Garden Grove, is hereby cancelled.

DATED: November 5, 2026

DAVID DENT
ZONING ADMINISTRATOR

California cities ready to collaborate with Governor-elect Xavier Becerra

Nov 4, 2026

Contact: Kayla Sherwood
ksherwood@calcities.org
(916) 658-8213

Sacramento – The League of California Cities today congratulated Xavier Becerra on being elected California's next governor. Cal Cities Executive Director and CEO Carolyn Coleman and Cal Cities President Teresa Acosta issued the following statements: "Congratulations to Governor-elect Xavier Becerra on his victory," said Cal Cities President and Carlsbad Council Member Teresa Acosta. "City leaders throughout the state and I are committed to working with the new administration on building an even more resilient California. We are ready to collaborate and deliver, with compassion, results that improve the lives of all Californians."

"On behalf of California's 483 cities, congratulations to Governor-elect Xavier Becerra," said Cal Cities Executive Director and CEO Carolyn Coleman. "Cities are the heartbeat of California — the level of government closest to the people. They lay the foundation for strong and vibrant communities that have housing for all, safe streets, clean water, and reliable infrastructure. We look forward to working with the new administration from day one to ensure cities have a seat at the table and the tools to deliver for all Californians."

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

Voters approve housing bond, will likely reject Prop. 43

Nov 4, 2026

By Kristine Guerrero, senior director of public affairs

Although the final count is still days away, it seems likely that California voters on Tuesday overwhelmingly approved a multibillion-dollar housing bond and blocked an attempt to limit citizens' ability to fund essential services. The measures — Proposition 1 and Proposition 43 — were two of Cal Cities' biggest priorities this year.

Housing bond replenishes funding for successful programs

As of Wednesday morning, Prop. 1 was on track to pass with nearly 60% of the vote in favor. Backed by Cal Cities, Prop. 1 allows the state to sell $11.25 billion in general obligation bonds for the development, preservation, and rehabilitation of affordable and veterans' housing. "California voters have once again affirmed their commitment to expanding affordable housing opportunities for residents across the state," said Carolyn Coleman, Cal Cities executive director and CEO. "California has a housing crisis, and addressing the challenge requires collaboration at every level of government. California cities will continue doing their part, using Proposition 1 resources to support affordable housing opportunities that our residents can call home."

Cal Cities has long supported investments that increase the supply of affordable housing. Leading up to and during the election, Cal Cities worked with a coalition of veteran groups, affordable housing builders, legislators, and business groups to support Prop. 1 by helping cities pass resolutions and engaging city officials in press conferences and other grassroots events.

For cities, Prop. 1 will provide an infusion of funding for innovative local programs like regional housing trusts and help cities meet their Regional Housing Needs Assessment goals. Cal Cities will continue to work on the measure's implementation as funding becomes available.

The types of affordable housing programs Prop. 1 funds include:

- **Multifamily housing.** Prop. 1 provides $7.2 billion to acquire, build, or renovate rental housing, such as apartment buildings. These programs generally provide local governments and private developers with low-interest loans to help fund part of the project cost. Some of this funding can be used for supportive housing.
- **Homeownership**. Prop. 1 provides $1.1 billion to support homeownership among low- and moderate-income households. Some of the funds can be used to provide first-time homebuyer loans that generally do not have to be paid back until the home is sold or paid off. The funding can also help nonprofits and other organizations acquire land to build homes and repair existing homes for eligible low-income households.
- **Infrastructure.** Prop. 1 provides $500 million for a variety of infrastructure projects that support affordable housing developments, such as water, sewage, parks, and transportation improvements.

- **Farmworker housing.** Prop. 1 provides $450 million in loans and grants to build or renovate housing for farmworkers.
- **Higher education student housing.** Prop. 1 provides $350 million, split evenly between the University of California and California State University, for affordable student housing.
- **Tribal housing.** Prop. 1 provides $200 million in grants to tribes that can be used for various housing-related purposes, including construction and repair.
- **Local pilot programs.** Prop. 1 provides $200 million to cities, counties, and other entities for pilot projects that develop housing at reduced costs.

Cal Cities will work on the measure's implementation as funding becomes available.

Prop. 43 trending toward defeat

The fate of Prop. 43, a repeated effort by business groups and anti-tax advocates to limit voters' ability to fund local services, appears to be heading toward defeat. Fifty-five percent of voters rejected the measure on Tuesday night.

