

City of Garden Grove
WEEKLY CITY MANAGER'S MEMO
November 7, 2024

TO: Honorable Mayor and City
Council Members

FROM: Lisa Kim, City Manager

**I. ITEMS FROM OTHER GOVERNMENTAL AGENCIES, OUTSIDE AGENCIES,
BUSINESSES AND INDIVIDUALS**

A. SOUTHERN CALIFORNIA EDISON

Advice letter to provide information required by Ordering Paragraph (OP) 1 of D. 21-10-020 regarding SCE's restoration, rebuilding, and reconstruction activities related to the Borel Fire, the Airport Fire, the Line Fire, and the Bridge Fire.

• **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.



Lisa Kim
City Manager



RECEIVED
CITY OF GARDEN GROVE
CITY CLERK'S OFFICE

2024 NOV -4 AM 10: 52

Connor Flanigan
Managing Director, State Regulatory Operations

October 18, 2024

**ADVICE 5393-E
(U 338-E)**

PUBLIC UTILITIES COMMISSION OF THE STATE OF CALIFORNIA
ENERGY DIVISION

SUBJECT: Information in Compliance with Ordering Paragraph 1 of
Decision No. 21-10-020

Southern California Edison Company (SCE) hereby submits this Tier 1 Advice Letter to the California Public Utilities Commission (Commission or CPUC) that provides the requested information in Ordering Paragraph 1 of Decision (D.) 21-10-020.

PURPOSE

This Advice Letter provides information required by Ordering Paragraph (OP) 1 of D. 21-10-020 regarding SCE's restoration, rebuilding, and reconstruction activities related to the Borel Fire, the Airport Fire, the Line Fire, and the Bridge Fire. The disaster declarations were not published on the State's official website until on or about September 5, 2024 for the Borel Fire and September 17, 2024 for the Airport, Line, and Bridge Fires.

BACKGROUND

Ordering Paragraph 1 of Decision No. 21-10-020 requires an electric Investor Owned Utility (IOU) to file a Tier 1 Advice Letter if (1) the Governor of California or the President of the United States issues a disaster declaration,¹ and (2) there is damage to IOU's facility or a service outage. Ordering Paragraph 1 states:

"In the event of a disaster, declared either by the Governor of California or the President of the United States, that also damages their facilities or leads to a service outage, Investor-Owned Utilities (IOUs) shall file a Tier

¹ California publishes a list of declaration disasters by the Governor or President on the following website: <https://www.ftb.ca.gov/file/business/deductions/disaster-codes.html>.

activities for customers that lost their homes are still ongoing in addition to minimal restoration activities not affecting service.

A. SCE's Facilities and Equipment that were Damaged as of September 24, 2024

County	Pole	Transformer	Wire (ft)	Cable (ft)	Fiber Optic Cable (ft)	Switch	Other	Total
Kern	192	21	142,525	3,710	4,500	6	166	151,120
Grand Total	192	21	142,525	3,710	4,500	6	166	151,120

* Others include small items such as arrester, bolt, nut, clamp, cover, cutout, insulator, fuse, clevis, pin, splice, and stud.

B. Restoration or rebuild plans

SCE began the service restoration as soon as it was safe to conduct the work and before the Governor's September 5, 2024 declaration. Service restoration was accomplished by replacing equipment on a like-for-like basis. Restoration activities for customers who lost their homes are still on-going.

C. Date received access to damaged areas

SCE was under restricted access for the first week at the request of the Fire and Sheriffs Dept actively fighting the fire and searching for missing people in the area. Additionally, Air Ops wasn't allowed to commence until August 20, 2024 after the temporary flight restrictions were lifted. Access to certain affected areas were limited by the rugged terrain, downed trees, and the majority of equipment/poles that needed replaced required the use of a helicopter.

D. Timeline to make repairs

SCE completed service restoration for most of the affected customers, approximately 500, from July 24, 2024 to September 4, 2024. Restoration activities for customers who lost their homes are still on-going as well as minimal restoration activities not affecting service.

E. Changes to infrastructure

Service restoration was accomplished by replacing equipment on a like-for-like basis.

F. Contact information or community engagement

This was a service restoration activity accomplished by replacement of equipment on a like-for-like basis, not a rebuild effort. Because this was a service restoration effort requiring immediate action, SCE did not engage with community stakeholders prior to the restoration work as contemplated by OP 2 of Decision No. 21-10-020

D. Timeline to make repairs

SCE completed service restoration for most of the affected customers, from September 16, 2024 to September 18, 2024 via generators. Restoration activities for customers who lost their homes were still on-going at the time of the disaster declaration. The timeline for permanent repairs and restoration was still ongoing at the time of the declaration and is expected to continue through November 2024 for some areas.

E. Changes to infrastructure

Service restoration was accomplished by replacing equipment on a like-for-like basis with the exception for new pole installations being upgraded to meet new pole loading standards and some transformers being upgraded to support current and future load demand. In some areas wooden poles were replaced with lightweight steel poles to support longer spans.

F. Contact information or community engagement

This is a service restoration activity accomplished by replacement of equipment on a like-for-like basis, not a rebuild effort. Because this is a service restoration effort requiring immediate action, SCE did not engage with community stakeholders prior to the restoration work as contemplated by OP 2 of Decision No. 21-10-020 prior to commencing the work. Accordingly, SCE will not be submitting a second Advice Letter as contemplated in OP 3.

Line Fire

The Line Fire occurred in SCE service territory commencing on or about September 5, 2024 and continuing through the time of the disaster declaration. On or about September 17, 2024 Governor Newsom issued a disaster declaration for San Bernardino county, which is located in SCE service territory. SCE began restoration activities on or about September 12, 2024, as SCE was under restricted access at the request of Cal Fire. Access to affected areas was still restricted at the time of the declaration, as the fire was still active. As such, damage assessments are ongoing.

A. SCE's Facilities and Equipment that were Damaged as of September 24, 2024

restoration effort requiring immediate action, SCE did not engage with community stakeholders prior to the restoration work as contemplated by OP 2 of Decision No. 21-10-020 prior to commencing the work. Accordingly, SCE will not be submitting a second Advice Letter as contemplated in OP 3.

Bridge Fire

The Bridge Fire occurred in SCE service territory commencing on or about September 8, 2024 and continuing through the time of the disaster declaration. On or about September 17, 2024 Governor Newsom issued a disaster declaration for Los Angeles and San Bernardino county, which are both located in SCE service territory. SCE began restoration activities on or about September 13, 2024, as SCE was under restricted access at the request of Cal Fire. Access to affected areas was still restricted at the time of this declaration as the fire was still active. As such, damage assessments and ensuing restoration activities are ongoing.

A. SCE’s Facilities and Equipment that were Damaged as of September 24, 2024

County	Pole	Transformer	Wire (ft)	Cable (ft)	Switch	Other	Total
San Bernardino	131	8	58,317	2,727	2	39	61,224
Grand Total	131	8	58,317	2,727	2	39	61,224

* Others include small items such as arrester, bolt, nut, clamp, cover, cutout, insulator, fuse, clevis, pin, splice, and stud.

B. Restoration or rebuild plans

SCE began the service restoration as soon as it was safe to conduct the work and before the Governor’s September 17, 2024 declaration. Service restoration was accomplished by replacing equipment on a like-for-like basis. Restoration activities were still ongoing at the time of the declaration. SCE was still assessing damaged facilities due to the fire being active at the time of the declaration. As such, more equipment may be replaced as part of the restoration effort as more damage assessments are completed.

C. Date received access to damaged areas

SCE was under restricted access for damage assessments until September 13, 2024. Due to access restrictions, SCE began construction for permanent restoration on September 18, 2024. At the time of the declaration, SCE still had access restriction from Cal Fire, as the Bridge Fire was still active. Due to the restrictions, SCE was still doing damage assessments at the time of the declaration. Access to the affected areas was also limited by the active fire and rugged terrain.

Email: EDTariffUnit@cpuc.ca.gov

In addition, protests and all other correspondence regarding this Advice Letter should also be sent electronically to the attention of:

Connor Flanigan
Managing Director, State Regulatory Operations
E-Mail: AdviceTariffManager@sce.com

Adam Smith
Director, Regulatory Relations
c/o Karyn Gansecki
E-Mail: Karyn.Gansecki@sce.com

Gloria Ing
Senior Attorney, Law Department
E-Mail: Gloria.ing@sce.com

There are no restrictions on who may submit a protest, but the protest shall set forth specifically the grounds upon which it is based and must be received by the deadline shown above.

In accordance with General Rule 4 of GO 96-B, SCE is serving copies of this Advice Letter to the interested parties shown on the attached GO 96-B and R.20-09-001 service lists. Address change requests to the GO 96-B service list should be directed by electronic mail to AdviceTariffManager@sce.com or at (626) 302-6838. For changes to all other service lists, please contact the CPUC's Process Office at (415) 703-2021 or by electronic mail at Process_Office@cpuc.ca.gov.

To view other SCE advice letters submitted with the CPUC, log on to SCE's web site at <https://www.sce.com/wps/portal/home/regulatory/advice-letters>.

For questions, please contact Joseph Schmitt at (909) 274-1040 or by electronic mail at Joseph.Schmitt@sce.com.

Southern California Edison Company

/s/ Connor Flanigan
Connor Flanigan

CF:gmi;lp

WEEKLY MEMO 11-07-2024

SOCIAL MEDIA HIGHLIGHTS



Post Performance

October 31, 2024 - November 6, 2024









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

Included in this Report









X @CityGardenGrove









 Garden Grove City Hall









 gardengrovecityhall









Post	Published Date	Impressions	Average Reach per Post	Potential Reach per Post	Engagement Rate (per Impression)	Engagements	Reactions	Comments	Shares
<p> Garden Grove City Hall</p> <p> Are you ready to experience the holiday magic, #GardenGrove!? ✨ Join us at...</p> <p>Boosted Post</p>	<u>Mon, Nov 4, 2024</u> 4:00 pm PST	17,546	14,298	N/A	13.6%	2,381	239	25	38
<p> gardengrovecityhall</p> <p> Are you ready to experience the holiday magic, #GardenGrove!? ✨ Join us at...</p> <p>Post</p>	<u>Mon, Nov 4, 2024</u> 4:00 pm PST	4,769	4,003	N/A	10.1%	483	420	3	N/A
<p> gardengrovecityhall</p> <p> Yesterday, the community gathered as the new Strawberry Zest sculpture wa...</p> <p>Reel</p>	<u>Tue, Nov 5, 2024</u> 12:11 pm PST	5,307	3,197	N/A	6.4%	341	256	10	70
<p> Garden Grove City Hall</p> <p> Yesterday, the community gathered as the new Strawberry Zest sculpture wa...</p> <p>Post</p>	<u>Tue, Nov 5, 2024</u> 12:10 pm PST	1,906	1,840	N/A	2.6%	49	31	0	3








