

**City of Garden Grove**  
**WEEKLY CITY MANAGER'S MEMO**  
**November 20, 2025**

TO: Honorable Mayor and City  
Council Members

FROM: Lisa Kim  
City Manager

**I. DEPARTMENT ITEMS**

A. CITY CLERK'S OFFICE

Records Requests List, October 2025

• **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

**Open City of Garden Grove**

**INTER-DEPARTMENT MEMORANDUM**

|          |                  |       |                   |
|----------|------------------|-------|-------------------|
| To:      | Lisa L. Kim      | From: | Liz Vasquez       |
| Dept:    | City Manager     | Dept: | City Clerk        |
| Subject: | RECORDS REQUESTS | Date: | November 19, 2025 |

**OBJECTIVE**

To provide the month of October 2025 list of Records Requests.

**BACKGROUND/DISCUSSION**

The attached list is a summary of records requests received by the City Clerk's Office that were processed through the month of October 2025. The list provides the Request number, the date received, the request, the department the request was assigned, and the date the request was closed. Sensitive information and the names of requesters are not included. For those requests that are not assigned, e.g., information that is readily available on the City's website, the Records Coordinator provides the links and closes the request; for requests that have not yet been closed, the request is in process. Statistics are available for review on the City's website at [https://ggcity.org/records\\_request/](https://ggcity.org/records_request/)

**SUMMARY**

This memo is for information.

Liz Vasquez  
City Clerk

*Diana Serrato*

By Diana Serrato  
Deputy City Clerk

Attachment

# Montly Requests Log

| #     | Submitted | Request                                                                                                                                                                                                                                                      | Department                                | Due      | Closed   |
|-------|-----------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------|----------|----------|
| 10576 | 09/30/25  | Hello,<br><br>I am looking to get the bid documents for the COMMUNITY PROJECT FUNDING CITY PARKS IMPROVEMENTS S-1381 project for Dodge Plan Center. I understand that these are on your hosting site. However, due to site restrictions I cannot downloa...  | Community Services                        | 10/13/25 | 10/13/25 |
| 10577 | 09/30/25  | Pursuant to California Public Records Act § 6250 et seq., I am hereby requesting an opportunity to inspect or obtain copies of public records for the notice of completion for SEWER SYSTEM REHABILITATION PLAN PHASE 1, SEWER MAIN REPLACEMENT PROJECT...   | Public Works Utilities                    | 10/13/25 | 10/09/25 |
| 10578 | 09/30/25  | (See attached PDF list of requested items) All requested emails from the dates 01/01/2022-PRESENT                                                                                                                                                            | Information Technology<br>Human Resources | 12/01/25 |          |
| 10579 | 10/01/25  | Hello,<br>I am requesting copies of or a report of ALL issued building permits for Residential & Commercial properties from 9/24/2025 - 9/30/2025. Report to include (if available): Permit #, Issue Date & Applied Date, Site Addresses, Valuation of pr... | Community Development                     | 10/27/25 | 10/27/25 |
| 10580 | 10/01/25  | Please email as PDF: New Business License Listings September 2025<br><br>Bus. name, phone number, owner's name, & any home based, where possible.                                                                                                            |                                           | 10/13/25 | 10/01/25 |
| 10581 | 10/01/25  | Hello,<br><br>I would to request a copy of the solar plans so I can submit the single line diagram for SCE NEM application.<br><br>Permit # 21-1303<br>11805 FAUN LN                                                                                         |                                           | 10/13/25 | 10/02/25 |
| 10582 | 10/01/25  | Hello,<br>I am requesting a copy of the existing plans for 10872 Forbes Ave.<br><br>Thank you.                                                                                                                                                               |                                           | 10/13/25 | 10/02/25 |

| #     | Submitted | Request                                                                                                                                                                                                                                                                                                                                        | Department          | Due      | Closed   |
|-------|-----------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------|----------|----------|
| 10583 | 10/02/25  | <p>Good morning,</p> <p>Would it be possible to obtain the pre-bid meeting attendance sheet for the subject solicitation?<br/>Community Project Funding City Parks Improvements - S-1381</p> <p>Thank you,</p> <p>7261533</p> <p>Scott Jonas<br/>Sr. Content Special...</p>                                                                    | Community Services  | 10/13/25 | 10/09/25 |
| 10584 | 10/02/25  | <p>Hello,</p> <p>We have an issue with the main pipe and need access to the underground pipe plans. The address is 10191-10241 Lampson Ave, Garden Grove, CA. The parcel number is 089-375-16.</p>                                                                                                                                             |                     | 10/13/25 | 10/02/25 |
| 10585 | 10/02/25  | <p>Request a copy of your building permit records since August 29, 2025, to present.</p> <p>Please include any fields that your permitting system tracks. This includes but is not limited to:</p> <ul style="list-style-type: none"> <li>-Permit Number</li> <li>-Applied/Issued Dates</li> <li>-Work Address</li> <li>-Permit ...</li> </ul> |                     | 10/13/25 | 10/02/25 |
| 10586 | 10/02/25  | <p>Good morning</p> <p>We are handling the legal process of Antonio Becerra Saldana [DOB: 05-11-1969],</p> <p>Due to this reason, We're requesting all information about incidents Mr Antonio may have, and if he doesn't, could you please help us with a letter...</p>                                                                       | City Manager Police | 10/13/25 | 10/06/25 |
| 10587 | 10/02/25  | <p>Hello,</p> <p>I would like to request a listing of new businesses that filed in the City of Garden Grove for the month of September 2025. This listing must include, at the very minimum, business name and address. Other information such as contact name, ...</p>                                                                        |                     | 10/13/25 | 10/02/25 |
| 10588 | 10/02/25  | <p>Edge Point hereby request the following electronic accounting records:</p> <p>1. An accounting of all outstanding and returned checks in the amount of \$100.00 or more which remain stale and/or remain outstanding from 1-1-21 to present.</p> <p>-Field ...</p>                                                                          | Finance             | 10/13/25 | 10/09/25 |

| #     | Submitted | Request                                                                                                                                                                                                                                                                      | Department                                         | Due      | Closed   |
|-------|-----------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------|----------|----------|
| 10589 | 10/02/25  | On Call Police Rotational Tow and Storage Services - Contracts                                                                                                                                                                                                               | Finance                                            | 10/13/25 | 10/09/25 |
| 10591 | 10/03/25  | Hello,<br>I am requesting a copy of the existing architectural drawings for 10042 Edgewood Ln<br><br>Thank you.                                                                                                                                                              |                                                    | 10/16/25 | 10/06/25 |
| 10592 | 10/05/25  | Need copies of original building permits and also copies of the UST permit and then removal of the UST (underground storage tank) as it relates to the following address:<br><br>7511 Chapman Ave Garden Grove                                                               |                                                    | 10/16/25 | 10/06/25 |
| 10593 | 10/06/25  | Hello, requesting video footage of the intersection of Magnolia St & Oranewood Ave for the date of 08/06/2025 between 9:50am and 10:10am. Our client was invovled in a motor vehicle accident and both parties are claiming to have run the red light                        |                                                    | 10/16/25 | 10/06/25 |
| 10594 | 10/06/25  | My name is Jack McNutt and I am trying to obtain any environmental reports associated with the development of the Burke Knott Development comprised of several industrial PUD (11330-11458 Knott Ave) that was constructed in 2003-2004. Reports can i...                    | Public Works<br>Utilities<br>Community Development | 10/30/25 | 10/27/25 |
| 10595 | 10/06/25  | Dear City Clerk's Office,<br><br>I'm writing on behalf of Californians for Homeownership with a PRA Request. Please find attached the details of that request.<br>*** We're interested in the breakdown of fees charged.<br><br>Thank you,<br><br>Thommy Selden<br><br>Ca... | Community Development                              | 10/30/25 | 10/27/25 |
| 10596 | 10/06/25  | See attachment.                                                                                                                                                                                                                                                              | Finance                                            | 10/16/25 | 10/15/25 |

| #     | Submitted | Request                                                                                                                                                                                                                                                                           | Department                | Due      | Closed   |
|-------|-----------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------|----------|----------|
| 10597 | 10/06/25  | <p>RE: 13261 Garden Grove Blvd, Garden Grove, CA 92843, USA</p> <p>Good morning,</p> <p>I would like to kindly request a copy of any open/ outstanding code violations for the above referenced property for the following departments:</p> <p>Building and Safety</p> <p>...</p> |                           | 10/20/25 | 10/07/25 |
| 10598 | 10/07/25  | <p>Dear Garden Grove city,</p> <p>This is a request for public records made under CPRA and the common law right of access. Please confirm receipt of this message. Kindly send all responsive documents electronically — either by replying directly or ema...</p>                | Public Works<br>Utilities | 10/20/25 | 10/20/25 |
| 10599 | 10/07/25  | <p>Hi City of Garden Grove,</p> <p>Good day! We respectfully request an electronic copy of the plan holders list for "Project No. CP1368000 "Woodbury Road, Bowen to Taft Water Improvements" which bids on October 15, 2025 by 11:00 am. May we also requ...</p>                 | Public Works<br>Utilities | 10/20/25 | 10/08/25 |
| 10600 | 10/08/25  | <p>Hello,</p> <p>I am requesting copies of or a report of ALL issued building permits for Residential &amp; Commercial properties from 10/1/2025 - 10/6/2025. Report to include (if available): Permit #, Issue Date &amp; Applied Date, Site Addresses, Valuation of pr...</p>   | Community<br>Development  | 10/20/25 | 10/14/25 |
| 10603 | 10/09/25  | <p>Good morning,</p> <p>I am seeking public information. My request is for an electronic file that includes a roster or listing of every current employee for your entity as of today's date.</p> <p>Date range—(Fiscal Year 2025)</p> <p>This request includes employ...</p>     | Human<br>Resources        | 10/20/25 | 10/20/25 |
| 10605 | 10/09/25  | <p>Hi Garden Grove Building &amp; Safety,</p> <p>I'm looking to get a list of all residential permits from 2005 for reroofing or roof replacements in Garden Grove. Could you include property addresses, permit numbers, dates (issued or finaied in 2005), and a...</p>         | Community<br>Development  | 11/03/25 | 10/21/25 |