During this election season, Cal Cities joined a broad coalition of public safety, labor, transportation, and other stakeholder groups to aggressively oppose Prop. 43. Cal Cities organized hundreds of city officials throughout the state — including mayors from Long Beach, Oakland, Sacramento, San Diego, San Francisco, and Stockton — held statewide press conferences, and created toolkits for cities.

Earlier this summer, Cal Cities worked extensively with Prop. 43's proponents to remove a more destructive version of the measure from the ballot. Nonetheless, Prop. 43 was still a potentially devastating constitutional amendment that would have eliminated a tool many communities rely on to fund essential local services.

Cal Cities will continue to monitor the election results on Prop. 43. County election offices have until Dec. 3 to fully count and verify all eligible votes; the Secretary of State will certify the results on Dec. 11.

Register now for the 2027 Mayors and Council Members Academy

Nov 4, 2026

This year's academy takes place Jan. 20-22 in Sacramento

By Cal Cities Education Staff
Whether you're new to council or you've been serving your community for years, the Mayors and Council Members Academy is here to help. Taking place Jan. 20-22 in Sacramento, the academy covers the legal, financial, and practical fundamentals of being an elected city official. The 2027 academy will cover legal powers and obligations, land use planning, financial responsibilities, and key city issues. Attendees will also have opportunities to foster relationships with peers and get an update on legislative issues and Cal Cities' member services.

The deadline to register is Jan. 13. After the deadline, officials must register on-site if space is available.

Registration and hotel information

Registration for the Mayors and Council Members Academy starts at $675 for city officials from any Cal Cities member city. Registration includes admission to all educational sessions, Wednesday lunch, Thursday breakfast and lunch, Friday breakfast, and the Wednesday evening reception.

This year, the academy will be held at the SAFE Credit Union Convention Center in Sacramento. The deadline to reserve a discounted hotel room in the Cal Cities hotel block is Dec. 29. Discounted rooms often sell out before the deadline, so register early!

To learn more, visit the Mayors and Council Members Academy event page. For registration questions, please contact Event Registration Specialist Megan Dunn. Please direct all other questions to Event Program Manager Kayla Boutros.

Help shape the 2027 City Leaders Summit program

Nov 4, 2026

By Cal Cities Education Staff

Cal Cities is looking for volunteers to help shape next year's City Leaders Summit. Volunteers will provide feedback on proposed educational sessions to ensure that the programming meets the needs of Cal Cities members.

Scheduled for April 21-23 in Sacramento, the City Leaders Summit allows city leaders from across the state to participate in peer-to-peer discussions and in-depth sessions on evergreen and emerging issues.

Volunteers will receive an email in December with instructions for reviewing and scoring the session proposals. They will have approximately one week to evaluate the proposals and provide their feedback. After reviewing the survey results, the programming committee will select sessions and share member feedback with session organizers so that they can tailor the panel based on member needs.

To participate, please email your name, title, and city with the subject line “City Leaders Summit — Proposal Review” to Event Program Manager Kayla Boutros by Friday, Nov. 13.

2026 Legislative Year in Review

Nov 4, 2026

By Jason Rhine, senior director of legislative affairs

The 2026 legislative session began business as usual, but as Gov. Gavin Newsom's final year unfolded, lawmakers started challenging his priorities and advancing their own. They pushed back against proposals to cut funding for homelessness, change wildfire liability rules, and redirect local revenues to the state's high-speed rail project.

Through all these twists and turns, the League of California Cities was there, working proactively to protect local authority, secure critical funding, and advance policies that support California's cities. Despite state budget constraints, Cal Cities helped secure funding for housing, homelessness, and environmental programs, as well as the implementation of Proposition 36.

By the end of the session, lawmakers had introduced over 1,800 bills and sent roughly 1,160 to the Governor. The Governor signed seven of Cal Cities' sponsored bills, along with several bills that will help cities. In the end, he vetoed just 120 measures, his lowest veto rate in six years.

Budget wins in a budget shortfall

The state budget included some big wins for cities, including $900 million for the Homeless Housing, Assistance and Prevention (HHAP) grant program — $400 million more than the Governor proposed in his May Revision. Cal Cities also helped secure $500 million for the Low-Income Housing Tax Credit program and $200 million for the Multifamily Housing Program. Both programs help finance the construction, rehabilitation, and preservation of affordable housing.

On the climate front, the Legislature approved a second-year allocation of the 2024 climate bond, Proposition 4. The funding supports a range of city priorities, including water supply, wildfire prevention, coastal resilience, extreme heat mitigation, and microgrids. Lawmakers also approved an additional $450 million from the Greenhouse Gas Reduction Fund to support, among other things, city efforts to spur the construction of affordable housing and sustainable communities and local actions to improve wildfire resiliency. However, new changes to the state's Cap-and-Invest framework increased incentives for manufacturers that pledge to invest in decarbonization at the expense of future funding for key climate programs.