Post	Published Date	Impressions	Average Reach per Post	Potential Reach per Post	Engagement Rate (per Impression)	Engagements	Reactions	Comments	Shares
 gardengrovecityhall  <p>🎃 Recently, the H. Louis Lake Senior Center hosted a Halloween Dance, and local...</p> <p>Reel</p>	Thu, Oct 31, 2024 5:16 pm PDT	2,414	1,543	N/A	3.3%	80	69	2	9
 Garden Grove City Hall  <p>RSVP for Accessory Dwelling Unit (ADU) Forum on November 7, 2024 You'r...</p> <p>Post</p>	Tue, Nov 5, 2024 8:58 am PST	1,211	1,196	N/A	3.8%	46	13	2	2
 Garden Grove City Hall  <p>Join us for the annual Winter in the Grove on Saturday, December 7, 2024, from 3:0...</p> <p>Post</p>	Mon, Nov 4, 2024 10:20 am PST	1,066	1,056	N/A	3.8%	40	0	0	0
 Garden Grove City Hall  <p>🔔 Don't forget to "fall back," #GardenGrove! Daylight saving time ends tomorrow, Novem...</p> <p>Post</p>	Sat, Nov 2, 2024 9:01 am PDT	900	900	N/A	3.6%	32	16	0	2







Post	Published Date	Impressions	Average Reach per Post	Potential Reach per Post	Engagement Rate (per Impression)	Engagements	Reactions	Comments	Shares
 gardengrovecityhall  <p>👻 Happy Halloween, #GardenGrove! As you and your loved ones prepare for ...</p> <p>Post</p>	<u>Thu, Oct 31, 2024</u> 9:00 am PDT	813	795	N/A	5%	41	40	0	1
 Garden Grove City Hall  <p>🍴 Feast your eyes on all your local #GardenGrove libraries have to offer in November!...</p> <p>Post</p>	<u>Fri, Nov 1, 2024</u> 12:01 pm PDT	797	766	N/A	7.8%	62	15	0	2
 gardengrovecityhall  <p>⚠️ Recently, the Garden Grove Public Works Department has received...</p> <p>Post</p>	<u>Tue, Nov 5, 2024</u> 3:00 pm PST	756	733	N/A	2.9%	22	18	0	4
 gardengrovecityhall  <p>🚌 Ride Free on Election Day! On Tuesday, November 5, OC bus rides will be free to...</p> <p>Post</p>	<u>Mon, Nov 4, 2024</u> 9:06 am PST	725	690	N/A	3.2%	23	19	0	3

Post	Published Date	Impressions	Average Reach per Post ▼	Average Potential Reach per Post	Engagement Rate (per Impression)	Engagements	Reactions	Comments	Shares
 gardengrovecityhall  In observance of Veterans Day, Garden Grove City Hall and the H. Louis Lake Senior Center ... Post	Fri, Nov 1, 2024 2:00 pm PDT	657	638	N/A	1.4%	9	7	0	2
 gardengrovecityhall  🕒 Don't forget to "fall back," #GardenGrove! Daylight saving time ends tomorrow, Novem... Post	Sat, Nov 2, 2024 9:09 am PDT	601	576	N/A	4%	24	21	0	3
 gardengrovecityhall  RSVP for Accessory Dwelling Unit (ADU) Forum on November 7, 2024 You'r... Post	Tue, Nov 5, 2024 8:58 am PST	533	512	N/A	2.8%	15	9	0	5
 gardengrovecityhall  🍽️ Feast your eyes on all your local #GardenGrove libraries have to offer in November!... Post	Fri, Nov 1, 2024 12:03 pm PDT	594	484	N/A	3.4%	20	20	0	N/A

Post	Published Date	Impressions	Average Reach per Post	Potential Reach per Post	Engagement Rate (per Impression)	Engagements	Reactions	Comments	Shares
 Garden Grove City Hall  In observance of Veterans Day, Garden Grove City Hall and the H. Louis Lake Senior Center ... Post	Fri, Nov 1, 2024 2:00 pm PDT	499	473	N/A	3.8%	19	14	3	1
 Garden Grove City Hall  🎃 Happy Halloween, #GardenGrove! As you and your loved ones prepare for ... Post	Thu, Oct 31, 2024 9:00 am PDT	477	464	N/A	6.1%	29	19	1	1
 Garden Grove City Hall  🎃 Recently, the H. Louis Lake Senior Center hosted a Halloween Dance, and local... Post	Thu, Oct 31, 2024 5:16 pm PDT	436	420	N/A	6%	26	17	0	2
 Garden Grove City Hall  RIDE FREE on Election Day!  Ride Free on Election Day!  On Tuesday, November 5, OC bus rides will be free to... Post	Mon, Nov 4, 2024 9:00 am PST	385	385	N/A	2.9%	11	5	0	1

Post	Published Date	Impressions	Average Reach per Post	Potential Reach per Post	Engagement Rate (per Impression)	Engagements	Reactions	Comments	Shares
 Garden Grove City Hall  ⚠️ Recently, the Garden Grove Public Works Department has received... Post	Tue, Nov 5, 2024 3:00 pm PST	151	151	N/A	4.6%	7	4	0	0
 Garden Grove City Hall  Join us for the 7th Annual Winter in the Grove on Saturday, December 7, 2024,... Post	Mon, Nov 4, 2024 10:20 am PST	0	0	N/A	0%	0	0	0	0
 Garden Grove City Hall  This content isn't available r Join us for our annual Winter in the Grove community event ... Ad Post	Wed, Nov 6, 2024 9:24 am PST	—	—	N/A	—	—	—	—	—
 @CityGardenGrove  You're invited to a FREE ADU forum led by industry leaders and ADU experts! Learn abou... Post	Tue, Nov 5, 2024 8:58 am PST	30	N/A	4,783	0%	0	0	0	0

Post	Published Date	Impressions	Average Reach per Post	Potential Reach per Post	Engagement Rate (per Impression)	Engagements	Reactions	Comments	Shares
<p> @CityGardenGrove</p>  <p>Swipe to see all the festive activities and offerings waiting for you, and learn more at...</p> <p>@Reply</p>	Mon, Nov 4, 2024 4:00 pm PST	11	N/A	4,783	0%	0	0	0	0
<p> @CityGardenGrove</p>  <p>Are you ready to experience the holiday magic, #GardenGrove!? ✨ Join us ...</p> <p>Post</p>	Mon, Nov 4, 2024 4:00 pm PST	16	N/A	4,783	0%	0	0	0	0
<p> @CityGardenGrove</p> <p>⚠️ EMERGENCY WATER SHUTDOWN Water Services has an emergency water shutdown on Lampson Avenue and Lamplighter Stree...</p> <p>Post</p>	Mon, Nov 4, 2024 12:34 pm PST	102	N/A	4,784	2.9%	3	0	0	0
<p> @CityGardenGrove</p>  <p>Ride Free on Election Day! On Tuesday, November 5, OC bus rides will be free to...</p> <p>Post</p>	Mon, Nov 4, 2024 9:15 am PST	92	N/A	4,783	1.1%	1	0	1	0

Post	Published Date	Impressions	Average Reach per Post ▼	Average Potential Reach per Post	Engagement Rate (per Impression)	Engagements	Reactions	Comments	Shares
<p> @CityGardenGrove</p>  <p>🔔 Don't forget to "fall back," #GardenGrove! Daylight saving time ends tomorrow,...</p> <p>Post</p>	<u>Sat, Nov 2, 2024</u> 9:00 am PDT	114	N/A	4,780	3.5%	4	0	1	0
<p> @CityGardenGrove</p>  <p>In observance of Veterans Day, Garden Grove City Hall and the H. Louis Lake Senior Center ...</p> <p>Post</p>	<u>Fri, Nov 1, 2024</u> 2:00 pm PDT	105	N/A	4,779	4.8%	5	0	0	0
<p> @CityGardenGrove</p>  <p>👉 Feast your eyes on all your local #GardenGrove libraries have to offer in November!...</p> <p>Post</p>	<u>Fri, Nov 1, 2024</u> 12:00 pm PDT	89	N/A	4,779	5.6%	5	0	0	1




Post Performance

October 31, 2024 - November 6, 2024


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

Included in this Report


 Garden Grove Police Department

 **Garden Grove Police Depa...**
 Wed 11/6/2024 6:23 pm PST


Recently, the Garden Grove Public Works Department has received reports of individuals going door-to-door within the...




Impressions	0
Reach	0
Engagements	0
Engagement Rate (per Impression)	0%

 **Garden Grove Police Depa...**
 Wed 11/6/2024 10:22 am PST


#GardenGrovePD gained two new officers this morning when Officers A. Puentes and M. Caiza were sworn in by Chief El-Farra...



Impressions	1,441
Reach	1,420
Engagements	169
Engagement Rate (per Impression)	11.7%

 **Garden Grove Police Depa...**
 Tue 11/5/2024 9:08 pm PST

Earlier tonight, #GardenGrovePD officers were dispatched to The Home Depot reference a grand theft in progress. The...



Impressions	5,758
Reach	5,758
Engagements	2,268
Engagement Rate (per Impression)	39.4%



Garden Grove Police Depa...

Mon 11/4/2024 3:44 pm PST



Video Views	941
Impressions	941
Reach	603
Engagements	23
Engagement Rate (per Impression)	2.4%



Garden Grove Police Depa...

Mon 11/4/2024 8:02 am PST

The Caterina's Club Foundation, started by #ChefBrunoSerato, serves 30,000 meals a week to underprivileged kids in Orange...



Impressions	3,068
Reach	3,006
Engagements	167
Engagement Rate (per Impression)	5.4%

WEEKLY MEMO 11-07-2024

NEWS ARTICLES

November 6, 2024

Art adds ‘Zest’ to westside

BY OC TRIBUNE STAFF ON NOVEMBER 6, 2024 • ([LEAVE A COMMENT](#))



“STRAWBERRY ZEST” (Tribune photo).

By **Jim Tortolano**/Orange County Tribune

On a more modest scale, West Garden Grove – indeed, all of Garden Grove – now has its Statue of Liberty, its Hollywood Sign, its Golden Gate Bridge.

It’s called the “Strawberry Zest.”

On Monday, a sculpture depicting Garden Grove – a strawberry – arising from its roots as part of agricultural Orange County was unveiled at its permanent home in front of a fire station on Valley View Street, a short distance south of Chapman Avenue.

A crowd of dignitaries, community leaders and curious passersby watched as the wraps came off the 960-pound creation shining in the sun.

“Public art is transformative,” said Mayor Steve Jones. “A casual glance at an amazing piece like this can take us away to a different place entirely.”

It has, he said, the power to take the passersby away from the “daily grind of life.”

The audience applauded and cheered as the tarp was pulled away on the work by local artist and restaurant owner Jennifer Stewart, who conceived of the design, did the sculpting work and shepherded it from conception to completion.

“I just want to say thank you to all the people here, all the people who supported me,” said Stewart. “A couple of days ago when they lowered this [960-pound] monster into place, it was quite the nail-biting experience, but they” – city public works crews – “were very patient with me and very supportive.”

Jones also complimented City Councilmember George Brietigam for his “five years” of work on the project, which was originally inspired by his predecessor, Councilmember Kris Beard.

“Zest” isn’t just for the west side. A smaller version will be on display in an alcove in City Hall, and there’s been discussion of using the design for promotional purposes such as logos and signs.

New, familiar faces win races

BYOC TRIBUNE STAFF ON NOVEMBER 6, 2024 • ([LEAVE A COMMENT](#))



LOCAL ELECTION RESULTS (Shutterstock).