| #     | Submitted | Request                                                                                                                                                                                                                                                                    | Department                                         | Due      | Closed   |
|-------|-----------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------|----------|----------|
| 10606 | 10/13/25  | Hello, I am requesting any available Conditional Use Permits or zoning records with related documents in regards to the Chuck E. Cheese's Pizza Time Theatre formerly located on 11889 Valley View St, Garden Grove, CA, 92845 between 1979 - 1985 as w...                 | Community Development                              | 10/23/25 | 10/23/25 |
| 10609 | 10/13/25  | I am looking for public record copies of the 1998-1999 permit to operate and the 2004-2005 permit to operate underground storage tanks at the service station located at 13501 Harbor Blvd in Garden Grove. If copies of the permits are not availabl...                   |                                                    | 10/23/25 | 10/13/25 |
| 10610 | 10/13/25  | Subject: Freedom of Information Act (FOIA)<br>Request/File Review Request<br>14255 Commerce Drive, Garden Grove, CA 92843<br>Parcel ID#: 099-181-68<br>AEI Project No. 518021<br><br>To whom it may concern:<br><br>Please accept this as request for any information/d... | Community Development<br>Public Works<br>Utilities | 10/23/25 | 10/23/25 |
| 10611 | 10/15/25  | We are looking to get BLDGPLANS #310235 dated 2014 for Great Wolf Lodge-Garden Grove. Digital copy is preferred.                                                                                                                                                           |                                                    | 10/27/25 | 10/15/25 |
| 10612 | 10/15/25  | Hello,<br>I am requesting copies of or a report of ALL issued building permits for Residential & Commercial properties from 10/7/2025 - 10/14/2025. Report to include (if available): Permit #, Issue Date & Applied Date, Site Addresses, Valuation of p...               | Community Development                              | 10/27/25 | 10/27/25 |
| 10613 | 10/15/25  | Hello,<br><br>I am reaching out to see if City of Garden Grove operates any storm infrastructure around the attached project (view boundary)? If yes, can you please provide utility maps with a legend and as-builts of assets in this area of Stanton in ...             |                                                    | 10/27/25 | 10/15/25 |
| 10615 | 10/16/25  | Request Code: 14424593<br>Date: 10/16/25<br><br>On behalf of our customers who are contractors & suppliers, we request updated plan-holder, bid tabulation and contract award information AS IT IS AVAILABLE on the following solicitation. Please correct ...             | Public Works<br>Utilities                          | 10/27/25 | 10/24/25 |

| #     | Submitted | Request                                                                                                                                                                                                                                                                       | Department                                                       | Due      | Closed   |
|-------|-----------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------|----------|----------|
| 10616 | 10/16/25  | Can you send me the bid results and copies for the three apparent low bidders for the WOODBURY ROAD, BOWEN STREET TO TAFT STREET WATER IMPROVEMENTS PROJECT CP.1378000 -- DRAWING NO. W-645 that bid yesterday (10-15)? Thanks.                                               | Public Works<br>Utilities                                        | 10/27/25 | 10/24/25 |
| 10617 | 10/17/25  | Hi, I'd like to request the following:<br>- Copy of the current fuel contract between the City of Garden Grove and their current fuel supplier, including any contract amendments.<br>- Copy of the bid tabulations from the City of Garden Grove's 2024 s...                 | Finance                                                          | 10/30/25 | 10/27/25 |
| 10620 | 10/20/25  | Subject: California Public Records Act Request –<br>Records Related to<br><br>SuperBikes – Lic. # 320934<br><br>Alexander Jason Quintero, Corp. Officer<br>...                                                                                                                | Information<br>Technology<br>Finance<br>Community<br>Development | 10/30/25 | 10/20/25 |
| 10623 | 10/20/25  | Subject: California Public Records Act Request –<br>Related to:<br>Garden Grove Gardens LLC - Lic# 321166<br>Lic# 321167<br>Lic# 321168<br>Lic# 320534<br>B&M Exhaust Center Lic# 181439<br>G G Smog Check Station Lic# 329387<br>Jon Automobile Lic# 330438<br>SMG Smog L... |                                                                  | 10/30/25 | 10/20/25 |
| 10624 | 10/20/25  | Subject: California Public Records Act Request –<br>Related to:<br>Garden Grove Gardens LLC - Lic# 321166<br>Lic# 321167<br>Lic# 321168<br>Lic# 320534<br>B&M Exhaust Center Lic# 181439<br>G G Smog Check Station Lic# 329387<br>Jon Automobile Lic# 330438<br>SMG Smog L... | Information<br>Technology<br>Finance<br>Community<br>Development | 12/01/25 |          |
| 10626 | 10/20/25  | 9562 Maureen Drive, Garden Grove - unable to retrieve 'Archived' online building permits. I need the full file. Thank you in advance for your assistance.                                                                                                                     |                                                                  | 10/30/25 | 10/20/25 |

| #     | Submitted | Request                                                                                                                                                                                                                                                            | Department                | Due      | Closed   |
|-------|-----------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------|----------|----------|
| 10627 | 10/20/25  | Hello, we are completing a Phase I Environmental Site Assessment for the following addresses:<br>7281-7333 (odd) Doig Dr., Garden Grove, CA 92841<br>APN: 131-651-20<br>We are requesting the following information:<br>-building permit records including de...   | Public Works<br>Utilities | 10/30/25 | 10/29/25 |
| 10628 | 10/21/25  | Dear FOIA Officer,<br><br>Thank you for the important work that you do.<br><br>Pursuant to the California Public Records Act (Cal. Gov. Code § 6250 et seq.), I am requesting copies of the City of Garden Grove financial Enterprise Resource Planning (ERP)...   | Finance<br>City Manager   | 11/03/25 | 11/03/25 |
| 10629 | 10/21/25  | request for architectural and structural engineering plans for a 25 unit apartments<br>Address: 12662 Dale Street                                                                                                                                                  |                           | 11/03/25 | 10/21/25 |
| 10630 | 10/21/25  | Time Urgency.<br>Due to current copyright limitations with your agency's procurement portal (PlanetBids), we are unable to obtain the documents directly. Therefore, we are formally requesting the following bid documents:<br><br>Project Title: Fire Stati...   |                           | 11/03/25 | 10/21/25 |
| 10631 | 10/21/25  | Good afternoon,<br><br>We would like to request a copy of the bid proposal for the Community Project Funding City Parks Improvements, which opened on October 20, 2025, at 11:00 AM, from the prime contractor RG General Engineering, Inc.<br><br>Please email... | Community<br>Services     | 11/03/25 | 10/22/25 |
| 10632 | 10/21/25  | Would you please provide the copy of the submitted bid packages for Garden Grove COMMUNITY PROJECT FUNDING CITY PARKS project from bidder number 1 through number 4 for our review and record please. We need to have a copy of our submitted package ...          | Community<br>Services     | 11/03/25 | 10/22/25 |
| 10633 | 10/21/25  | Request for the Community Project Funding City Park Improvements bid results and bid schedule for each contractor that participated in the bid.<br>I need the complete bid results including the bid schedule for each contractor that bid the project, a...       | Community<br>Services     | 11/03/25 | 10/22/25 |

| #     | Submitted | Request                                                                                                                                                                                                                                                      | Department                         | Due      | Closed   |
|-------|-----------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------|----------|----------|
| 10634 | 10/22/25  | Hello,<br>I am requesting copies of or a report of ALL issued building permits for Residential & Commercial properties from 10/15/2025 - 10/20/2025. Report to include (if available): Permit #, Issue Date & Applied Date, Site Addresses, Valuation of ... | Community Development              | 11/03/25 | 10/22/25 |
| 10636 | 10/22/25  | hello - I am working on permit "A-321238". Due to a Water Quality correction in screening, we need to show water meters on plans - however, we do not have as built / existing condition plans and are unable to access water access point. I reviewed ...   |                                    | 11/03/25 | 10/22/25 |
| 10637 | 10/22/25  | Looking for roof repair/replace records for my home.<br><br>I thought I saw previous records of it being replaced in 2011 or so, but cannot find it.                                                                                                         |                                    | 11/03/25 | 10/22/25 |
| 10638 | 10/22/25  | Bid documents for two low bidders for bid IFB-S-1381 for Community Project Funding City Parks                                                                                                                                                                | City Manager<br>Community Services | 11/03/25 | 11/03/25 |
| 10639 | 10/22/25  | Bid documents for two low bidders for bid IFB-S-1381 for Community Project Funding City Parks                                                                                                                                                                |                                    | 11/03/25 | 10/22/25 |
| 10641 | 10/23/25  | Reference ID# 20-2500269822 "Garden Grove Sewer Main Replacement Phase II"<br><br>PLEASE SEE ATTACHMENT                                                                                                                                                      | Public Works<br>Utilities          | 11/03/25 | 11/03/25 |
| 10642 | 10/23/25  | Please provide copies of any open/unresolved zoning and building code violations on file, any special/conditional use permits (variances), and the final approved site plan for the property located at 7311 and 7333-7281 Doig Dr - parcel number: 131...   |                                    | 11/03/25 | 10/23/25 |
| 10643 | 10/23/25  | Building Permit for 8672 Katella Ave 92804, when the property was last sold. There is a patio cover that may not be permitted, but was present when the property was last purchased.                                                                         |                                    | 11/03/25 | 10/23/25 |
| 10648 | 10/24/25  | Request for all official communications between City Mayor Pro-Tem Joe DoVinh and the Garden Grove Police Department<br><br>January 1, 2025 to present.                                                                                                      | Information<br>Technology          | 11/06/25 | 11/06/25 |
| 10650 | 10/27/25  | Blueprints for 12662 Lanakila Lane                                                                                                                                                                                                                           |                                    | 11/06/25 | 10/27/25 |