One budgetary area that remained challenging is funding to implement Proposition 36, a voter-approved retail theft and fentanyl reduction measure. The final budget deal included $50 million for behavioral health services — well below Cal Cities' request for $400 million to support probation and other pretrial services.

Local revenues protected

As cities navigated increased economic uncertainty, protecting local revenues became a major theme of Cal Cities' advocacy. That's why Cal Cities led a robust opposition campaign against AB 1383 (McKinnor), which would have expanded pension benefits and increased costs for cities already struggling to fund essential services. Fortunately, the Governor shared those concerns and vetoed the bill.

The measure would have rolled back key provisions of the Public Employees' Pension Reform Act (PEPRA)by allowing public safety employees to retire earlier with full benefits and their unions to bargain for more generous pension formulas. Some provisions, including an automatic increase to the pensionable compensation cap, would have applied to all employees covered by PEPRA.

Of course, the Governor and Cal Cities were not always on the same side. Cal Cities blocked a late-session proposal by the Governor that would have redirected up to $300 million annually from road maintenance revenues to finance a sustainable aviation fuel tax credit. Cal Cities raised concerns about using funding intended for local infrastructure to subsidize fuel production.
Cal Cities also halted an attempt by the California High-Speed Rail Authority to redirect local tax revenues to finance the state's high-speed rail project before it was even introduced. In its advocacy, Cal Cities raised concerns about local fiscal autonomy, constitutional protections for local revenues, and the precedent of allowing a state entity to redirect locally generated tax dollars without local approval.

Cal Cities secures changes to new reporting requirements

Over the years, lawmakers have repeatedly introduced legislation seeking to increase local government responsibility for addressing homelessness, often without providing corresponding funding. This year, SB 866 (Blakespear) proposed extensive new homelessness-related reporting requirements through cities' housing elements, even though most cities do not receive direct allocations of state homelessness funding.
Following strong opposition from cities, the proposal was significantly amended. The revised measure limits reporting to data within a jurisdiction's control and shifts the requirements from the housing element to the annual progress report. These changes will substantially reduce the potential administrative burden and cost to cities.

Cities gain additional time for housing element updates — and more funding for affordable housing

For the second time, Cal Cities partnered with Asm. Diane Papan to sponsor AB 2296. The bill — passed with bipartisan support and signed into law — allows cities to begin their housing element updates six months earlier, giving them additional time to obtain technical assistance from the California Department of Housing and Community Development and meet statutory deadlines.
Cal Cities also worked with lawmakers and other stakeholders to pass SB 417 (Limón), an $11.2 billion housing bond measure that appeared on the November ballot. The bond will fund several proven housing programs that cities rely on, including the Infill Infrastructure Grant Program and the Multifamily Housing Program.

Wildfire liability compromise falls apart, but other disaster measures make it through

The legislative session ended with a dramatic breakdown in negotiations over wildfire liability when Assembly leadership halted a high-profile compromise bill on the final day of the session. Notably, the proposal did not include provisions sought by the Governor that would limit public agencies' ability to recover costs from utility-caused wildfires — thanks to the Cal-Cities-led advocacy of over 200 cities, and our work alongside counties, local elected officials, and public sector organizations.
Several other disaster measures that Cal Cities supported — most introduced in response to the devastating 2025 Palisades and Eaton fires — did become law. AB 1642 (Harabedian) establishes science-based standards for wildfire cleanup and reoccupancy at sites contaminated by lead, asbestos, and other hazardous chemicals. SB 1370 (Stern) streamlines environmental permitting and review for wildfire vegetation management projects. AB 2513

(Petrie-Norris) supports local assistance grants for vegetation management by expanding an existing state program.

Fiscal relief provided

Cal Cities secured critical fiscal relief for cities in two key areas this year. SB 1187 (Durazo), which Newsom signed into law, removed some new language access requirements for certain public meetings, including agenda translation. The changes preserve local agencies' ability to voluntarily provide additional language access services while addressing implementation challenges and costs.

Cities can also now recover the costs of repairing damage caused by waste-hauling vehicles. That long-standing authority was disrupted by a recent court decision. Sponsored by Cal Cities, SB 922 (Laird) restores and clarifies that authority.