Returns in local elections in our West Orange County area are showing success to many new faces and returns to familiar places by others.

As of 3 a.m. Wednesday, based on results posted by the Orange County Registrar of Voters, here are some of the outcomes.

State Senator Janet Nguyen (R-36th District) has defeated Frances Marquez for the First District seat on the Orange County Board of Supervisors. She had previously held that post from 2007 to 2014.

Rep. Michelle Steel (Republican) has kept her 45th District seat in the House of Representatives, defeating Democrat Derek Tran.

Republican Scott Baugh is leading in the 47th District House race over Dave Min, a Democrat. Baugh had served in the state Assembly 1995-2000.

In Garden Grove, Councilmember Stephanie Klopfenstein appears to be the winner of the mayor's post, leading former council member Diedre Thu-Ha Nguyen by about 1,500 votes. The city council will have three new members: Phillip Nguyen (District 2), Yesenia Muneton (District 5) and Tri Lam (District 6), all of them relatively unknown.

In Huntington Beach, the three liberal members of the city council appear to have been swept from office. The winners are Chad Williams, Butch Twining and Don Kennedy, unseating incumbents Natalie Moser, Dan Kalmick and Rhonda Bolton.

Incumbent Hong Alyce Van has been defeated by Victor Barrios for the Stanton City Council District 2 seat, and John Douglas Warren has won in District 4.

In Westminster, Carlos Manzo successfully defended his District 2 city council seat. New to the District 3 post will be Mark Nguyen.

Ballot measures submitted to voters show Measure U – a charter amendment that would require a public vote to approve certain developments in Huntington Beach – winning, as well as Measure HH, which will impose term limits on Stanton’s mayor.

Tri Ta, Republican, has successfully defended his 70th District State Assembly seat, defeating Democrat Jimmy Pham by wide margin.

Results for the Garden Grove Unified School District show incumbent Teri Rocco a winner over challenger Nicholas Dibs in Trustee Area 1, and incumbent Dina Nguyen (Trustee Area 5) over Khai Dao.

For the Huntington Beach City School District Trustee Area 1, Brian Burley has a small lead over Cindy Barrios. In the Ocean View School District, incumbent Gina Clayton-Tarvin and Keri Corsage are leading in the race for two seats with David Clifford a close third.

In the Huntington Beach Union High School District, Susan Henry defeated LeeAnn Corral in the Trustee Area 3 race.

For other races and results, go to ocvote.gov.

Karaoke seven days a week?

BYOC TRIBUNE STAFF ON OCTOBER 30, 2024 • ([LEAVE A COMMENT](#))



GARDEN GROVE Planning Commission will meet on Nov. 17 (Shutterstock).

If you enjoy visiting the The Glen Bar and Grill in Garden Grove, you may have the chance to enjoy its entertainment seven days a week.

The Garden Grove Planning Commission will meet on Thursday, Nov. 7 and hold a public hearing on a request for an amended conditional use permit for the establishment at 13132 Garden Grove Boulevard (between Haster and Fairview streets).

The proposed entertainment – karaoke – would be expanded from one day – Tuesday – to daily.

Operating hours will continue to be from 8 a.m. to 2 a.m.

Input sought on GG-SA trail

BY OC TRIBUNE STAFF ON OCTOBER 30, 2024 • (LEAVE A COMMENT)



MAP of proposed Santa Ana-Garden Grove trail (OCTA).

The development of a biking and walking trail connecting Garden Grove and Santa Ana is being studied and public input on the project is being sought.

On Monday, the Orange County Transportation and Planning Committee will hold a meeting beginning at 10:30 a.m. that will accept community comments for the “OC Connect” project.

What’s proposed along the four-mile path is to use part of the former Pacific Electric right-of-way corridor (along with a part of the Winterburg Channel between the old PE route and Hazard Avenue in Santa Ana).

When finished it would connect the downtown areas of Garden Grove and Santa Ana along with the Santa Ana River Trail and the countywide 66-mile OC Loop Bikeway.

Specifically, the path would begun at Raitt Street in Santa Ana and head northwest, paralleling the under-construction OC Streetcar. But unlike that light-rail system, which stops at Harbor Boulevard (south of Santiago High) in Garden Grove, the OC Connect will continue all the way

to Euclid Street, a few blocks south of Garden Grove's civic center and downtown and Garden Grove High.

Another loop would diverge southward to Rosita Park in Santa Ana.

The meeting will be in the OCTA Board Room at 550 S. Main St. in Orange.



CONTACT:
Mark Freeman
Community Services Department
(714) 741-5212/markf@ggcity.org

FOR IMMEDIATE RELEASE

Public Information Office (714) 741-5280

Follow the City of Garden Grove on Social Media

Monday, November 4, 2024



EXPERIENCE HOLIDAY MAGIC AT ANNUAL WINTER IN THE GROVE EVENT

Enjoy holiday sights, sounds, and festivities at Garden Grove's annual Winter in the Grove community event on Saturday, December 7, 2024, from 3:00 p.m. to 7:00 p.m., in Village Green Park, located at 12732 Main Street. Entry to the event is free.

The "Snowtopia" attraction will feature free, unlimited snow slides crafted from 50 tons of snow.

The event will also include a holiday craft boutique showcasing handmade items from local crafters available for purchase, entertainment from local dance troupes and school choirs, carnival games, craft-making for kids, holiday photo areas, free refreshments, and food for sale from local non-profit organizations. The event culminates with the lighting of a 24-foot, fully decorated tree, along with a visit from Santa and Mrs. Claus.

Businesses and organizations interested in sponsoring Winter in the Grove can call (714) 741-5212.

For more information, visit ggcity.org/winterinthegrove or call (714) 741-5200.

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CITY OF GARDEN GROVE NEWS

CONTACT: Karissa Yniguez
(714) 741-5330
Public Works Department

FOR IMMEDIATE RELEASE

Public Information Office (714) 741-5280

Follow the City of Garden Grove on Social Media

Thursday, October 31, 2024



CITY HALL CLOSED, NO STREET SWEEPING ON VETERANS DAY

In observance of the Veterans Day holiday, Garden Grove City Hall and the H. Louis Lake Senior Center will be closed on Monday, November 11, 2024. No street sweeping services will be provided on the holiday. Streets will be swept as scheduled on all other days. Trash pickup will remain as scheduled.

For more information on street sweeping, please call the Public Works Department at (714) 741-5382. For more information on trash pickup, visit Republic Services at republicservices.com/municipality/garden-grove-ca.

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MISCELLANEOUS ITEMS
November 7, 2024

1. Calendar of Events
2. Agenda for the November 7, 2024 Garden Grove Planning Commission Meeting.
3. Notice of Cancellation of the November 14, 2024 Garden Grove Zoning Administrator Meeting.
4. League of California Cities articles from October 31, 2024 to November 7, 2024.



CALENDAR OF EVENTS

November 7, 2024 – December 10, 2024

Thursday	November 7	7:00 p.m.	Planning Commission Meeting, CMC
Saturday	November 9	9:00 a.m. -11:00 a.m.	Community Cleanup Day, Garden Grove Municipal Service Center
Monday	November 11		City Hall Closed – Veteran’s Day
Tuesday	November 12	5:30 p.m. 6:30 p.m.	Closed Session, CMC Successor Agency, CMC City Council Meeting, CMC
Thursday	November 14		\$2 Coaches Casual Dress Day
Thursday	November 14	9:00 a.m.	Zoning Administrator Meeting, CMC CANCELLED Downtown Commission, CMC
Friday	November 15		City Hall Closed – Regular Friday Closure
Thursday	November 21	7:00 p.m.	Planning Commission Meeting, CMC
Tuesday	November 26	6:30 p.m.	Closed Session, CMC Successor Agency, CMC City Council Meeting, CMC Housing Authority Commission Meeting, CMC
Thursday	November 28		City Hall Closed – Thanksgiving Day
Thursday	November 28	9:00 a.m.	Zoning Administrator Meeting, CMC
Friday	November 29		City Hall Closed – Regular Friday Closure
Monday	December 2	6:30 p.m.	Neighborhood Improvement And Conservation Commission Meeting, CMC
Thursday	December 5	7:00 p.m.	Planning Commission Meeting, CMC
Saturday	December 7	3:00 p.m. -7:00 p.m.	Winter in the Grove, Village Green Park
Tuesday	December 10	5:30 p.m. 6:30 p.m.	Closed Session, CMC Successor Agency, CMC City Council Meeting, CMC



A G E N D A

GARDEN GROVE PLANNING COMMISSION

NOVEMBER 7, 2024 - 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: Are intended to give a brief, 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 (1) 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: CHAIR LINDSAY, VICE CHAIR RAMIREZ
COMMISSIONERS BEARD, CUEVA, CUNNINGHAM, LARICCHIA,
PAREDES

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

- A. ORAL COMMUNICATIONS - PUBLIC
- B. [APPROVAL OF MINUTES – October 17, 2024](#)
- C. PUBLIC HEARING(S) (Authorization for the Chair to execute Resolution shall be included in the motion.)
 - C.1. [CONDITIONAL USE PERMIT NO. CUP-335-11 \(REV. 2024\)](#)

APPLICANT: MATTHEW HERRICK
LOCATION: SOUTH SIDE OF GARDEN GROVE BOULEVARD,
BETWEEN FAIRVIEW STREET AND HASTER STREET, AT
13132 GARDEN GROVE BOULEVARD

REQUEST: 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-335-11 (REV. 2024). The site is in the C-2 (Community Commercial) zone. 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: Approval of Conditional Use Permit No. CUP-335-11 (REV. 2024), pursuant to the recommended Conditions of Approval.

- D. MATTERS FROM COMMISSIONERS
- E. MATTERS FROM STAFF
- F. ADJOURNMENT

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

Meeting Minutes
Thursday, October 17, 2024

CALL TO ORDER: 7:02 p.m.

ROLL CALL:

Commissioner Beard
Commissioner Cueva
Commissioner Cunningham
Commissioner Laricchia
Commissioner Lindsay
Commissioner Paredes
Commissioner Ramirez

Absent: None

PLEDGE OF ALLEGIANCE: Led by Commissioner Ramirez

ORAL COMMUNICATIONS – PUBLIC – None

October 3, 2024 MINUTES:

Action: Received and filed.
Motion: Ramirez Second: Cueva
Ayes: (6) Cueva, Cunningham, Laricchia, Lindsay,
Paredes, Ramirez
Noes: (0) None
Abstain: (1) Beard

PUBLIC HEARING – SITE PLAN NO. SP-146-2024 AND TENTATIVE PARCEL MAP NO. PM-2023-191, FOR PROPERTY LOCATED ON THE WEST SIDE OF HASTER STREET, BETWEEN LAMPSON AVENUE AND GARDEN GROVE BOULEVARD, AT 12681 HASTER STREET

Applicant: LPA, INC.
Date: October 17, 2024

Request: 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 1.58-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 to facilitate the development of the residential apartment complex. The site is in the R-3 (Multiple-Family Residential) zone. 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).

Action: Resolution No. 6099-24 was approved.