| #     | Submitted | Request                                                                                                                                                                                                                                                            | Department            | Due      | Closed   |
|-------|-----------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------|----------|----------|
| 10652 | 10/28/25  | I would like to request proof of permits or lack of permits for a remodel within the last two years for the addresses 12132 Bailey St. Garden Grove unit # 1 - 4 also 12122 Bailey St. Garden Grove unit # 1 - 4. You can reach me either by email at e...         |                       | 11/07/25 | 10/28/25 |
| 10654 | 10/29/25  | Hello,<br>I am requesting copies of or a report of ALL issued building permits for Residential & Commercial properties from 10/21/2025 - 10/28/2025. Report to include (if available): Permit #, Issue Date & Applied Date, Site Addresses, Valuation of ...       | Community Development | 11/10/25 | 11/03/25 |
| 10657 | 10/29/25  | Please Provide HazMat information from Garden Grove Fire Department from 1965 to 2019.<br>for:<br><br>10451 Park Avenue, Garden Grove, Ca 92840                                                                                                                    | City Manager          | 11/10/25 | 11/07/25 |
| 10658 | 10/29/25  | My name is John Maninang. I am a senior research coordinator with C2 Group and our company contracts with Southern Edison (SCE) on a project within your jurisdiction.<br><br>Attached is a highlighted map/scope detailing the specific project location. ...     |                       | 11/10/25 | 10/29/25 |
| 10659 | 10/29/25  | Good afternoon!<br><br>We submitted the below records request, and we requested copies of any current or future plans for any type of road construction, street widening, etc. that could affect the property located at 7311 Doig Drive - parcel number: 1...     | Public Works          | 11/10/25 | 11/07/25 |
| 10660 | 10/30/25  | We are looking for permits, plans for a built out conducted in 2000-2002.<br>11366 Markon Dr.                                                                                                                                                                      |                       | 11/10/25 | 10/30/25 |
| 10661 | 10/30/25  | Subject: Public Records Request – Business License of Cannabis & CBD companies<br><br>Dear [City Clerk/Public Records Officer],<br><br>Pursuant to the California Public Records Act (Government Code Section 6250 et seq.), I respectfully request copies of r... | Finance               | 11/10/25 | 11/07/25 |

| #     | Submitted | Request                                                                                                                                                                                                                                                                             | Department                    | Due      | Closed   |
|-------|-----------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------|----------|----------|
| 10662 | 10/30/25  | <p>October 30, 2025</p> <p>City of Garden Grove<br/>Attn: City Clerk</p> <p>RE: CA PRA Request Pursuant to Gov. Code § 7920.000 et seq.</p> <p>To the Custodian of Records:</p> <p>Thank you in advance for taking the time to address my request. I am requesting access to...</p> |                               | 11/10/25 | 10/30/25 |
| 10665 | 10/30/25  | <p>Hello, I am requesting any available Conditional Use Permits or zoning records with related documents in regards to 11889 Valley View St, Garden Grove, CA between 1979 - 1985 as well as all related building documents including architectural plans ...</p>                   | Community Development         | 11/13/25 | 11/10/25 |
| 10666 | 10/31/25  | <p>Good day,</p> <p>I am Kelvin Bedaño, I am working with "Video Voice Data Communications Company" as an engineering drafter &amp; we have a project in city of GARDEN GROVE. Can you please provide me the Maps of City Fiber Facility map. Telecom Utilities Map...</p>          | City Manager                  | 11/13/25 | 11/07/25 |
| 10667 | 10/31/25  | <p>Pursuant to the California Public Records Act, I am requesting records pertaining to the City of Garden Grove's Building Division for Fiscal Year 2024-25. Specifically, I seek information showing the total number of building permits issued during ...</p>                   | Community Development Finance | 11/27/25 |          |

**WEEKLY MEMO 11-20-2025**

# **SOCIAL MEDIA HIGHLIGHTS**



## Post Performance

November 13, 2025 – November 19, 2025

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

Included in this Report

X @CityGardenGrove

f Garden Grove City Hall

ig gardengrovecityhall





Garden Grove City Hall

Mon 11/17/2025 12:19 pm PST

 There's much to celebrate at this year's !

...



Reach

56,650





Garden Grove City Hall

Tue 11/18/2025 5:35 pm PST

 #GardenGrove flavors are topping the OC charts!

...



Reach

3,201





gardengrovecityhall

Mon 11/17/2025 12:19 pm PST

 There's much to celebrate at this year's !

...



Reach

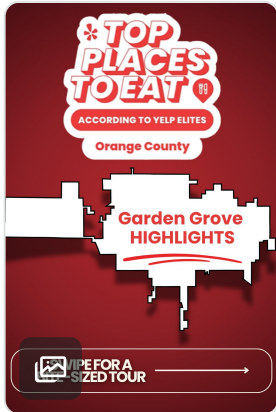
3,032



**gardengrovecityhall**  
Tue 11/18/2025 5:35 pm PST

☀️ **#GardenGrove** flavors are topping the OC charts!

...



Reach

1,349



**gardengrovecityhall**  
Wed 11/19/2025 4:11 pm PST

**#WaybackWednesday** to when the Garden Grove City Council shone the Community Spotlight on the Brown Descents Car Club for their lasting...



Reach

1,328



**Garden Grove City Hall**  
Thu 11/13/2025 1:16 pm PST

☀️ Ready, set, sparkle, **#GardenGrove!** ☀️

Share your dazzling holiday decorations and get...



Reach

1,307





**Garden Grove City Hall**

Mon 11/17/2025 9:30 am PST



#DYK heavy rain can leave behind more than just puddles!  
...



Reach

944





**gardengrovecityhall**

Thu 11/13/2025 1:16 pm PST



☀ Ready, set, sparkle, #GardenGrove! ☀

Share your dazzling holiday decorations and get...



Reach

766





**Garden Grove City Hall**

Wed 11/19/2025 4:11 pm PST



#WaybackWednesday to when the Garden Grove City Council shone the Community Spotlight on the Brown Descents Car Club for their lasting...



Reach

678



**gardengrovecityhall**

Mon 11/17/2025 5:00 pm PST

Brrrr.....it's cold in here! There must be a snow slide in the atmosphere! ❄️🛷



Reach

632



**gardengrovecityhall**

Wed 11/19/2025 6:04 pm PST

☁️ The rain isn't stopping just yet, **#GardenGrove!**

Showers are expected Thursday into Friday, wit...



Reach

628



**gardengrovecityhall**

Mon 11/17/2025 9:30 am PST

**#DYK** heavy rain can leave behind more than just puddles!?

...



Reach

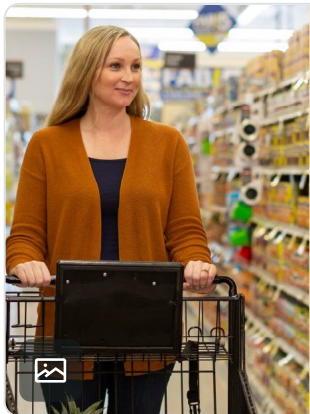
396



**gardengrovecityhall**  
Wed 11/19/2025 12:48 pm PST

🎉 , !

Starting Black Friday, November 28, through...



Reach

374



**Garden Grove City Hall**  
Wed 11/19/2025 6:04 pm PST

☁️ The rain isn't stopping just yet, **#GardenGrove!**

Showers are expected Thursday into Friday, wit...



Reach

287



**Garden Grove City Hall**  
Wed 11/19/2025 12:48 pm PST

🎉 , !

Starting Black Friday, November 28, through...



Reach

242





**Garden Grove City Hall**

Wed 11/19/2025 8:42 am PST

❄️ There's much to celebrate at this year's !

...

Home | City of Garden Grove



Reach

0



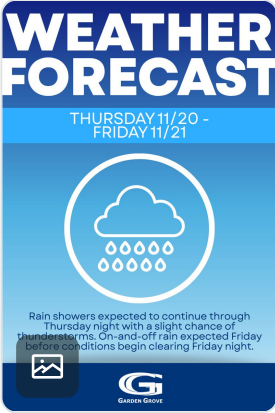


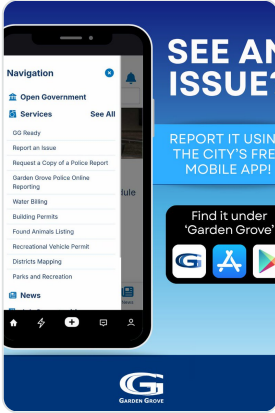
**@CityGardenGrove**

Wed 11/19/2025 6:04 pm PST

☁️ The rain isn't stopping just yet, **#GardenGrove!**

Showers are expected Thursday into Friday, wit...





Reach

N/A



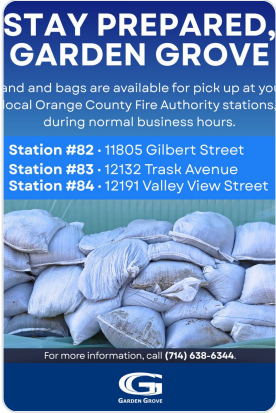


**@CityGardenGrove**

Wed 11/19/2025 6:04 pm PST

Swipe to learn about the Garden Grove App's 'Report Issue' feature, how to stay updated on street sweeping, and where to collect sand and...





Reach

N/A



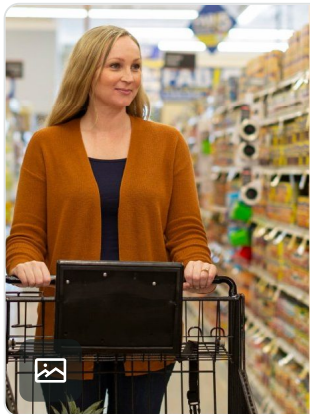
X

@CityGardenGrove

Wed 11/19/2025 12:50 pm PST

🎉 Black Friday Goes BiGG is back!

Starting Black Friday, Nov. 28, through Thursday...



Reach

N/A



X

@CityGardenGrove

Mon 11/17/2025 12:19 pm PST

📅 Saturday, December 6

🕒 3:00 p.m. to 7:00 p.m.

📍 Village Green Park, 12732 Main Street...



Reach

N/A



X

@CityGardenGrove

Mon 11/17/2025 12:19 pm PST

❄️ There's much to celebrate at this year's !

...