Lawmakers make limited progress on public agency liability reform

For two years, a group of lawmakers in both houses worked to address the rising costs of lawsuits involving childhood sexual assault claims, along with broader public entity liability concerns. SB 577 (Laird) emerged from those discussions late in the session. While Cal Cities appreciates the Legislature's efforts to address a complex and sensitive issue, the final measure fell short of the meaningful reforms needed to address escalating costs for public agencies — a sentiment shared by the Governor in his bill signing message.

Public safety remains a top priority

Cal Cities successfully advocated for several policies that address crime, protect public infrastructure, and help cities respond to emerging public safety challenges. This includes AB 1941 (Gonzalez, M), a co-sponsored measure that increases penalties for organized metal theft. Another sponsored measure, SB 758 (Umberg), addresses the illegal and dangerous use of nitrous oxide. The new law prohibits retailers with a tobacco license from selling nitrous oxide, with an exception for grocery stores.

For many cities throughout the state, perhaps the most visible public safety challenge was dangerous e-bike behavior. Working with city officials, Cal Cities adopted an e-bike policy that allowed it to advocate on a range of measures that balance safety, active transportation, and local flexibility: SB 1167 (Blakespear), AB 2346 (Wilson), AB 1569 (Davies), and AB 1614 (Dixon). Together, these measures strengthen labeling and advertising requirements, update vehicle classifications, improve consumer disclosures, and help ensure that higher-powered vehicles are appropriately regulated.

State audit prompts stronger oversight of sober living homes

Since renewing its focus on recovery housing oversight in 2023, Cal Cities has sponsored nine bills aimed at establishing reasonable state oversight. Gov. Newsom has signed five of those measures into law. This year, Cal Cities sponsored SB 329 (Blakespear) in response to a state audit that found deficiencies in the state's investigation of complaints against residential alcohol and drug treatment facilities. The new law requires new, tighter timelines for completing investigations, as well as annual public reporting on investigations and missed deadlines.

Advocating with an eye to the future

A new Governor will bring both new opportunities and challenges for cities. The Governor-elect will have different priorities, new staff, and potentially a different approach to working with the Legislature and stakeholders than his predecessor. Notably, unlike Gavin Newsom, Xavier Becerra does not have a background in local government.

For Cal Cities, this year was an opportunity to build relationships with the incoming administration, communicate the priorities and challenges facing cities, and advance shared goals. The Legislature will also welcome 22 new members, creating similar opportunities.

Looking ahead, many of this year's biggest debates, including wildlife liability and pension law changes, will likely return next year. But regardless of what happens, Cal Cities will enter the new year like it has any other: committed to protecting local authority, securing resources for essential services, and ensuring that state policies recognize the important role cities play in building safe, healthy, and thriving communities.

Over 100 local elected officials announce opposition to Prop. 43

Oct 28, 2026

By Brian Hendershot, Cal Cities Advocate managing editor

Elected officials from over 100 local governments have announced their opposition to Proposition 43, a November statewide ballot measure that requires all local special taxes to receive two-thirds voter approval. The legislative constitutional amendment could limit voters' ability to raise revenues for local government services.

Cal Cities opposes Prop. 43, along with the California State Association of Counties, California Special Districts Association, Association of California Water Agencies, and the California Park and Recreation Society.

The list includes mayors from some of California's largest cities — Long Beach, Sacramento, San Diego, San Francisco, San José, Stockton, and Oakland — along with several dozen other mayors from throughout the state.

"San Diegans should have the ability to decide for themselves how to invest in their neighborhoods, whether that's building more homes, helping move people off the street, or paving our roads," said San Diego Mayor Todd Gloria, who noted this is a matter of local control.

Under the proposition, a local measure to hire firefighters or build affordable housing could win 65% of the vote and still fail.

"Prop. 43 would let one-third of voters overrule the majority in our own communities," said San José Mayor Matt Mahan, who later noted that cities "need every tool to solve [the homelessness crisis], not new barriers."

The group noted that Prop. 43 could impact future funding for a range of public services, including affordable housing, emergency response, wildfire protection, wraparound services, child care, public transit, street repair, parks, and libraries.

"Citizens have shown they're willing to invest in solutions when they're given the chance," said Long Beach Mayor Rex Richardson. "Prop. 43 would make that harder."

A recent survey by the Public Policy Institute of California found that just 42% of likely voters would vote yes on the measure. The ballot measure's author also opposes it.

Business groups and anti-tax advocates have tried to place some version of Prop. 43 on the ballot for nearly a decade. They finally succeeded this year, after striking a last-minute deal that removed a different version of the measure and a separate constitutional amendment dealing with voter thresholds from the ballot.

For information about Prop. 43, contact your regional public affairs manager.