Motion: Ramirez Second: Lindsay

Ayes: (7) Beard, Cueva, Cunningham, Laricchia, Lindsay, Ramirez, Paredes

Noes: (0) None

Absent: (0) None

MATTERS FROM COMMISSIONERS: Commissioner Laricchia inquired on the status of the property located at 11712 Lampson Avenue noting the overgrown vegetation. Staff stated they would make contact with the property owner to address issue and shared that project plans are in review and confirmed that the parcel map has been approved.

Chair Lindsey requested an update on the issue with the railroad crossings that are causing damage to vehicle tires. Staff stated that the agency has been non-responsive despite Public Works Department’s attempt to address the issue.

Vice Chair Ramirez commended Public Works Department staff for their assistance and responsiveness to his inquiries on several City related matters.

MATTERS FROM STAFF: Staff provided a brief description of the agenda item for the November 7, 2024 meeting.

ADJOURNMENT: At 7:37 p.m.

Lizabeth Vasquez
Recording Secretary

COMMUNITY DEVELOPMENT DEPARTMENT PLANNING STAFF REPORT

AGENDA ITEM NO.: C.1	SITE LOCATION: South side of Garden Grove Boulevard, between Fairview Street and Haster Street, at 13132 Garden Grove Boulevard #B
HEARING DATE: November 7, 2024	GENERAL PLAN: Light Commercial (LC)
CASE NO.: Conditional Use Permit No. CUP-335-11 (REV. 2024)	ZONE: C-2 (Community Commercial)
APPLICANT: Matthew Herrick	CEQA DETERMINATION: Exempt - Section 15301 "Existing Facilities"
PROPERTY OWNER: Kenski Properties, Inc.	APN: 101-020-44

REQUEST:

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-335-11 (REV. 2024).

BACKGROUND:

The site is located on the south side of Garden Grove Boulevard, just west of the intersection of Garden Grove Boulevard and Fairview Street. The property is zoned C-2 (Community Commercial) and has a General Plan Land Use Designation of LC (Light Commercial). The property abuts State Route 22 (SR-22) to the west and north, an SR-22 access ramp to the south, and a C-2 zoned property, that is improved with a service (gas) station, to the east. Located in proximity of the intersection of Garden Grove Boulevard and Fairview Avenue, the immediate neighborhood of the subject site consists of a variety of commercial uses, and a mobile home park, across the SR-22 access ramp, to the south.

The site is approximately 1.12 acres and is improved with a small commercial center consisting of two (2) detached one-story, multi-tenant buildings. The site fronts on Garden Grove Boulevard. Existing uses include an office, a martial arts studio, and a retail store. The subject tenant space is located on the west side of the westerly building.

Since 2001, the subject tenant space has been in operation as a restaurant, with live entertainment and bar. In 2001, the City originally approved Conditional Use Permit No. CUP-527-00, which allowed a new bar to operate with a new original

Case No. CUP-335-11 (REV. 2024)

Department of Alcoholic Beverage Control (ABC) Type "48" (On-Sale, General, Public Premises) License.

In 2002, the City approved Conditional Use Permit No. CUP-601-02, which allowed the existing bar to operate with dancing and live entertainment in the form of a four (4) piece band, and also extended the hours of operation until 2:00 a.m., seven (7) days a week.

In 2003, the City approved Conditional Use Permit No. CUP-108-03, which allowed the existing bar to provide two (2) pool tables as incidental amusement devices. The existing bar ceased operations in 2003.

In 2007, the City approved Conditional Use Permit No. CUP-209-07, which allowed a new restaurant to operate with a new original ABC Type "41" (On-Sale, Beer and Wine, Eating Place) License, live entertainment in the form of a four (4) piece band or karaoke, and hours of operation until 10:00 p.m., Sunday through Thursday, and 11:00 p.m., Friday and Saturday.

In 2008, the City approved Conditional Use Permit No. CUP-251-08, which extended the hours of operation until 11:00 p.m., Sunday through Thursday, and 12:00 a.m., Friday and Saturday, and allowed live entertainment in the form of karaoke one (1) day a week on Tuesdays.

In 2009, the City approved Conditional Use Permit No. CUP-265-09, which upgraded the establishment's ABC Type "41" License, and allowed the existing restaurant to operate with a new original ABC Type "47" (On-Sale, General, Eating Place) License. No modifications were made to the existing hours of operation or live entertainment.

In 2011, the City approved Conditional Use Permit No. CUP-335-11, which upgraded the establishment's ABC Type "47" License, and allowed the operation of a bar with a new original ABC Type "48" (On-Sale General, Public Premises) License, and also allowed hours of operation until 2:00 a.m., seven (7) days a week. No modifications were made to the live entertainment provisions, which continued to be limited to karaoke, one (1) day a week, on Tuesdays.

The applicant now wishes to extend the permissible days for live entertainment, in form of karaoke, to seven (7) days a week. Approval of a modification to Conditional Use Permit No. CUP-335-11, which currently governs the existing bar operation, is necessary to reflect the proposed changes.

A number of Conditions of Approval under CUP-335-11 are not current and do not reflect updated language for conditions of approval that are considered "standard" and currently applied to new conditional use permits for establishments operating with an ABC Type "48" (On-Sale, General, Public Premises) License. Therefore, City Staff is also recommending that certain Conditions of Approval for the use be updated to reflect current standard conditions imposed on similar establishments that operate with an ABC Type "48" License. Additionally, upon approval and

Case No. CUP-335-11 (REV. 2024)

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-335-11 (REV. 2024).

DISCUSSION:

Conditional Use Permit:

As part of this application, there are no proposed changes to the general operational characteristics of the existing bar, and no proposed changes to the existing floor plan of the establishment. The bar will continue to operate with an ABC Type "48" License.

The bar is 1,878 square feet in gross floor area. The interior areas would remain virtually the same as originally approved under CUP-335-11. The bar consists of an open floor area with dining tables and chairs, two (2) pool tables, an entertainment/karaoke area, a dining counter area, a full kitchen, a men's and a women's restroom, and two (2) storage areas.

The bar will continue to operate from 8:00 a.m. to 2:00 a.m., seven (7) days a week. Entertainment would be permitted solely in the form of karaoke, seven (7) days a week. There will be no raised platform, stage or dance floor allowed on the premises at any time. The Police Department is supportive of the proposed to increase the number of permissible days for live entertainment from one (1) day per week, on Tuesdays, to seven (7) days a week. In the event problems arise concerning the operation of this business, the hours of operation may be reduced by order of the Police Department.

The Community Development Department and the Police Department have reviewed the request and are supportive of the request. The Police Department has no issues with the operator and the operation of the subject bar. All standard conditions of approval for a Type "48" (On-Sale, General, Public Premises) licensed establishment will apply.

California Environmental Quality Act (CEQA):

CEQA's Class 1 exemption applies to the operation, repair, maintenance, permitting, leasing, licensing, and minor alterations of existing facilities, with negligible or no expansion of use (CEQA Guidelines §15301.). The subject request to extend the permissible dates for live entertainment does not involve any physical expansion of the existing building. The subject request does not involve any new building square footage, and the proposal involves only minor alterations to the operation of the existing facility. Therefore, the proposed project is exempt from CEQA.

RECOMMENDATION:

Staff recommends that the Planning Commission take the following action:

Case No. CUP-335-11 (REV. 2024)

1. Adopt Resolution No. 6100-24, approving Conditional Use Permit No. CUP-335-11 (REV. 2024), subject to the recommended conditions of approval, and revoking Conditional Use Permit No. CUP-335-11.



Maria Parra
Planning Services Manager



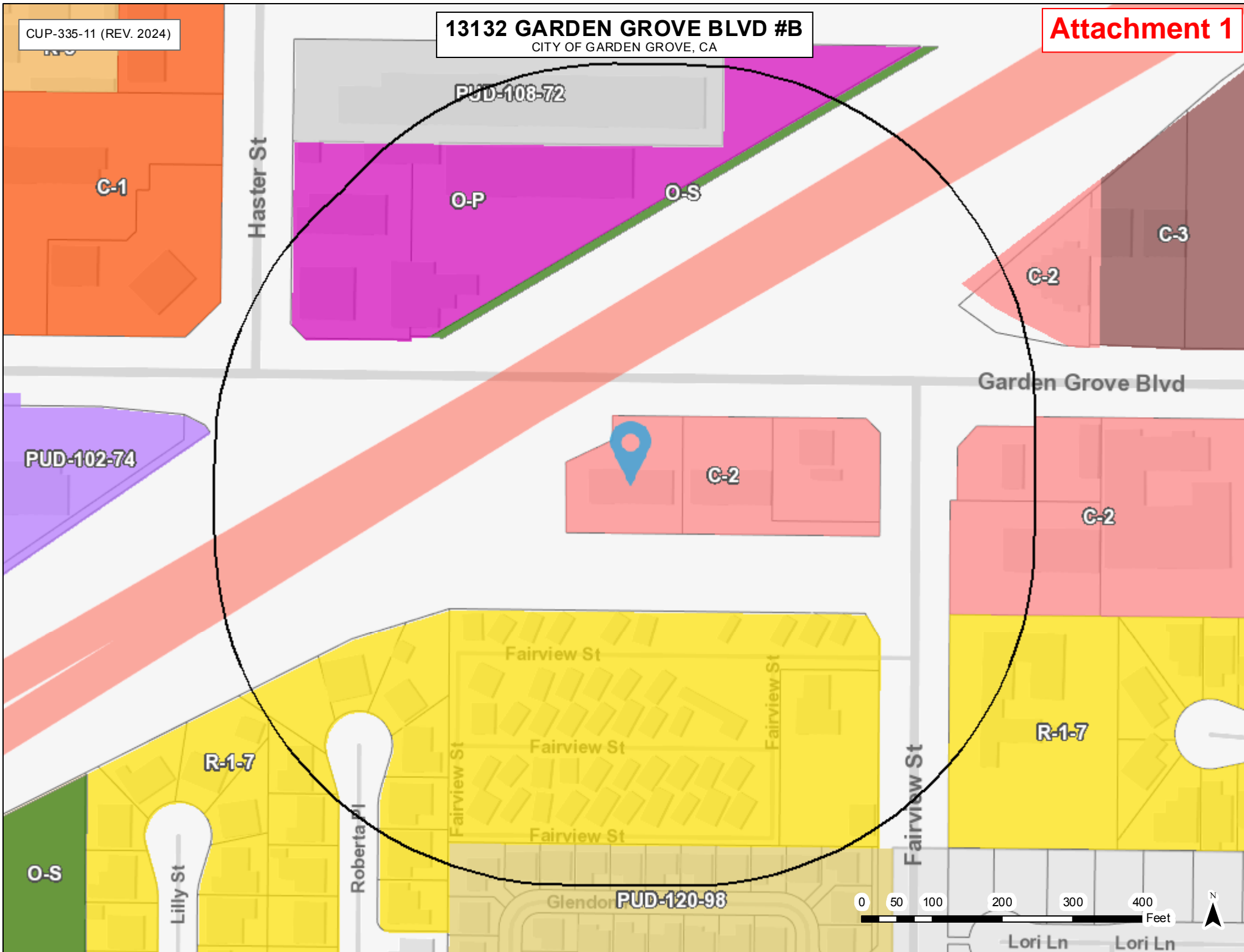
By: Huong Ly, AICP
Associate Planner

[Attachment 1: Vicinity Map](#)