Reach

N/A



**@CityGardenGrove**  
Mon 11/17/2025 9:31 am PST



Together, we can protect ourselves and keep  
**#GardenGrove** bite-free. 🦟🚫

🔗 For more safety tips, visit [ocvector.org](https://ocvector.org)  
and [ggcity.org/west-nile-virus](https://ggcity.org/west-nile-virus). #GG1956  
#TogetherWeFight #FightBackOC  
#DumpandDrain #mosquitoes  
#mosquitocontrol #mosquitobites



Reach

N/A



**@CityGardenGrove**  
Mon 11/17/2025 9:31 am PST



**#DYK** heavy rain can leave behind more than just  
puddles!?

...



Reach

N/A



**@CityGardenGrove**  
Thu 11/13/2025 1:22 pm PST



🌟 Ready, set, sparkle, **#GardenGrove!** 🌟

Share your dazzling holiday decorations and get...



Reach



N/A



## Post Performance

November 13, 2025 – November 19, 2025

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

Included in this Report

 Garden Grove Police Department



Garden Grove Police Depart...

Thu 11/13/2025 8:14 am PST



It's Records Appreciation Week, and for this **#ThankfulThursday**, we're shining a spotlight on one of the most essential teams here at...



|                            |       |
|----------------------------|-------|
| Video Views                | 5,061 |
| Views                      | 5,061 |
| Reach                      | 4,505 |
| Engagements                | 376   |
| Engagement Rate (per View) | 7.4%  |

**WEEKLY MEMO 11-20-2025**

# **NEWS ARTICLES**



# CITY OF GARDEN GROVE NEWS

CONTACT:  
Johnathan Garcia  
Public Information Officer  
(714) 741-5280/[johnathang@ggcity.org](mailto:johnathang@ggcity.org)

## FOR IMMEDIATE RELEASE

Public Information Office (714) 741-5280

Follow the City of Garden Grove on Social Media



Tuesday, November 18, 2025

### **BLACK FRIDAY GOES BIGG RETURNS WITH ANNUAL HOLIDAY OPPORTUNITIES TO WIN**

Shoppers who spend \$50 or more in Garden Grove from Black Friday, November 28, through Thursday, December 18, will have the opportunity to enter a drawing for a \$500 or \$250 cash prize, a one-night stay at the Great Wolf Lodge, or a restaurant gift certificate, as part of the City's annual Black Friday Goes BiGG campaign. The campaign is part of the City's Buy in Garden Grove (BiGG) shop local program.

For every \$50 spent at Garden Grove businesses, such as restaurants, retail shops, gas stations and grocery stores, shoppers are eligible to receive one raffle ticket for a cash or prize drawing. Restrictions apply.

Shoppers can receive raffle tickets by submitting receipts dated November 28 through December 18 to the Garden Grove Chamber of Commerce, located at 12866 Main Street, Suite 102, near Acacia Parkway and Main Street. Receipts must be submitted by 1:00 p.m. on Thursday, December 18. Raffle tickets are issued only at the Chamber, and the first 50 shoppers with eligible receipts will receive a free City gift.

-more-

## Black Friday Goes BiGG Returns With Annual Holiday Opportunities to Win 2-2-2

Shoppers are eligible for one additional raffle ticket when purchases are made at businesses participating in the Buy in Garden Grove (BiGG) program, included on the Foods of Garden Grove webpage or listed as a Garden Grove Chamber of Commerce member.

Visit [ggcity.org/bigg](http://ggcity.org/bigg), [ggcity.org/foodsofgardengrove](http://ggcity.org/foodsofgardengrove) or [gardengrovechamber.com](http://gardengrovechamber.com) for lists of participating businesses.

Winning names and raffle ticket numbers will be announced on Monday, December 22, on the City's and Chamber's websites and social platforms. Prizes include \$500, two \$250 prizes, a 1-night stay at the Great Wolf Lodge and a \$50 gift certificate to Kaju Soft Tofu Restaurant.

Winners will have 30 days to claim their prize from the Garden Grove Chamber of Commerce. Participants must be at least 18 years old, and each winner is limited to one prize.

For more than 10 years, the City has promoted the Buy in Garden Grove (BiGG) program to encourage local spending and keep critical tax dollars in the community to support services such as public safety, street improvements and park maintenance. Participating businesses offer shoppers various benefits, including discounts, giveaways and promotional deals.

There is no cost for businesses to participate in the BiGG program. Information about the program and registration is available at [ggcity.org/bigg](http://ggcity.org/bigg).

For more information on BiGG or Black Friday Goes BiGG, including restrictions, visit [ggcity.org/bigg](http://ggcity.org/bigg), or contact the Office of Community Relations at (714) 741-5280 or the Garden Grove Chamber of Commerce at (714) 638-7950.

# BLACK FRIDAY -GOES- **BiGG** WITH CHANCES TO **WIN**



Shoppers who save their Garden Grove receipts from Black Friday, November 28, 2025, through Thursday, December 18, 2025, can win "BiGG" while supporting local businesses.

Visit [ggcity.org/biggs](https://ggcity.org/biggs) or [gardengrovechamber.com](https://gardengrovechamber.com).



**MISCELLANEOUS ITEMS**  
**November 20, 2025**

1. Calendar of Events
2. Notice and call of special meeting of the November 25, 2025 Garden Grove Zoning Administrator meeting.
3. Garden Grove City Works, November - December 2025



## CALENDAR OF EVENTS

November 20, 2025 – January 1, 2026

---

|          |                            |                        |                                                                                                                                                                                 |
|----------|----------------------------|------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|          | Now through<br>December 18 |                        | Garden Grove Holiday Drive<br>For information call (714) 741-5776 or email:<br>ggholidaydrive@ggcity.org                                                                        |
| Thursday | November 20                | 7:00 p.m.              | Planning Commission Meeting, CMC<br><b>CANCELLED</b>                                                                                                                            |
| Tuesday  | November 25                | 5:30 p.m.<br>6:30 p.m. | Closed Session, CMC<br>Housing Authority Meeting, CMC<br>Sanitary District Board Meeting, CMC<br>Successor Agency Meeting, CMC<br>City Council Meeting, CMC<br><b>CANCELLED</b> |
| Thursday | November 27                |                        | City Hall Closed – Thanksgiving Holiday                                                                                                                                         |
| Friday   | November 28                |                        | City Hall Closed – Regular Friday Closure                                                                                                                                       |
| Monday   | December 1                 | 6:30 p.m.              | Neighborhood Improvement and Conservation<br>Commission Meeting, CMC                                                                                                            |
| Thursday | December 4                 |                        | \$2 Holiday Drive Casual Dress Day                                                                                                                                              |
| Thursday | December 4                 | 7:00 p.m.              | Planning Commission Meeting, CMC                                                                                                                                                |
| Tuesday  | December 9                 | 5:30 p.m.<br>6:30 p.m. | Closed Session, CMC<br>Industrial Development Authority Meeting, CMC<br>Successor Agency Meeting, CMC<br>City Council Meeting, CMC                                              |
| Thursday | December 11                |                        | \$2 Coaches Casual Dress Day                                                                                                                                                    |
| Thursday | December 11                | 9:00 a.m.              | Zoning Administrator Meeting, CMC                                                                                                                                               |
| Friday   | December 12                |                        | City Hall Closed – Regular Friday Closure                                                                                                                                       |
| Thursday | December 18                | 7:00 p.m.              | Planning Commission Meeting, CMC                                                                                                                                                |
| Thursday | December 25-<br>January 1  |                        | City Hall Closed – Holiday Closure                                                                                                                                              |

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

NOTICE IS HEREBY GIVEN that a special meeting of the Garden Grove Zoning Administrator is hereby called to be held on Tuesday, November 25, 2025, at 9:00 a.m. in the Garden Grove Community Meeting Center, located at 11300 Stanford Avenue, Garden Grove, CA 92840.

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

DATED: November 25, 2025

A handwritten signature in blue ink, appearing to be 'David Dent', with a stylized, looping initial 'D' and a horizontal line extending to the right.

David Dent  
Zoning Administrator



## SPECIAL MEETING AGENDA

### ZONING ADMINISTRATOR MEETING

Garden Grove Community Meeting Center  
11300 Stanford Avenue

Tuesday, November 25, 2025

9:00 a.m.

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

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

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

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

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

1. ORAL COMMUNICATIONS – PUBLIC
2. PUBLIC HEARING ITEM(S):
  - a. [CONDITIONAL USE PERMIT NO. CUP-285-2025](#)

APPLICANT: Oniku Brothers OC, LLC  
LOCATION: 12761 Harbor Blvd., #I-1

REQUEST: 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).

STAFF RECOMMENDATION: Approval of Conditional Use Permit No. Conditional Use Permit No. CUP-285-2025, subject to the recommended Conditions of Approval.

3. ADJOURNMENT

November 18, 2025

I, CAROL SEBBO, being duly appointed the Recording Secretary for the Garden Grove Zoning Administrator HEREBY CERTIFY that the Los Angeles Times, Korea Times, Excelsior, Orange County Register, Garden Grove Journal, Orange County News, Viet Bao, Nguoi Viet, and the Korea Daily Newspaper were notified that a Special Meeting of the Garden Grove Zoning Administrator has been called by the Zoning Administrator for Tuesday, November 25, 2025, at 9:00 a.m. in the Garden Grove Community Meeting Center, located at 11300 Stanford Avenue, Garden Grove, CA 92840.

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

CAROL SEBBO  
Recording Secretary

# COMMUNITY DEVELOPMENT DEPARTMENT PLANNING STAFF REPORT

|                                                          |                                                                                                                   |
|----------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------|
| <b>AGENDA ITEM NO.:</b> 1.a.                             | <b>SITE LOCATION:</b> Northeast corner of Harbor Boulevard and Buaro Street, at 12761 Harbor Boulevard, Unit #I-1 |
| <b>HEARING DATE:</b> November 25, 2025                   | <b>GENERAL PLAN:</b> IW (International West Mixed Use)                                                            |
| <b>CASE NO.:</b> Conditional Use Permit No. CUP-285-2025 | <b>ZONE:</b> Planned Unit Development No. PUD-121-98                                                              |
| <b>APPLICANT:</b> Oniku Brothers, LLC                    | <b>APN:</b> 231-421-05                                                                                            |
| <b>PROPERTY OWNER:</b> Lakeview Village Corporation      | <b>CEQA DETERMINATION:</b> Exempt – Section 15301 – Existing Facilities                                           |

## **REQUEST:**

The applicant is requesting approval of a Conditional Use Permit (CUP) to allow a new restaurant, Oniku Shabu Shabu, to operate with an original State Alcoholic Beverage Control (ABC) Type "41" (On-Sale Beer & Wine - Eating Place) License. Also, a request to revoke all previous conditional use permits granted for the tenant space, including Conditional Use Permit No. CUP-224-2022, which was never exercised and has expired.