'There isn’t one silver bullet.' State and local experts highlight California’s housing shortage causes

Oct 28, 2026

By Kayla Sherwood, senior communications and media manager

“We can’t keep passing hundreds of new housing bills and expecting a different outcome.” That was the main message from Cal Cities Senior Director of Legislative Affairs Jason Rhine at a recent Little Hoover Commission hearing on California’s housing supply.

The hearing was part of the commission’s study on creating homeownership opportunities for low- and moderate-income households. The group agreed that there are still many hurdles to building new housing in California — but disagreed on where to go from here.

Rhine highlighted two major barriers to implementing new housing laws: over-legislation and a lack of ongoing state funding to spur housing construction.

“It is nearly impossible for cities to implement the 400 housing laws passed since 2017, especially when those laws are constantly changing and competing against each other,” said Rhine. “If we really want these laws to make a difference, cities need time to implement them at the local level. And if we really want to see homes being built at a rate that moves the needle, we must have a permanent line item in the state budget.”

Placer County Supervisor Bonnie Gore underscored Rhine’s comments. She also agreed that accessory dwelling unit and environmental review exemptions have been helpful in spurring some development. However, the units produced so far are a drop in the bucket when compared to the state’s overall need.

Much of the discussion among commissioners and panelists — which included the heads of state agencies — centered around the complexities of the housing market. Rhine and Gore reminded the commission that local governments can plan and encourage development, but cities and counties do not build homes. Over 95% of cities have a compliant housing element, but developers are not building homes at the level needed to meet the state’s housing goals.

State experts alluded to the need to look at other factors outside planning that influence the housing market. “We've largely won the fight to plan for housing — now we need to win the fight to build it,” said Special Assistant Attorney General Alex Fisch on how the state can use its legal power to spur development.

Gustavo Velasquez, the director of the Department of Housing and Community Development, acknowledged that labor shortages, utility hookup delays, building code requirements, and complicated affordable housing financing structures can all slow down housing construction.

“There isn't one silver bullet that gets us to scale the level of housing that is needed in the state of California,” Velasquez said. “The percentage of what needs to be produced every year is just marginal in comparison with the need.”

The head of California’s Housing Finance Agency, Tony Sertich, also highlighted how there is zero incentive for market-rate developers to build homes at affordable price points.

This hearing was the second in the commission’s study on expanding housing supply and creating homeownership opportunities for Californians of moderate and modest means. The commission will develop a set of recommendations for the Governor and lawmakers once the study is complete.

Cities mark United Against Hate Week with cultural festivals, trainings, and more

Oct 21, 2026

By Brian Hendershot, Cal Cities Advocate managing editor

City officials and residents are coming together this week to reject hate and implicit bias as part of the annual United Against Hate Week, Oct. 18-24. Created by California local officials in 2018, the national movement encourages residents and cities to work together to build more inclusive, equitable communities.

Many local leaders — including in Alameda, Berkeley, Burbank, San Gabriel, and San Diego — have adopted proclamations in honor of the week. Some, like South San Francisco, released videos recognizing the week or shared how residents could show their support, as in the case of El Segundo. Others, such as Pinole, encouraged people to sign the United Against Hate pledge. El Segundo is also commemorating the week with a cultural celebration filled with guest speakers, performances, booths, arts and crafts, a canned food drive, and more. Likewise, Pasadena and a broad group of local, state, and national partners held a regional Neighborfest that included family-friendly activities, food, music, and community resources that promoted unity and inclusion.

Similarly, El Cerrito hosted a sidewalk chalk art event. The festivities included a live professional drawing, music, and a story time for elementary school students. Mill Valley is working with community partners to distribute flyers and t-shirts, elevate local stories, and share book recommendations.

Culver City is leading a panel on systemic oppression and a look at the 2024 Los Angeles County Hate Crime Report, which documented record high reported hate crimes. It will also present a training on practical, accessible tools that help people show up with greater self-awareness, connection, and care.

Among other things, Redwood City invited teens to share messages of empathy on the Empathy Wall at the public library, created yard signs, and collaborated with community partners to present several events, including an all-ages Skate Against Hate outing. Other communities marked the week with screenings of Not In Our Town's new film "Minnesota Neighbors," wellness and civility events, unity walks, community forums and picnics, and art exhibitions.

United Against Hate Week, Oct. 18-24, is administered by Oakland-based organization Not In Our Town in partnership with CA vs Hate, LA vs Hate, and the CDSS Stop the Hate Initiative. Visit the campaign website to download resources and get ready for next year's week of action!