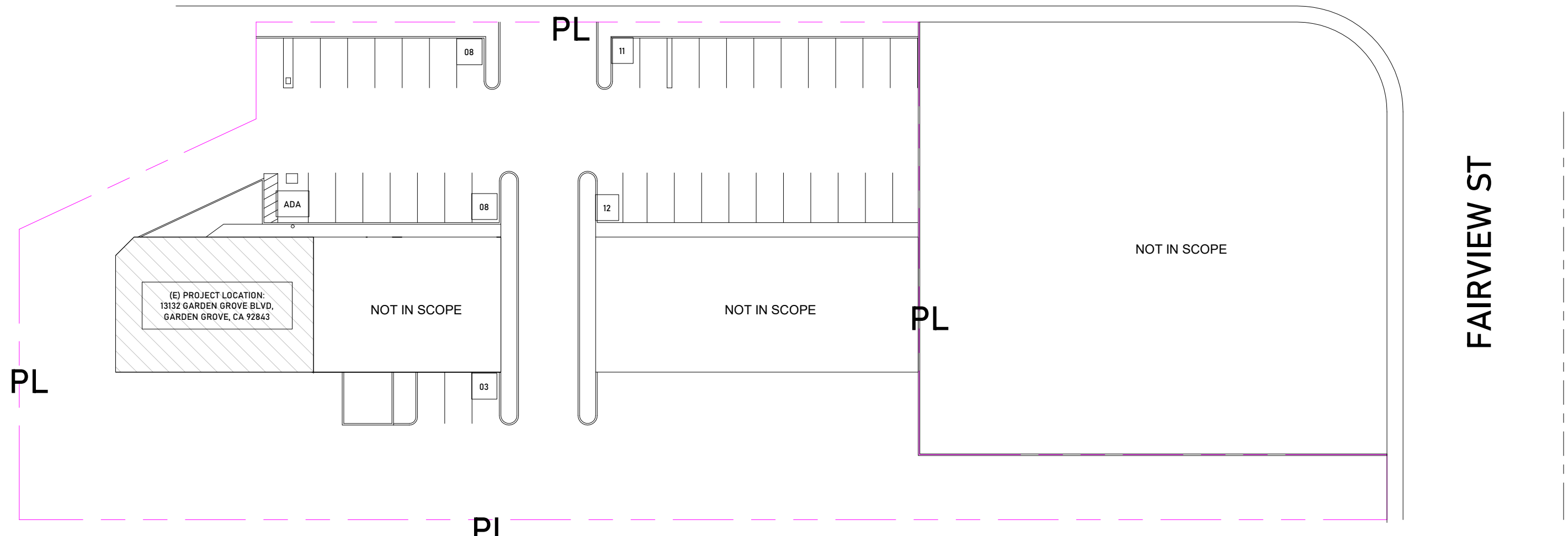
[Attachment 2: Project Plans](#)

[Attachment 3: Resolution No. 6100-24 with Exhibit "A" – Conditions of Approval](#)

13132 GARDEN GROVE BLVD #B
CITY OF GARDEN GROVE, CA



GARDEN GROVE BLVD

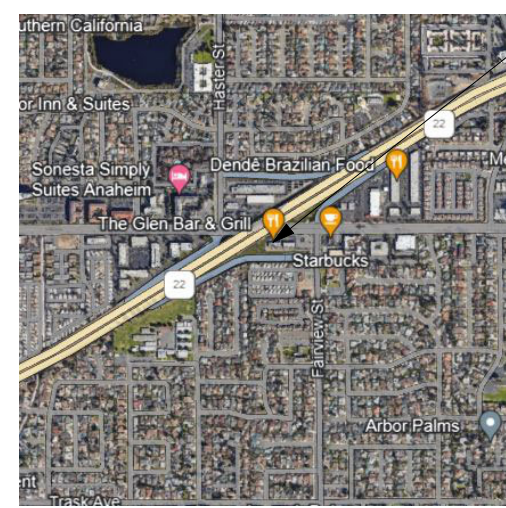


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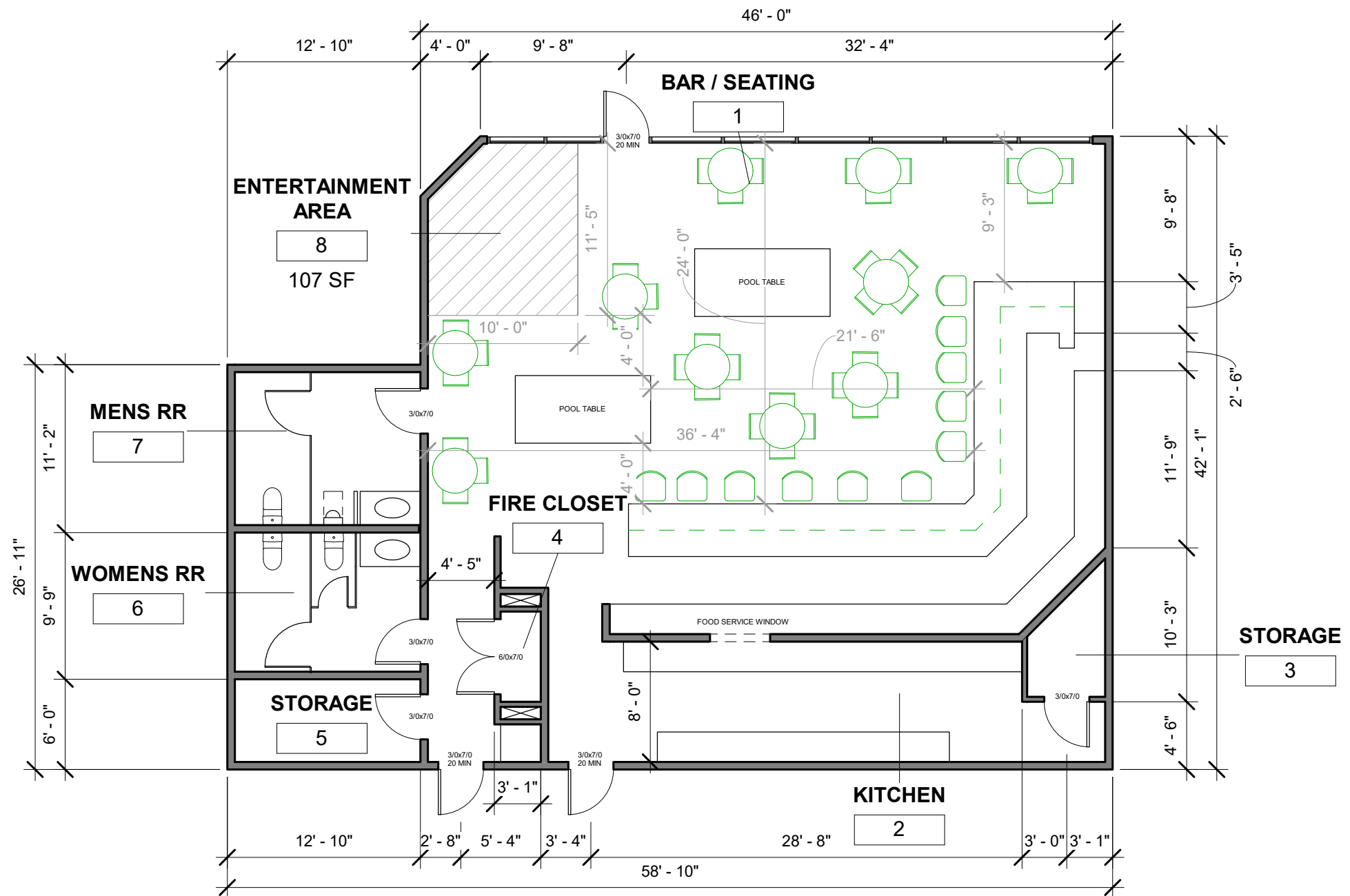
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PROJECT LOCATION:
 13132 GARDEN GROVE
 BLVD, GARDEN GROVE,
 CA 92843

THE GLEN BAR & GRILL

13132 GARDEN GROVE BLVD,
 GARDEN GROVE, CA 92843



THE GLEN BAR & GRILL

13132 GARDEN GROVE BLVD,
GARDEN GROVE, CA 92843

① EXISTING FLOOR PLAN
1/8" = 1'-0"

RESOLUTION NO. 6100-24

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF GARDEN GROVE APPROVING CONDITIONAL USE PERMIT NO. CUP-335-11 (REV. 2024), AND REVOKING CONDITIONAL USE PERMIT NO. CUP-335-11, FOR A PROPERTY LOCATED ON THE SOUTH SIDE OF GARDEN GROVE BOULEVARD, BETWEEN FAIRVIEW STREET AND HASTER STREET, AT 13132 GARDEN GROVE BOULEVARD #B, ASSESSOR'S PARCEL NO. 101-020-44.

BE IT RESOLVED that the Planning Commission of the City of Garden Grove, in a regular session assembled on November 7, 2024, hereby revokes Conditional Use Permit No. CUP-335-11, and replaces it with Conditional Use Permit No. CUP-335-11 (REV. 2024), for a property located on the south side of Garden Grove Boulevard, between Fairview Street and Haster Street, at 13132 Garden Grove Boulevard #B, Assessor's Parcel No. 101-020-44, subject to the conditions of approval attached hereto as Exhibit "A".

BE IT FURTHER RESOLVED in the matter of Conditional Use Permit No. CUP-335-11 (REV. 2024), the Planning Commission of the City of Garden Grove does hereby report as follows:

1. The subject case was initiated by Matthew Herrick, with authorization from the property owner, Kenski Properties, Inc.
2. The applicant requests 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-335-11 (REV. 2024).
3. The City of Garden Grove Planning Commission hereby determines that the proposed project is categorically exempt from review under the California Environmental Quality Act ("CEQA") pursuant to Section 15301 (Existing Facilities) of the State CEQA Guidelines (14 Cal. Code Regs., Section 15301).
4. The property is zoned C-2 (Community Commercial) and has a General Plan Land Use Designation of LC (Light Commercial). The site is improved with a small commercial center, which consists of two (2) detached one-story, multi-tenant buildings.
5. Existing land use, zoning, and General Plan designation of property in the vicinity of the subject property have been reviewed.
6. Report submitted by the City staff was reviewed.

7. Pursuant to a legal notice, a public hearing was held on November 7, 2024, and all interested persons were given an opportunity to be heard.
8. The Planning Commission gave due and careful consideration to the matter during its meeting on November 7, 2024.

BE IT FURTHER RESOLVED, FOUND AND DETERMINED that the facts and reasons supporting the conclusion of the Planning Commission, as required under Municipal Code Section 9.04.030 are as follows:

FACTS:

The site is located on the south side of Garden Grove Boulevard, just west of the intersection of Garden Grove Boulevard and Fairview Street. The property is zoned C-2 (Community Commercial) and has a General Plan Land Use Designation of LC (Light Commercial). The property abuts State Route 22 (SR-22) to the west and north, an SR-22 access ramp to the south, and a C-2 zoned property, that is improved with a service (gas) station, to the east. Located in proximity of the intersection of Garden Grove Boulevard and Fairview Avenue, the immediate neighborhood of the subject site consists of a variety of commercial uses, and a mobile home park, across the SR-22 access ramp, to the south.