## **BACKGROUND:**

The subject property is an approximately 7,200 square foot tenant space within the Harbor Town and Country Shopping Center, located on the northeast corner of Harbor Boulevard and Buaro Street, at 12761 Harbor Boulevard, Unit #I-1. The subject shopping center is currently occupied by a variety of uses, including retail, restaurants, medical offices, a bank, and personal service businesses. The subject shopping center is located along Harbor Boulevard, within the Grove District.

The subject property has a General Plan Land Use Designation of IW (International West Mixed Use), and is zoned Planned Unit Development No. PUD-121-98. Planned Unit Development No. PUD-121-98 was adopted for the subject location, but the PUD zoning was never fully exercised. Therefore, the zoning is implemented via the previous zoning of HCSP-DC (Harbor Corridor Specific Plan – District Commercial). The subject shopping center is adjacent to Planned Unit Development Nos. PUD-121-98 and PUD-126-10 to the north. To the west, across Buaro Street, the shopping center is adjacent to R-1 (Single-Family Residential) zoned properties. Across Harbor Boulevard to the south, the center is adjacent to HCSP-DC (Harbor Corridor Specific Plan – District Commercial), HCSP-SDS (Harbor Corridor Specific Plan – Swing District South), and Planned Unit Development No. PUD-103-72 zoned properties. To the east, across Harbor Boulevard, the shopping center property is

adjacent to HCSP-OP (Harbor Corridor Specific Plan – Office Professional), and R-1 zoned properties.

The specific tenant space under application is an approximately 7,200 square-foot tenant space, on the northern side of the shopping center. According to Business Tax records, the subject location has previously been occupied by multiple restaurants, and was most recently leased by “Cajun Crack’n”. In 2022, Cajun Crack’n applied for and received approval of a Conditional Use Permit (CUP 224-2022) authorizing an original State Alcoholic Beverage Control (ABC) Type “41” (On-Sale, Beer and Wine, Public Eating Place). However, the restaurant did not complete their tenant improvements, and failed to satisfy the Conditions of Approval within one (1) year of their approval. Per Garden Grove Municipal Code Section 9.32.160, the previously approved CUP is considered null as the prior tenant did not exercise the entitlement within the required approval period, and failed to submit for an Extension of Time.

The tenant space remained vacant until the current applicant, Oniku Shabu Shabu, took over the space. The applicant has completed all necessary interior tenant improvements and has been open since August 2025. The applicant is now requesting approval of a new Conditional Use Permit to allow the operation of the restaurant with an original State ABC Type “41” (On-Sale Beer & Wine - Eating Place) License. Pursuant to GGMC Section 9.18.020.030, a Conditional Use Permit is required for the addition of a new ABC license to a restaurant use. As part of the request, all previously approved Conditional Use Permits, including Conditional Use Permit No. CUP-224-2022, will be revoked. Upon approval and exercising of Conditional Use Permit No. CUP-285-2025, CUP-224-2024 would be revoked.

### **DISCUSSION:**

The restaurant tenant space has a total floor area of approximately 7,200 square feet and is improved with a cashier counter area, a customer dining area comprised of fifty (50) tables with built-in personal grills for “all-you-can-eat” style Japanese barbeque, a kitchen and preparation area, and two (2) multi-stall restrooms. There would be no changes to the interior of the space, or to the exterior site improvements.

Oniku Shabu Shabu would operate as a full-service restaurant specializing in Japanese Barbeque. The service of beer and wine is intended to complement meals, and enhance the dine-in experience. Sales of alcohol would be incidental to the service of food. At no time shall the quarterly sales of alcohol exceed 35% of the quarterly sales of food.

Oniku Shabu Shabu’s hours of operation would be 5:00 p.m. to 10:00 p.m. on weekdays, and from 11:00 a.m. to 11:00 p.m. on the weekends. These hours are consistent with the City’s standard operating hours of 8:00 a.m. to 11:00 p.m., Sunday through Thursday, and 8:00 a.m. to 12:30 a.m., Friday and Saturday. In the event problems arise concerning the operation of this business, the hours of operation may be reduced by order of the Police Department.

CASE NUMBER CUP-285-2025

The restaurant is located in a high-crime district, and in an area with an over-concentration of Alcoholic Beverage Control "on-sale" licenses. In order to approve the request, a Finding of Public Convenience or Necessity is required. A summary of the district and the Findings of Public Convenience or Necessity can be found in Decision No. 1863-25 for Conditional Use Permit No. CUP-285-2025.

The Community Development Department and the Police Department have reviewed the request and are supporting the proposal. All standard conditions of approval for an ABC Type "41" License will apply.

**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 for the ABC License would not expand the use of restaurant. The restaurant is a permitted use, and the addition of the ABC license would not involve the intensification or expansion of said use. Therefore, the proposed project is exempt from CEQA.

**RECOMMENDATION:**

Staff recommends that the Zoning Administrator take the following action:

1. Adopt Decision No. 1863-25, approving Conditional Use Permit No. CUP-285-2025, subject to the recommended conditions of approval, and revoking Conditional Use Permit No. CUP-224-2022.