The site is approximately 1.12 acres and is improved with a small commercial center consisting of two (2) detached one-story, multi-tenant buildings. The site fronts on Garden Grove Boulevard. Existing uses include an office, a martial arts studio, and a retail store. The subject tenant space is located on the west side of the westerly building.

Since 2001, the subject tenant space has been in operation as a restaurant with live entertainment or bar. In 2001, the City originally approved Conditional Use Permit No. CUP-527-00, which allowed a new bar to operate with a new original Department of Alcoholic Beverage Control (ABC) Type "48" (On-Sale, General, Public Premises) License.

In 2002, the City approved Conditional Use Permit No. CUP-601-02, which allowed the existing bar to operate with dancing and live entertainment in the form of a four (4) piece band, and also extended the hours of operation until 2:00 a.m., seven (7) days a week.

In 2003, the City approved Conditional Use Permit No. CUP-108-03, which allowed the existing bar to provide two (2) pool tables as incidental amusement devices. The existing bar ceased operations in 2003.

In 2007, the City approved Conditional Use Permit No. CUP-209-07, which allowed a new restaurant to operate with a new original ABC Type "41" (On-Sale, Beer and Wine, Eating Place) License, live entertainment in the form of a four (4) piece band

or karaoke, and hours of operation until 10:00 p.m., Sunday through Thursday, and 11:00 p.m., Friday and Saturday.

In 2008, the City approved Conditional Use Permit No. CUP-251-08, which extended the hours of operation until 11:00 p.m., Sunday through Thursday, and 12:00 a.m., Friday and Saturday, and allowed live entertainment in the form of karaoke one day a week on Tuesdays.

In 2009, the City approved Conditional Use Permit No. CUP-265-09, which upgraded the establishment's ABC Type "41" License, and allowed the existing restaurant to operate with a new original ABC Type "47" (On-Sale, General, Eating Place) License. No modifications were made to the existing hours of operation or live entertainment.

In 2011, the City approved Conditional Use Permit No. CUP-335-11, which upgraded the establishment's ABC Type "47" License, allowed the operation of a bar with a new original ABC Type "48" (On-Sale General, Public Premises) License, and also allowed hours of operation until 2:00 a.m., seven (7) days a week. No modifications were made to the live entertainment provisions, which continued to be limited to karaoke, one (1) day a week, on Tuesdays.

The applicant now wishes to extend the permissible days for live entertainment, in form of karaoke, seven (7) days a week. Approval of a modification to Conditional Use Permit No. CUP-335-11, which currently governs the existing bar operation, is necessary to reflect the proposed changes.

There are no changes to the general operational characteristics of the subject bar nor are there any changes to the floor plan under this application. The bar is 1,878 square feet in gross floor area. The bar will continue to operate with an ABC Type "48" License.

The Police Department is supportive of the proposed increase in the number of permissible days for live entertainment from one (1) day per week, on Tuesdays, to seven (7) days a week. In the event problems arise concerning the operation of this business, the hours of operation may be reduced by order of the Police Department.

FINDINGS AND REASONS:

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

The subject property has a General Plan Land Use Designation of Light Commercial (LC), and is zoned C-2 (Community Commercial). The LC designation is intended to allow a range of commercial activities that serve local residential neighborhoods and the larger community. In particular, the subject proposal is consistent with the following General Plan Goals, Policies, and Implementation Programs:

Policy LU-1.4 Encourage a wide variety of retail and commercial services, such as restaurants and cultural arts / entertainment, in appropriate locations. The subject bar is located along Garden Grove Boulevard. The property abuts State Route 22 (SR-22) to the west and north, a SR-22 access ramp to the south, and a C-2 zoned property that is improved with a service (gas) station, to the east. Located in proximity of the intersection of Garden Grove Boulevard and Fairview Street, the immediate neighborhood of the subject site consists of a variety of commercial uses. The modification to increase the number of permissible days for live entertainment would enhance the customer's experience at the subject bar and maintains the intent of being a business serving the local community.

Goal LU-4 Uses compatible with one another. The request is to allow an existing bar to extend the permissible days for live entertainment to seven (7) days a week. The subject site abuts State Route 22 (SR-22) to the west and north, an SR-22 access ramp to the south, and a C-2 zoned property that is improved with a service (gas) station, to the east. The subject business does not directly abut any sensitive uses such as residential, schools, or parks. Establishments with alcohol sales and live entertainment are generally compatible with other commercial uses in the surrounding neighborhood. Furthermore, provided the Conditions of Approval are adhered to for the life of the project, the use will be compatible with other commercial uses, and will be harmonious with the persons who work and live in the area.

Goal ED-2 The City must attract new businesses, while supporting and assisting those already located within Garden Grove. The proposed modification to the existing Conditional Use Permit is intended to provide additional economic opportunities to the existing bar. Approval of the Conditional Use Permit would provide the bar with additional resources to be successful.

SAF-IMP-2C Involve law enforcement agencies in the design and planning phases of ABC licensed establishments to reduce design elements that conceal or encourage criminal activity. The Garden Grove Police Department has reviewed all relevant data pertaining to the proposed modification to the existing Conditional Use Permit. The intent of their review is to reduce the number of alcohol-related crimes, and promote the safe operation of the establishment. No concerns were raised by the Police Department regarding the increase of permissible days for live entertainment to seven (7) days a week. Standard Conditions of Approval for ABC Type "48" (On-Sale General, Public Premises) licensed establishments have been incorporated, which in part, address hours of operation and entertainment, loitering, on-site security, the sale of alcoholic beverages for off-site consumption, parking lot lighting, and graffiti abatement. The Police Department has reviewed the request and is supportive of the proposal.

2. That the requested use at the location proposed will not: adversely affect the health, peace, comfort, or welfare of the persons residing or working in the

surrounding area, or unreasonably interfere with the use, enjoyment, or valuation of the property of other persons located in the vicinity of the site, or jeopardize, endanger, or otherwise constitute a menace to public health, safety, or general welfare.

The proposed extension of the permissible days for live entertainment for the existing bar from one (1) day a week, on Tuesdays, to seven (7) days a week would not adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area. The site is surrounded by similar commercial uses, and is not abutting any sensitive uses such as residential, schools, or parks. The Conditions of Approval will minimize potential impacts to the adjoining area. Hours of operation of the subject bar would remain unchanged, and would continue to be limited from 8:00 a.m. to 2:00 a.m., seven (7) days a week. The proposed live entertainment will not unreasonably interfere with the use, enjoyment, or valuation of other property located within the vicinity of the site, provided the Conditions of Approval are adhered to for the life of the project.

3. That the proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development features prescribed in this title or as is otherwise required in order to integrate such use with the uses in the surrounding area.

The site, with the existing site improvements, is of adequate size to accommodate the proposed use within the surrounding area. No modifications are required to any of the existing site development features on-site, which includes any buildings, yards, walls, fences, parking and loading facilities, and landscaping.

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

The subject site is located on the south side of Garden Grove Boulevard, which is classified as a Primary Arterial Roadway with a 100'-0" ultimate right-of-way, and is improved with curbs, gutters, and sidewalks. The commercial center is adequately accessed by driveways along Garden Grove Boulevard and Fairview Street. On-site circulation is adequate to serve all the uses in the commercial center. The site is also sufficiently served by public service facilities required, such as: gas, electric, water, and sewer facilities. As a part of this request, no changes are proposed for the design and function of the subject bar or shopping center. Therefore, the site will continue to be adequately served by all existing highways, streets, and other public and private service facilities.

INCORPORATION OF FACTS AND FINDINGS SET FORTH IN STAFF REPORT

In addition to the foregoing, the Planning Commission incorporates herein by this reference, the facts and findings set forth in the staff report.

BE IT FURTHER RESOLVED that the Planning Commission does conclude:

1. The Conditional Use Permit does possess characteristics that would indicate justification of the request in accordance with Municipal Code Section 9.32.030 (Conditional Use Permits).
2. In order to fulfill the purpose and intent of the Municipal Code and thereby promote the health, safety, and general welfare, the following Conditions of Approval, attached as Exhibit "A", shall apply to Conditional Use Permit No. CUP-335-11 (REV. 2024).

EXHIBIT "A"

Conditional Use Permit No. CUP-335-11 (REV. 2024)

13132 Garden Grove Boulevard #B

(APN: 101-020-44)

CONDITIONS OF APPROVAL

General Conditions

1. Each owner of the property shall execute, and the applicant shall record against the property, a "Notice of Discretionary Permit Approval and Agreement with Conditions of Approval," as prepared by the City Attorney's Office, within 30 days of approval. This Conditional Use Permit runs with the land and is binding upon the property owner, his/her/its heirs, assigns, and successors in interest.
2. All Conditions of Approval set forth herein shall be binding on and enforceable against each of the following, and whenever used herein, the term "applicant" shall mean and refer to each of the following: the project applicant, Matthew Herrick, the current property owner, Kenski Properties, Inc., the future owner(s) and tenants(s) of the property, and each of their respective successors and assigns. The applicant and subsequent owner/operators of such business shall adhere to the conditions of approval for the life of the project, regardless of property ownership. Any changes of the conditions of approval require approval by the applicable City hearing body, except as otherwise provided herein.
3. Approval of this Conditional Use Permit shall not be construed to mean any waiver of applicable and appropriate zoning and other regulations; and wherein not otherwise specified, all requirements of the City of Garden Grove Municipal Code shall apply.
4. This Conditional Use Permit only authorizes the existing 1,878 square foot bar to operate with an Alcoholic Beverage Control (ABC) Type "48" (On-Sale, General, Public Premises) License; live entertainment, solely under the form of karaoke, seven (7) days a week; and up to two (2) pool table as amusement devices, as depicted, on the plans submitted by the applicant and made part of the record of the November 7, 2024 Planning Commission proceedings. Approval of this Conditional Use Permit shall not be construed to mean any waiver of applicable and appropriate zoning and other regulations; and wherein not otherwise specified, all requirements of the City of Garden Grove Municipal Code shall apply. Modifications, which do not change the intent of the project, may be approved by the Community Development Director in his or her discretion.

5. Minor modifications to the approved site plan, floor plan, and/or these Conditions of Approval may be approved by the Community Development Director, in his or her discretion. Proposed modifications to the approved floor plan, site plan, or Conditions of Approval that would result in the intensification of the project or create impacts that have not been previously addressed, and which are determined by the Community Development Director not to be minor in nature shall be subject to approval of new and/or amended land use entitlements by the applicable City hearing body.
6. All conditions of approval shall be implemented at the applicant's expense, except where specified in the individual condition.