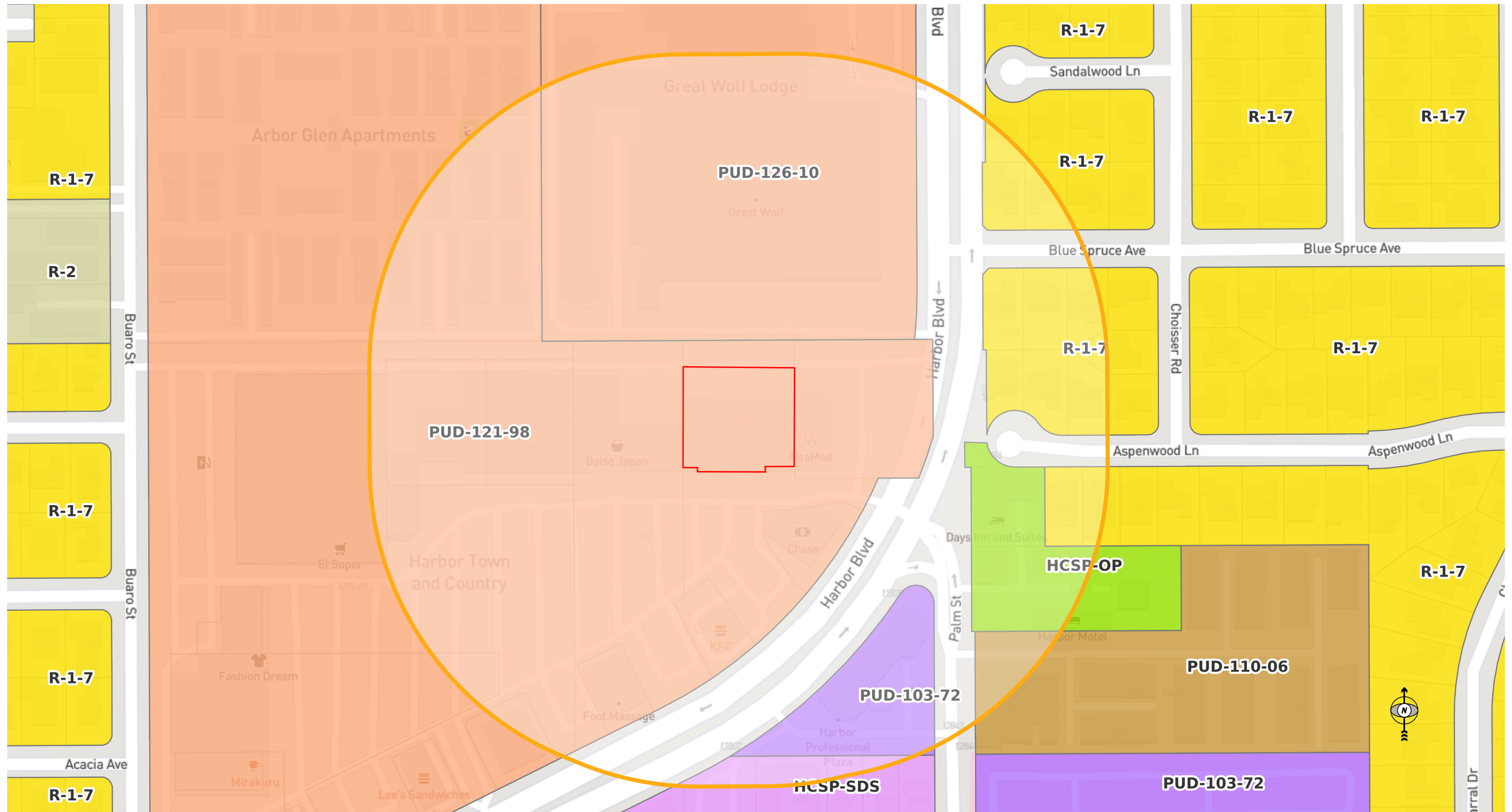


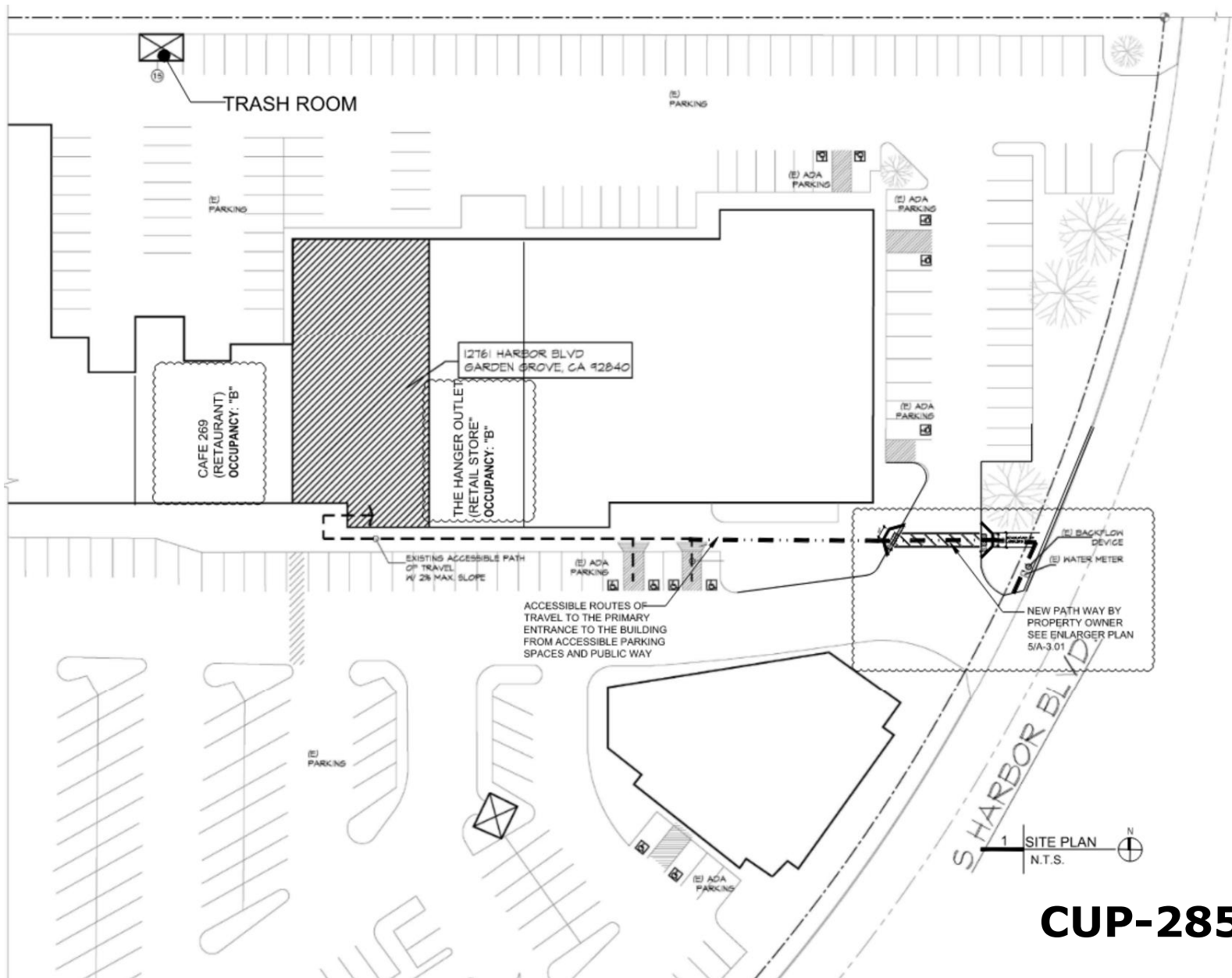
Maria Parra  
Planning Services Manager

By: Christian Farmer  
Urban Planner

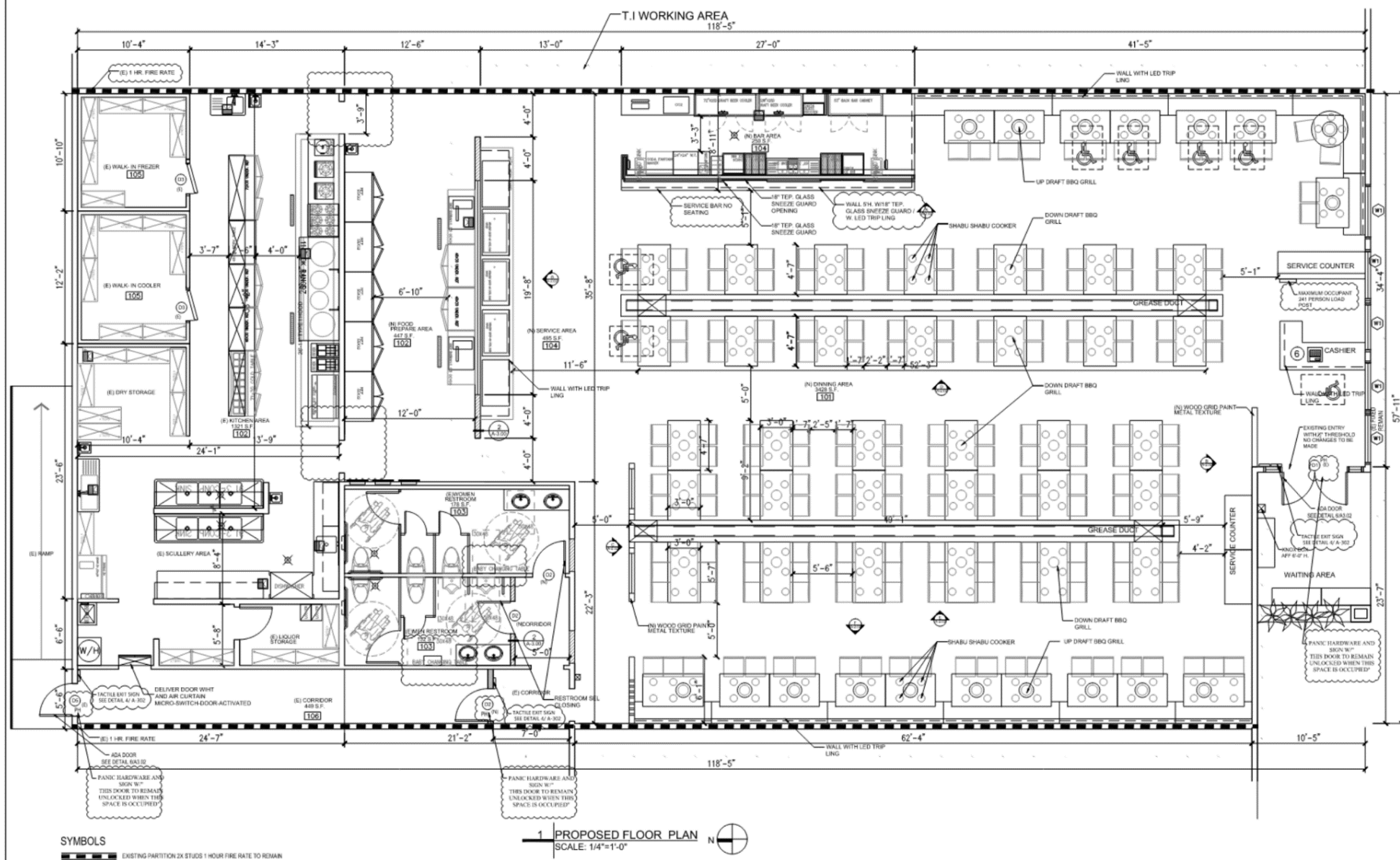


Attachment 1: Vicinity Map  
Attachment 2: Plans





**CUP-285-2025**



DECISION NO. 1863-25

A DECISION OF THE ZONING ADMINISTRATOR OF THE CITY OF GARDEN GROVE APPROVING CONDITIONAL USE PERMIT NO. CUP-285-2025 AND REVOKING CONDITIONAL USE PERMIT NO. CUP-224-2022, FOR A PROPERTY AT 12761 HARBOR BOULEVARD, UNIT #I-1, ASSESSOR'S PARCEL NO. 231-421-05.

BE IT RESOLVED that the Zoning Administrator of the City of Garden Grove does hereby approve Conditional Use Permit No. CUP-285-2025 for property located on the northeast corner of Harbor Boulevard and Buaro Street, at 12761 Harbor Boulevard, Unit #I-1, Assessor's Parcel No. 231-421-05, and hereby determines that public convenience or necessity would be served by issuance of an Alcohol Beverage Control (ABC) Type "41" (On-Sale Wine & Beer - Eating Place) License at this location.

BE IT FURTHER RESOLVED in the matter of Conditional Use Permit No. CUP-285-2025, the Zoning Administrator of the City of Garden Grove does hereby report as follows:

1. The subject case was initiated by Oniku Brothers, LLC.
2. The applicant is requesting approval of a Conditional Use Permit to allow a restaurant, Oniku Shabu Shabu, to operate with an original State Alcoholic Beverage Control (ABC) Type "41" (On-Sale Wine & Beer - Eating Place) License. Upon approval and exercise of the subject request, the Conditional Use Permit previously governing the space, CUP-224-2022, would be revoked and replaced by Conditional Use Permit No. CUP-285-2025.
3. Pursuant to the California Environmental Quality Act ("CEQA"), the Zoning Administrator hereby determines that the proposed project is categorically exempt from the CEQA pursuant to Section 15301, Existing Facilities, of the CEQA Guidelines (14 Cal. Code Regs., Section §15301).
4. The subject property has a General Plan Land Use Designation of IW (International West Mixed Use), and is zoned Planned Unit Development No. PUD-121-98. Planned Unit Development No. PUD-121-98 was adopted for the subject location, but the PUD zoning was never fully exercised. Therefore, the zoning is implemented via the previous zoning of HCSP-DC (Harbor Corridor Specific Plan – District Commercial). The subject property is currently improved with a multi-tenant shopping center.
5. Existing land use, zoning, and General Plan designation of property within the vicinity of the subject property have been reviewed.
6. Report submitted by City Staff was reviewed.

7. Pursuant to a legal notice, a special public hearing was held on November 25, 2025, and all interested persons were given an opportunity to be heard.
8. The Zoning Administrator gave due and careful consideration to the matter during its special meeting of November 25, 2025, and

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

FACTS:

The subject site is developed with a multi-tenant commercial center located on the northeast corner of Harbor Boulevard and Buaro Street, at 12761 Harbor Boulevard, Unit #I-1. The site has a General Plan Land Use designation of IW (International West Mixed Use), and is zoned Planned Unit Development No. PUD-121-98. The subject PUD zoning was never fully exercised. Therefore, the zoning is implemented via the previous zoning of HCSP-DC (Harbor Corridor Specific Plan – District Commercial).