Orange County Fire Authority

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

Public Works Water Services Division

8. In the event that a Reduced Pressure Principle Device (RPPD) backflow prevention device does not already exist, a RPPD device shall be installed for meter protection. The landscape system shall also have a RPPD device. Any carbonation dispensing equipment shall have RPPD device. Installation shall be per City Standards and shall be tested by a certified backflow device tester immediately after installation. Cross-connection inspector shall be notified for inspection after the installation is completed. Owner shall have RPPD device tested once a year thereafter by a certified backflow device tester and the test results to be submitted to Public Works, Water Services Division. Property owner must open a water account upon installation of RPPD device.
9. Commercial food use of any type requires the installation of an approved grease interceptor, according to Garden Grove Sanitary District's Ordinance No. 6 (Fats, Oil and Grease Control Regulations Applicable to Food Service Establishments). In the event that an approved grease interceptor is not already installed, a properly sized grease interceptor shall be installed on the sewer lateral and be maintained by the property owner. There shall be a separate sanitary waste line that will connect to the sewer lateral downstream of the grease interceptor. All other waste lines shall be drained through the grease interceptor. Grease interceptor shall be located outside of the building and accessible for routine maintenance. Owner shall maintain comprehensive grease interceptor maintenance records and shall make them available to the City of Garden Grove upon demand.

10. Food grinders (garbage disposal devices) are prohibited per Ordinance 6 of the Garden Grove Sanitary District Code of Regulations. Any existing units are to be removed.

Public Works Environmental Services Division

11. The bar shall be operated in accordance with Ordinance No. 6 of the Garden Grove Sanitary District Code of Regulations.
12. The applicant shall install a Grease Control Device per the requirements of the Environmental Services Division, if such a device is not already installed.
13. Trash enclosure areas shall be of appropriate size and number in order to accommodate three (3) separate recycling containers according to the State recycling regulations of Assembly Bill (AB) 939, AB 341, AB 1826, and Senate Bill (SB) 1383.

Police Department

14. There shall be no gaming tables or gaming machines, as outlined in City Code Sections 8.20.010 and 8.20.050, on the premises at any time.
15. Hours of operation shall be permitted only between the hours of 8:00 a.m. to 2:00 a.m., seven (7) days a week. The City of Garden Grove reserves the right to reduce hours of operation, by order of the Chief of the Police Department, in the event problems arise due to noise, disturbances or other problems that may be resolved by modifying the hours of operation.
16. There shall be no customers or patrons in or about the premises when the establishment is closed.
17. No minors shall be allowed inside the establishment.
18. In the event security problems occur, and at the request of the Police Department, the permittee, at his own expense, shall provide a California licensed, uniformed security guard(s) on the premises during such hours as requested by the Police Department.
19. The sale of alcoholic beverages for consumption off of the premises is prohibited.
20. The sale or service of alcohol shall cease thirty (30) minutes prior to the required closing time.

21. There shall be no enclosed booths on the premises at any time. Walls and/or partitions exceeding thirty-six (36) inches in height, which partially enclose or separate booths, shall be of a clear and transparent material. No item shall be placed in the area of the booths that would limit or decrease the visibility of the interior of the business from any location within the business.
22. The applicant shall maintain a level of lighting in the establishment sufficient to ensure that individuals inside the bar can be clearly seen and identified by an observer at all times. Low-level lighting that does not enable an observer to clearly see and identify individuals inside the bar is prohibited.
23. No payment (entrance fee/cover charge) shall be charged to gain access to the business at any time.
24. No "B-girl" or "hostess" activity (as defined in Penal Code Section 303) shall occur within the establishment at any time.
25. No employee or agent shall, be permitted to accept money or any other thing of value from a customer for the purpose of sitting or otherwise spending time with customers while in the establishment, nor shall the business provide or permit, or make available either gratuitous or for compensation, male or female persons who act as escorts, companions, or guests of and for the customers.
26. No employee or agent shall solicit or accept any alcoholic or nonalcoholic beverage from any customer while in the business.
27. The business shall show proof to the Police Department that all members of the business staff have completed the LEAD training (Licensee Education on Alcohol and Drugs) through Alcoholic Beverage Control (ABC) or an ABC approved "Responsible Beverage Service (RBS) Training" program.
28. In the event that the Alcoholic Beverage Control (ABC) License is suspended for any period of time and/or fined for any ABC violation as a result of disciplinary action, the Conditional Use Permit shall be presented to the Planning Commission for review or further consideration.
29. Any violations or noncompliance with the conditions of approval may result in the issuance of an Administrative Citation of up to \$1,000 pursuant to GGMC 1.22.010(a).

Community Development Department

30. Approval of this Conditional Use Permit will allow the establishment to operate with an ABC Type "48" (On-Sale, General, Public Premises) License. Upon approval and exercise of the subject request, the Conditional Use Permit previously governing the tenant space, CUP-335-11, shall be revoked and become null and void.
31. In the event that an Alcoholic Beverage Control (ABC) License is suspended for any period of time and/or fined for any ABC violation as a result of disciplinary action, the Conditional Use Permit shall be presented to the Planning Commission for review or further consideration.
32. The rear door shall be kept closed at all times during the operation of the establishment, except in case of emergency or to permit deliveries. There shall be a sign over the door stating "This door shall remain unlocked at all times when the establishment is open." Panic hardware shall be provided and shall comply with all City code requirements.
33. A prominent, permanent sign stating "NO LOITERING IS ALLOWED ON OR IN FRONT OF THE PREMISES" shall be posted in a place that is clearly visible to patrons of the licensee. The sign lettering shall be four (4) to six (6) inches high with black letters on a white background. The sign shall be displayed near or at the entrance, and shall also be visible to the public.
34. Up to a maximum of two (2) pool tables are permitted within the customer area.
35. Live entertainment shall be limited to the following operational requirements:
 - a. Live entertainment, solely in the form of karaoke, shall be allowed seven (7) days a week. No other forms of live entertainment, i.e., dancing, solo, performer, live music, disc-jockey entertainment, etc., shall be permitted on the premises.
 - b. All live entertainment shall cease thirty (30) minutes prior to the designated closing time.
 - c. All live entertainment shall comply with the City's adopted Noise Ordinance.
 - d. All amplified music, sound, or vibrations shall not be audible outside the establishment.

- e. When live entertainment is not occurring, amplified background music emitted from a jukebox or other amplified stereo may be permitted.
 - f. There shall be no raised platform, stage or dance floor allowed on the premises at any time. The applicant shall take appropriate measures necessary to ensure customers are not standing for the purpose of hearing and/or viewing the entertainment.
 - g. At no time shall the customer dining area be converted into a dance floor, nightclub area, or other entertainment area by removing or reconfiguring the tables and chairs.
 - h. Live entertainment is intended to be incidental to the primary activity of dining or drinking within the bar, and shall not be utilized as a primary use or as an attraction to draw customers to the establishment.
 - i. All live entertainment at the establishment is the sole responsibility of the owner/operator of the business. The owner/operator of the establishment shall be solely responsible for all bookings and contractual arrangements for any type of live entertainment allowed.
 - j. The owner/operator shall not lease space, enter into any agreements with promoters or otherwise allow the facility to be used by promoters for the purpose of promotional events such as live bands, flier events, promoter parties, exotics dancers, multiple person bands or any other type of similar entertainment.
36. There shall be no uses or activities permitted of an adult-oriented nature as outlined in City Code Section 9.08.070.
37. The business operator shall not permit "Taxi Dancing" to occur at the business wherein partners are provided for dancing or social purposes including, but not limited to, the soliciting or accepting of any alcoholic beverages from any customers within the business.
38. There shall be no deliveries to or from the premises between the hours of 10:00 p.m. and 7:00 a.m., seven (7) days a week.
39. Litter shall be removed daily from the premises, including adjacent public sidewalks, and from all parking areas under the control of the licensee. These areas shall be swept or cleaned, either mechanically or manually, on a weekly basis, to control debris.

40. All trash bins shall be kept inside the trash enclosure, and gates closed at all times, except during disposal and pick-up. Trash pick-up shall be at least three (3) times a week.
41. The applicant/property owner shall maintain all existing landscaped areas in a neat and healthy condition. Landscaping maintenance shall include pruning or removal of overgrown weeds and vegetation.
42. The applicant/property owner shall abate all graffiti vandalism within the premises. The applicant/property owner shall implement best management practices to prevent and abate graffiti vandalism within the premises throughout the life of the project, including, but not limited to, timely removal of all graffiti, the use of graffiti resistant coatings and surfaces, the installation of vegetation screening of frequent graffiti sites, and the installation of signage, lighting, and/or security cameras, as necessary. Graffiti shall be removed/eliminated by the applicant/property owner as soon as reasonably possible after it is discovered, but not later than 72 hours after discovery.
43. The applicant is advised that the establishment is subject to the provisions of State Labor Code Section 6404.5 (ref: State Law AB 13), which prohibits smoking inside the establishment as of January 1, 1995.
44. No roof-mounted mechanical equipment shall be permitted unless a method of screening complementary to the architecture of the building is approved by the Community Development Department, Planning Services Division. Said screening shall block visibility of any roof-mounted mechanical equipment from view of public streets and surrounding properties.
45. The applicant shall be responsible for providing adequate parking area lighting in compliance with City regulations. Lighting in the parking area shall be directed, positioned, or shielded in such a manner so as not to unreasonably illuminate adjacent properties.
46. No satellite dish antennas shall be installed on said premises unless, and until, plans have been submitted to, and approved by, the Community Development Department, Planning Services Division. No advertising material shall be placed thereon.
47. There shall be no outdoor activities conducted on the premises without approval of a Special Event Permit or Community Event Permit.
48. Permits from the City of Garden Grove shall be obtained prior to displaying any temporary advertising (i.e., banners).

Conditional Use Permit No. CUP-335-11 (REV. 2024)
Conditions of Approval

49. Signs shall comply with the City of Garden Grove sign requirements. No more than 15% of the total window area and clear doors shall bear advertising or signs of any sort. No signs advertising alcoholic beverages shall be placed on the windows. Any opaque material applied to the store front, such as window tint, shall count toward the maximum window coverage area.
50. Any modifications to existing signs or the installation of new signs shall require approval by the Community Development Department, Planning Services Division prior to issuance of a building permit.
51. A copy of the resolution and the conditions of approval for Conditional Use Permit No. CUP-335-11 (REV. 2024) shall be kept on the premises at all times.
52. The permittee shall submit a signed letter acknowledging receipt of the decision approving Conditional Use Permit No. CUP-335-11 (REV. 2024) and his/her agreement with all conditions of the approval.
53. The Conditional Use Permit may be called for review by City staff, the City Council, or Planning Commission, if noise or other complaints are filed and verified as valid by the Code Enforcement office or other City department concerning the violation of approved conditions, the Garden Grove Municipal Code, or any other applicable provisions of law
54. If deemed necessary by the Community Development Director, the Conditional Use Permit may be reviewed within one year from the date of this approval, and every three (3) years thereafter, in order to determine if the business is operating in compliance.
55. The applicant shall, as a condition of project approval, at its sole expense, defend, indemnify and hold harmless the City, its officers, employees, agents and consultants from any claim, action, or proceeding against the City, its officers, agents, employees and/or consultants, which action seeks to set aside, void, annul or otherwise challenge any approval by the City Council, Planning Commission, or other City decision-making body, or City staff action concerning Conditional Use Permit No. CUP-335-11 (REV. 2024). The applicant shall pay the City's defense costs, including attorney fees and all other litigation related expenses, and shall reimburse the City for court costs, which the City may be required to pay as a result of such defense. The applicant shall further pay any adverse financial award, which may issue against the City including, but not limited to, any award of attorney fees to a party challenging such project approval. The City shall retain the right to select its counsel of choice in any action referred to herein.