The subject shopping center is adjacent to Planned Unit Development Nos. PUD-121-98 and PUD-126-10 to the north. To the west, across Buaro Street, the shopping center is adjacent to R-1 (Single-Family Residential) zoned properties. Across Harbor Boulevard to the south, the center is adjacent to HCSP-DC (Harbor Corridor Specific Plan – District Commercial), HCSP-SDS (Harbor Corridor Specific Plan – Swing District South), and Planned Unit Development No. PUD-103-72 zoned properties. To the east, across Harbor Boulevard, the shopping center property is adjacent to HCSP-OP (Harbor Corridor Specific Plan – Office Professional), and R-1 zoned properties.

The specific tenant space under application is an approximately 7,200 square foot space fronting Garden Grove Boulevard, toward the northern end of the shopping center. In 2022, CUP-224-2022 was approved to allow the previous restaurant to operate with an original State Alcoholic Beverage Control (ABC) Type “41” (On-Sale Beer & Wine - Eating Place) License. The prior tenant failed to exercise the Conditional Use Permit resulting in its expiration. The applicant is now requesting approval of a Conditional Use Permit approval to operate with a new original State Alcoholic Beverage Control (ABC) Type “41” (On-Sale Beer & Wine - Eating Place) License. Garden Grove Municipal Code Section 9.18.020.030 requires a Conditional Use Permit for the addition of a new ABC License to a new restaurant.

Oniku Shabu Shabu’s hours of operation would be 5:00 p.m. to 11:00 p.m. on weekdays and 11:00 a.m. to 11:00 p.m. on weekends, which are consistent with the City’s standard hours of operation for ABC Type “41” licensed restaurants

The restaurant is located in a high-crime district, and in an area with an over-concentration of Alcoholic Beverage Control On-Sale Licenses. A summary of the district is as follows:

- The subject site is located in Crime Reporting District No. 144.
- The crime count for the District is 166.
- Average crime count per district in the City is 69.
- A District is considered high when it exceeds the Citywide average by 20%.
- The subject District has a crime count of 140% above the Citywide average; therefore, it is considered a high-crime area.
- The subject site is located in Alcoholic Beverage Control Census Report District No. 885.02.
- ABC Census Reporting District No. 885.02 allows for six (6) on-sale licenses within the District. Currently, there are fourteen (14) on-sale licenses in the District. The approval of this CUP will add a new ABC Type "41" (On-Sale, Beer and Wine, Public Eating Place) License. The approval of this Conditional Use Permit will increase the number of on-sale ABC Licenses in District 885.02 by one (1), and the total number of on-sale licenses in the District will be fifteen (15).

PUBLIC CONVENIENCE OR NECESSITY:

A finding for public convenience or necessity would have to be made in order to approve an establishment that is requesting a new original Alcoholic Beverage Control license that is located within a district with a high crime rate and/or in an area with an over-concentration of ABC licenses. California Business and Professions Code Section 23817.5 prohibits the ABC from issuing new alcoholic licenses in areas of over-concentration. Business and Professions Code Section 23958 states:

The department further shall deny an application for a license if issuance of that license would tend to create a law enforcement problem, or if issuance would result in or add to an undue concentration of licenses, except as provided in Section 23958.4.

Business and Professions Code Section 23958.4 provides the following exception:

(b) Notwithstanding Section 23958, the department may issue a license as follows:

(2) With respect to any other license, if the local governing body of the area in which the applicant premises are located, or its designated subordinate officer or body, determines within ninety (90) days of notification of a completed application that public convenience or necessity would be served by the issuance. The 90-day period shall commence upon receipt by the local

governing body of (A) notification by the department of an application for licensure, or (B) a completed application according to local requirements, if any, whichever is later.

Although the subject site is located in an area considered to be in a high-crime district and in an area with an over-concentration of on-sale ABC licenses, a finding for public convenience or necessity is warranted given the potential community benefit through the operation of the restaurant with an ABC Type "41" (On-Sale, Beer and Wine, Public Eating Place) License. The addition of the new ABC Type "41" License would provide and maintain an amenity that enhances the customer dining experience and maintains the intent of being a business serving the local community. The use will not adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area. Provided the Conditions of Approval are adhered to for the life of the project, the use will be harmonious with the persons who work and live in the area.

Furthermore, the establishment shall provide an assortment of foods normally offered in restaurants, and the kitchen shall be open and preparing food during all hours that the establishment is open. At all times the establishment is open, the sale of alcohol shall be incidental to the sale of food; and the quarterly gross sales of alcoholic beverages shall not exceed 35% of the total gross sale of food during the same period. Lastly, no live entertainment, (karaoke, one-man band, solo performer, live music, etc.) including amplified music, shall be permitted on the premises.

#### 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 IW (International West Mixed Use), and is zoned HCSP-DC (Harbor Corridor Specific Plan – District Commercial). The International West Mixed Use designation is intended to provide for a mix of uses, including resort, entertainment, retail, hotel, and some higher density residential that are appropriate for a major entertainment and tourism destination. Planned Unit Development No. PUD-121-98 was adopted for the subject location, but the PUD zoning was never fully exercised. Therefore, the zoning is implemented via the previous zoning of HCSP-DC (Harbor Corridor Specific Plan – District Commercial). The HCSP-DC zone is intended as an area of Citywide significance for the retail commercial sales of a selected variety of products and provision of consumer services. In particular, the subject proposal is consistent with the following General Plan Goals, Policies, and Implementation Measures:

*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 restaurant is located on Harbor Boulevard, in an area already developed with restaurant, retail, tourist, and other commercial services. The addition of alcohol sales to the restaurant would provide an additional amenity to the restaurant that enhances the customer dining experience and maintains the intent of being a business serving the local community.

*Goal LU-4 Uses compatible with one another.* The proposed use is a restaurant with the incidental service of alcohol. The location of the restaurant is in a previously developed commercial center, with a variety of uses. Directly adjacent to the subject use are retail, restaurant, and personal service uses. Restaurant uses are compatible with these uses, and other lighter, commercial uses. Furthermore, provided the conditions of approval are adhered to for the life of the project, the use would be compatible with other commercial uses.

*Goal LU-5 Economically viable, vital, and attractive commercial centers throughout the City that serve the needs of the community.* Restaurant uses, in a variety of different cuisines and services, can enhance the vitality of the City's commercial centers. The proposed Conditional Use Permit would allow for the service of alcohol at a restaurant, Oniku Shabu Shabu. The service of alcohol is intended to enhance the dining experience at the restaurant. This enhances the community, by providing another unique dining opportunity.

*Policy LU-6.2 Encourage a mix of retail and commercial services along the major corridors and in centers to meet the community's needs.* The subject request for a Conditional Use Permit allowing the service of alcohol at Oniku Shabu Shabu would add a diverse use to a major commercial corridor. The area surrounding the subject restaurant already features a wide variety of commercial uses. With the subject request, the proposed use would further enhance the variety of uses in the area. By providing a vast variety of commercial uses, the shopping center, and the Garden Grove Boulevard commercial corridor, can become more resilient to any future demands.

*Policy LU-9.2 Support and enhance the commercial centers at the intersection of Harbor Boulevard and Garden Grove Boulevard.* The subject shopping center is just north of the intersection of Garden Grove Boulevard and Harbor Boulevard. The success of the new restaurant would help enhance the center by filling a major tenant space that previously had an extended vacancy.

*Goal ED-2 The City must attract new businesses, while supporting and assisting those already located within Garden Grove.* The proposed Conditional Use Permit is intended to enhance the dining experience at a restaurant, Oniku Shabu Shabu. Should the Conditional Use Permit be approved, the City would be providing businesses all the resources they need 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 Conditional Use Permit. The intent of their review is to reduce the number of alcohol-related crimes, and promote the safe operation of the restaurant. No concerns were raised by the Police Department regarding the addition of an ABC License to the restaurant; they are supportive of the Conditional Use Permit request.

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 use would not adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area. The Conditions of Approval can minimize potential impacts to the adjoining area. Hours of operation would be limited to between 8:00 a.m. to 11:00 p.m. on weekdays and 8:00 a.m. to 12:30 a.m. on weekends. Limitations on the hours of alcohol sales can limit any negative impacts on the surrounding area.

The use would 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. By operating as a full-service restaurant, with ancillary beer and wine sales for on-site consumption only, the use would be compatible with the surrounding uses.

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 and modifications, is of adequate size to accommodate the proposed uses within the surrounding area. No modifications would be required to any of the existing site development features on site. This includes any buildings, yards, walls, fences, parking and loading facilities, and landscaping. The subject tenant space has been occupied by restaurant uses since 2005. The subject tenant space currently operates as a standard, full-service restaurant use, and is of adequate size to accommodate the proposed use within the surrounding area.

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

as required.

The subject site is located on the northeast corner of Harbor Boulevard and Buaro Street. The commercial center is adequately accessed by four (4) driveways along Harbor Boulevard, and two (2) driveways along Buaro Street. On-site circulation is adequate to serve all the uses in the commercial center. The site is also sufficiently served by the public service facilities required, such as public utilities: gas, electric, water, and sewer facilities. As a part of this request, no changes are proposed for the design and function of the subject restaurant, 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 REASONS SET FORTH IN THE STAFF REPORT

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

BE IT FURTHER RESOLVED that the Zoning Administrator does conclude:

1. The Conditional Use Permit does possess characteristics that would indicate justification of the request in accordance with Municipal Code Section 9.32.030 (Conditional Use Permits).
2. In order to fulfill the purpose and intent of the Municipal Code and thereby promote the health, safety, and general welfare, the following Conditions of Approval, attached as Exhibit "A", shall apply to Conditional Use Permit No. CUP-285-2025.