Conditional Use Permit No. CUP-335-11 (REV. 2024)
Conditions of Approval

56. Unless a time extension is granted pursuant to Section 9.32.030.D.9 of Title 9 of the Municipal Code, the use authorized by this approval of Conditional Use Permit No. CUP-335-11 (REV. 2024) shall become null and void if the subject use or construction necessary and incidental thereto is not commenced within one (1) year of the expiration of the appeal period and thereafter diligently advanced until completion of the project.
57. The applicant is advised that if the use of the establishment ceases to operate for more than 90 days, then the existing Conditional Use Permit will become null and void and the new applicant shall be required to apply for a new Conditional Use Permit subject to the approval by the Community Development Department, Planning Services Division. In the event the use(s) authorized by the CUP cease and the property owner no longer desires to continue such use(s) on the property, property owner may voluntarily terminate the CUP and all rights and obligations thereunder by executing and recording a request for voluntary revocation and termination of the CUP in a form acceptable to the City.
58. No alcoholic beverages shall be sold until all conditions of approval have been met, as determined by the Planning Services Division, and the State Alcoholic Beverage Control Board (ABC) has approved the release of the ABC License.



GARDEN GROVE

**NOTICE OF CANCELLATION
OF THE
GARDEN GROVE
ZONING ADMINISTRATOR
REGULAR MEETING
NOVEMBER 14, 2024**

NOTICE IS HEREBY GIVEN that the Regular Meeting of the Garden Grove Zoning Administrator scheduled for Thursday, November 14, 2024, at 9:00 a.m. at the Garden Grove Community Meeting Center, 11300 Stanford Avenue, Garden Grove, is hereby cancelled.

DATED: November 7, 2024

DAVID DENT
ZONING ADMINISTRATOR



Baldwin Park's outsized efforts to tackle a housing deficit yield big results

Nov 6, 2024

Guest article by Jackie Krentzman, freelance writer and editor

#LocalWorks

A sustained push for more market-rate and affordable housing in Baldwin Park is paying off: The number of homeless residents in the city [has decreased by nearly 70% since 2020](#). It's a big change for the mid-sized city in the heart of the San Gabriel Valley, where the median income of \$76,000 isn't even remotely enough for a down payment.



"Housing is the number one factor for stability and positive life outcomes for those already struggling in working-class communities," says Mayor Emmanuel J. Estrada. "When people can't afford housing, that often means they can't afford healthcare. ... Unstable housing may mean that their children move from school to school which harms their educational prospects."

Bryan Wong, CEO of the San Gabriel Valley Habitat for Humanity, says the city's "can-do" attitude is responsible for much of its progress. "Like every city, Baldwin Park is understaffed," he said. "But it doesn't say, 'We are under-resourced; we can't do this.' Instead, it asks, 'OK, how do we make this work?' They have embraced the new rules and are figuring out the best path to meeting the state's intent."

In many ways, Baldwin Park is serving as a model for how cities can help people experiencing homelessness stabilize and access housing. One such venture, [Esperanza Villa](#), is the region's first tiny home village. The 25-unit heated and air-conditioned pallet shelter has provided emergency housing and services for adults since 2021.

Estrada is especially proud of the cities' efforts to find supportive housing for seniors experiencing homelessness.

"We found that many of the residents who were experiencing homelessness were seniors, in particular Latino seniors," he said. "Our tiny home shelters have not only brought some off the street: It prevented them from living there in the first place. For example, we learned about a man who had been renting a room in a house but was asked to leave. He had nowhere to go — then Esperanza Villa opened up and he moved in."

The village is couple- and pet-friendly, which Estrada says is unusual and eliminates some of the common barriers to entry. A partnership with the San Gabriel Valley Regional Housing Trust and the San Gabriel Valley Council of Governments helped fund the project.

Esperanza Villa is one of many such projects. Serenity Homes, a tiny home village for families experiencing homelessness developed with [regional government associations](#), welcomed its first tenants a year later. Opening later this year is Central Metro Place, with 54 units for low-income seniors. The four-story complex will boast a gym, laundry facility, arts and crafts room, gardening area, and on-site social services.



The city is also developing several permanent affordable housing developments with Habitat for Humanity. Baldwin Park has funneled \$5 million of its American Rescue Plan Act funding to joint projects with the nonprofit. One of the advantages of partnering with an established organization like Habitat for Humanity is that the city can take advantage of the nonprofit's multiple funding streams.

"For every dollar we've invested, Habitat has been able to bring in three more," said Estrada.

One priority for the city is new [accessory dwelling units \(ADUs\)](#). These backyard cottages are ideal for nimble organizations like Habitat for Humanity, as they can be built quickly and cheaply. This past summer, [hundreds of community members](#) volunteered to jumpstart the construction of a 1,000-square-foot, three-bedroom ADU.

Lasting just 10 days, the outpouring of community support allowed contractors to complete the ADU in an astonishing two months — as opposed to the usual six months.

The city also chipped in nearly \$2 million in funding for the Torch Street project, a 13-unit development for low-income first-time homebuyers on land purchased by the city. The project is slated to break ground this summer.

Habitat for Humanity and the city will utilize subsidized funding to keep the mortgages affordable for buyers, which means that buyers would not have to spend more than 30% of their income to

cover housing expenses like mortgage, taxes, insurance, and any HOA dues. In exchange for the low mortgage amount, the home will remain affordable for the next 45 years if sold.



Another project in the works with Habitat for Humanity, as well as San Gabriel Presbytery, is the Stewart Avenue development. Colloquially known as a YIGBY (Yes in God's Back Yard), the project will turn a former church and school into 16 units for first-time homebuyers.

The city and Habitat for Humanity have left no slab or board unturned in their quest to bring new housing to residents. In 2021, the California Senate passed a bill requiring most cities to approve two residential units on one parcel in areas zoned for single-family housing. Baldwin Park's first "split lot" project broke ground in February. The garage conversion behind a single-family house is now the home of a 25-year-old young professional and first-time homebuyer.

"These projects demonstrate how we are challenging the status quo in California and showing that even with all the red tape that makes it difficult to build here, you can get it done cheaply and quickly," said Estrada.

The partnership extends beyond new housing construction. Habitat for Humanity and Baldwin Park are directing funding to address critical home repairs for low-income homeowners, such as replacing a leaky roof or building a wheelchair ramp. Since 2021, Habitat for Humanity has repaired 14 homes, utilizing \$124,000 cobbled together from various funding streams, including the city.



“The goal is to help people age in place,” said Wong. “These projects are just as important to us as the new housing construction.”

One such recipient is Maria Duenas, who has owned her home for 23 years and lives there with her two daughters and three grandchildren. Her roof had developed several leaks, and her family was unable to use one of the showers. Plus, the house was often damp in the winter.

“I am so grateful that this rainy season I don’t have to be worrying about the water coming inside the house,” said Duenas.

Estrada pointed out an unexpected benefit tied to the city’s ability to fund home construction and repairs: People realize the city is there for them.

“The community increasingly sees the city as an advocate for all their needs,” Estrada said. “We have communicated directly and honestly about these housing efforts and followed through on our promises. As a result, we are getting more constituents asking for help and sending us emails inquiring how they can access certain services, not just housing.”

The bottom line is Baldwin Park is demonstrating that a city can address constituents’ number one need: safe, stable, and affordable housing. In noting the city’s recent prioritization of creating more low-income housing options, Estrada points out that losing housing can happen to anyone, no matter their income level.

“Stable, affordable housing is vital to the longevity of not only families but communities,” he said. “We could find a million ways not to build. But we’re not doing that. ... And in the process, I believe we are setting an example, not just for our region, but for our state.”

The Cal Cities #LocalWorks initiative shines the spotlight on examples of local actions that are making a difference to their communities. Show how #LocalWorks in your community by contacting communications@calcities.org.



The state auditor is reviewing the housing element process: Here's how to participate

Nov 6, 2024

By Brady Guertin, *legislative affairs lobbyist*

The California State Auditor is currently conducting an audit of the state's housing element review process. The auditor will select 10 cities that vary in population, geography, and compliance with housing element standards to review. However, all cities are encouraged to provide comments and feedback to the auditor's office.

The Joint Legislative Audit Committee [unanimously approved](#) the audit this spring after a request from Sen. Steve Glazer — a move strongly supported by Cal Cities. Cal Cities supported the audit after hearing from cities about the challenges they faced in the 6th Regional Housing Needs Allocation (RHNA) cycle and achieving housing element certification from the Department of Housing and Community Development (HCD). The audit provides an opportunity to highlight ways to improve the housing element review process in the future. Cities can assist in these efforts by submitting comments and feedback about their individual experiences with HCD during the last RHNA cycle to the auditor's office. These comments will help the state auditor's office better understand the complexity of the housing element review process and how more technical assistance, financial resources, and other solutions could help cities plan more effectively for much-needed housing.

The state auditor will work into early next year to provide independently developed and verified information about HCD's review, procedures, and oversight during the 6th RHNA Cycle.

The auditor's office plans to examine some common issues that cities faced while interacting with HCD during the current housing element cycle, focusing on the following key areas:

- Requirements and guidance for local housing elements.
- Responsiveness when reviewing housing elements for the 10 selected cities.
- Comments and feedback to each of the 10 selected cities.
- Staffing levels and turnover rate to the extent data is available.
- Policies and procedures for training new and existing staff assigned to review housing elements.

The state auditor will also review and assess any other issues that are significant to the audit. More detailed information about the scope of the audit is [available online](#). The auditor expects to release its report this summer.

All cities can participate in the audit by submitting comments about their experiences with the 6th RHNA Cycle to audit-2024-109@auditor.ca.gov.



Cal Cities-sponsored bond agency issues over \$48 million in affordable housing bonds

Nov 6, 2024

The California Statewide Communities Development Authority (CSCDA) recently issued over \$48 million in affordable housing bonds to support affordable housing initiatives in Los Angeles. These bonds fund the acquisition and rehabilitation of three multifamily properties, all of which will continue to offer 100% affordable housing for extremely low-income and low-income residents.

CSCDA allocated \$19,460,000 in tax-exempt bonds for the Panorama View Apartments, providing 89 studio and one-bedroom units. An additional \$15,800,000 was issued for the Two Worlds Apartments, preserving 96 units with studio, one-bedroom, and two-bedroom options. Finally, \$12,900,000 in bonds was dedicated to the Second St. Andrews Apartments, maintaining 65 units with similar studio and multi-bedroom options.

CSCDA worked with Los Angeles and others to provide the housing bonds. The financing for the apartments requires the affordability of the units to be maintained for 55 years.

About CSCDA

CSCDA is a joint powers authority created in 1988 and is sponsored by the League of California Cities and the California State Association of Counties. More than 530 cities, counties, and special districts are program participants in CSCDA, which serves as their conduit issuer and provides access to efficiently financed, locally approved projects.

Visit the organization's [website](#) to learn how CSCDA can help your city.