Dated: November 25, 2025

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DAVID DENT  
ZONING ADMINISTRATOR

## **EXHIBIT "A"**

### **Conditional Use Permit No. CUP-285-2025**

12761 Harbor Boulevard, #I-1

#### **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, Oniku Brothers OC, LLC., the current property owner, Lakeview Village Corporation, the future owner(s) and tenants(s) of the property, and each of their respective successors and assigns. The applicant and subsequent owner/operators of such business shall adhere to the conditions of approval for the life of the project, regardless of property ownership. Except for minor modifications authorized to be approved by the Community Development Director pursuant to Condition No. 4, any changes of the Conditions of Approval require approval by the appropriate City hearing body.
3. This Conditional Use Permit only authorizes the operation of a 7,200 square foot restaurant with an Alcoholic Beverage Control Type "41" (On-Sale Beer & Wine - Public Eating Place) License as identified on the floor plan attached to these Conditions of Approval. Approval of this Conditional Use Permit shall not be construed to mean any waiver of applicable and appropriate zoning and other regulations; and wherein not otherwise specified, all requirements of the City of Garden Grove Municipal Code shall apply. Modifications, which do not change the intent of the project, may be approved by the Community Development Director.
4. The approved plans are an integral part of the decision approving this Conditional Use Permit. Minor modifications to the approved site plan, floor plan, and/or these Conditions of Approval may be approved by the Community Development Director, in his or her discretion. Proposed modifications to the approved floor plan, site plan, or Conditions of Approval that would result in the intensification of the project or create impacts that

Conditional Use Permit No. CUP-285-2025

Conditions of Approval

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

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

**Police Department**

6. 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.
7. Hours of operation shall be permitted only between the hours of 8:00 a.m. to 11:00 p.m., Sunday through Thursday, and 8:00 a.m. to 12:30 a.m., Friday and Saturday. The hours of operation shall be applicable to the entire premises. 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.
8. There shall be no customers or patrons in or about the premises when the establishment is closed.
9. 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.
10. The sale of alcoholic beverages for consumption off the premises is prohibited. Consumption of alcoholic beverages shall not occur anywhere outside of the establishment at any time.
11. The sale or service of alcohol shall cease thirty (30) minutes prior to the required closing time.
12. 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.

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13. The applicant shall maintain a level of lighting in the establishment sufficient to ensure that individuals inside the restaurant 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 restaurant is prohibited.
14. No payment (entrance fee/cover charge) shall be charged to gain access to the business at any time.
15. No "B-girl" or "hostess" activity (as defined in Penal Code Section 303) shall occur within the establishment at any time.
16. 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.
17. No employee or agent shall solicit or accept any alcoholic or nonalcoholic beverage from any customer while in the business.
18. 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.
19. 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.
20. 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**

21. The establishment shall be operated as a "Bona Fide Public Eating Place" as defined by Alcoholic Beverage Control (ABC) License. The restaurant shall contain sufficient space and equipment to accommodate a full restaurant kitchen, and the kitchen shall be open and preparing food during all hours the

establishment is open. The establishment shall provide an assortment of foods normally offered in restaurants. The service of only appetizers, sandwiches and/or salads shall not be deemed in compliance with this requirement.

22. At all times when the establishment is open for business, the sale of alcoholic beverages shall be incidental to the sale of food. The quarterly gross sales of alcoholic beverages shall not exceed 35% of the quarterly gross sales of food.
23. Food service shall be provided during all hours the restaurant is open, and shall also be available at all times when alcoholic beverages are being served.
24. The applicant shall, upon request, provide the City of Garden Grove with an audited report of sales ratio of food to alcoholic beverages.
25. No outdoor storage or display shall be permitted outside of the building, including, but not limited to, storage and display of merchandise, cardboard, pallets, or boxes.
26. 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.
27. There shall be no live entertainment, dancing, karaoke, or disc jockey (DJ) entertainment permitted on the premises at any time. Amplified background music emitted from a jukebox or other amplified stereo system may be permitted to enhance the dining experience, but the sound emitted from the premises shall not be audible outside of the establishment.
28. There shall be no raised platform, stage or dance floor allowed on the premises at any time.
29. There shall be no amusement devices permitted on the premises at any time.
30. There shall be no uses or activities permitted of an adult-oriented nature as outlined in City Code Section 9.08.070.
31. There shall be no deliveries to or from the premises before 7:00 a.m. and after 10:00 p.m., seven days a week.

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32. All rear doors shall be kept closed at all times, except to permit employee ingress and egress, and in emergencies.
33. 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.
34. 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.
35. 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.
36. 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.
37. 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.
38. 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.
39. 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.

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40. 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.
41. There shall be no outdoor activities conducted on the premises without approval of a Special Event Permit or Community Event Permit.
42. Permits from the City of Garden Grove shall be obtained prior to displaying any temporary advertising (i.e., banners).
43. 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.
44. 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.
45. A copy of the decision and the conditions of approval for Conditional Use Permit No. CUP-285-2025 shall be kept on the premises at all times.
46. The permittee shall submit a signed letter acknowledging receipt of the decision approving Conditional Use Permit No. CUP-285-2025 and his/her agreement with all conditions of the approval.
47. 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.
48. 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.
49. 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

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Conditions of Approval

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-285-2025. 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.

50. In accordance with Garden Grove Municipal Code Sections 9.32.160, the rights granted pursuant to Conditional Use Permit No. CUP-285-2025 shall be valid for a period of two (2) years. Unless a time extension is granted pursuant to Section 9.32.030.D.9 of the Municipal Code, the rights conferred by Conditional Use Permit No. CUP-285-2025 shall become null and void if the subject development and construction necessary and incidental thereto is not commenced within two (2) years of the expiration of the appeal period, and thereafter diligently advanced until completion of the project. In the event construction of the project is commenced, but not diligently advanced until completion, the rights granted pursuant to Conditional Use Permit No. CUP-282-2025 shall expire if the building permits for the project expire.
51. 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.
52. 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.

**Orange County Fire Authority**

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

**Water Services**

54. Any new water service installations 2" and smaller, may be installed by the City of Garden Grove at owner's/developer's expense. Installation shall be scheduled upon payment of applicable fees, unless otherwise noted. Fire services and larger water services 3" and larger, shall be installed by developer/owner's contractor per City Standards.
55. Water meters shall be located within the City right-of-way or within dedicated waterline easement. Fire services and large water services 3" and larger, shall be installed by contractor with class A or C-34 license, per City water standards and inspected by approved Public Works inspection.
56. A Reduced Pressure Principle Device (RPPD) backflow prevention device shall be installed for meter protection. The landscape system shall also have RPPD device. Any carbonation dispensing equipment shall have a RPPD device. Installation shall be per City Standards and shall be tested by a certified backflow device tester immediately after installation. Cross connection inspector shall be notified for inspection after the installation is completed. Owner shall have RPPD device tested once a year thereafter by a certified backflow device tester and the test results to be submitted to Public Works, Water Services Division. Property owner must open a water account upon installation of RPPD device.
57. It shall be the responsibility of owner/developer to abandon any existing private water well(s) per Orange County Health Department requirements. Abandonment(s) shall be inspected by Orange County Health Department inspector after permits have been obtained.
58. A composite utility site plan shall be part of the water plan approval.
59. Any new or existing water valve located within new concrete driveway or sidewalk construction shall be reconstructed per City Standard B-753.
60. If required, fire service shall have above ground backflow device with a double check valve assembly. Device shall be tested immediately after installation and once a year thereafter by a certified backflow device tester

and the results to be submitted to Public Works, Water Services Division. Device shall be on private property and is the responsibility of the property owner. The above ground assembly shall be screened from public view as required by the Planning Services Division.

61. Food grinders (garbage disposal devices) are prohibited per Ordinance 6 of the Garden Grove Sanitary District Code of Regulations. Existing units are to be removed.
62. If needed, owner shall install new sewer lateral with clean out connecting to existing private sewer system on site. It is the responsibility of the owner to install appropriate size sewer lateral.
63. Contractor shall abandon any existing unused sewer lateral(s) on the property owner's side in accordance with California Plumbing Code.

# City Works

THE CITY OF  
GARDEN GROVE

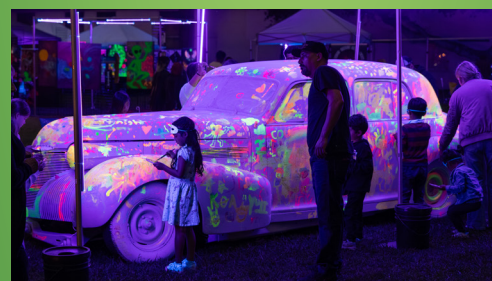
November -  
December 2025



THE SECOND ANNUAL  
FOODS OF GARDEN GROVE LIVE  
DREW OVER 4,500 ATTENDEES  
TO VILLAGE GREEN PARK!



The City event featured a day of international flavors, local favorites, and live music at the Garden Amp. For more information about Foods of Garden Grove, visit [ggcity.org/fogg](http://ggcity.org/fogg).



# Happy Holidays



GARDEN GROVE  
CITY HALL

In observance of the Christmas and New Year's Day holidays, Garden Grove City Hall will be closed from Thursday, December 25, 2025 through Thursday, January 1, 2026. Visit [ggcity.org](http://ggcity.org) for information on services available during the holidays.

## GARDEN GROVE HOLIDAY DRIVE

Donate to help nearly 1,000 community members celebrate the season with joy and hope.

[GGCITY.ORG/HOLIDAY-DRIVE](http://GGCITY.ORG/HOLIDAY-DRIVE)



## EXPLORE THE WINTER/SPRING 2026 PARKS & RECREATION GUIDE

Discover new classes, activities, and events for all ages this season!



[ggparksandrec.com](http://ggparksandrec.com)

## VEHICLE REBATE PROGRAM

Shop local. Drive happy.  
Get \$500 back, Garden Grove!

  
GARDEN GROVE  
[gg.city/vrp](http://gg.city/vrp)



## Keep the Holidays Bright & Food Waste Light!



This season, give the planet the gift of less waste.  
Make sustainable habits part of your holiday traditions!

### Some compost-approved holiday items:

-  Food scraps and leftovers  Turkey bones and trimmings 
-  Natural holiday greenery (tree trimmings, wreaths, etc.) 
-  No plastic, packaging, ribbons, or glitter  

For more information, visit [ggcity.org/organics](http://ggcity.org/organics).



**THE CITY OF GARDEN GROVE**

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[gg.city/connect](http://gg.city/connect)