

**2017  
ANNUAL PROGRESS REPORT  
ON THE STATUS OF  
THE GENERAL PLAN**



**GARDEN GROVE**

Prepared by the Garden Grove Community and Economic Development  
Department

**MAY 2018**

## **2017 Garden Grove Annual Report on the Status of the General Plan**

### **Introduction**

Every year, the City of Garden Grove reviews the previous year's residential development activity and programs that work toward providing housing throughout the City. The City prepares this report as a review of the activities undertaken to implement the General Plan. The report focuses on the calendar year of 2017. Projects approved, ordinances adopted, and programs implemented during this time, are included within the report.

The City continues its process of updating the General Plan, which was last updated in 1995. The Administrative Draft of the General Plan was approved for public review in 2008. More information about the General Plan Update is available at <https://www.ci.garden-grove.ca.us/commdev/planning/general-plan> or contact Erin Webb, General Plan Project Manager, at 714-741-5313.

The City is required by the State to prepare an Annual Progress Report on the status of the General Plan and Housing Element that indicates the progress in the implementation and status of its programs and objectives.

The Annual Progress Report on the Housing Element includes; an Annual Building Activity Report Summary; Rehabilitation, Preservation and Acquisition Activity; Regional Housing Needs Allocation Progress; and Housing Element Program Implementation Status updates. Using the Neighborhood Improvement and Conservation Commission (NICC) as an avenue, the City must provide opportunities for public discussion and input on housing issues and housing element implementation.

The programs and objectives in the 2014-2021 Housing Element Plan aim to make adequate provision for the housing needs of all economic segments of the community. The programs outlined in the plan have been implemented in an effort to conserve and improve the conditions of the existing affordable housing stock, assist in the development of housing for low- and moderate-income households, identify adequate sites to encourage the development of a variety of types of housing for all income levels, address and, where appropriate and legally possible, remove government constraints to the maintenance, improvement, and development of housing, and promote equal opportunities for all persons.

In addition, the City has prepared a Development Project Update List, which is available on the Planning Division's webpage at <https://www.ci.garden-grove.ca.us/commdev/planning/development-projects-update-list>. The report is updated every quarter and includes all residential, commercial, and industrial projects that move through the Community and Economic Development Department.

**City of Garden Grove**  
**2017 Annual Report on the Status of the General Plan**

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## A G E N D A

### GARDEN GROVE PLANNING COMMISSION

#### REGULAR MEETING

MAY 3, 2018

COMMUNITY MEETING CENTER  
11300 STANFORD AVENUE

#### REGULAR SESSION – 7:00 P.M. – COUNCIL CHAMBER

ROLL CALL: CHAIR BRIETIGAM, VICE CHAIR TRUONG  
COMMISSIONERS KANZLER, LAZENBY, LEHMAN, NGUYEN,  
SALAZAR

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 Oral Communications at the beginning of the meeting. Each speaker shall fill out a card stating name and address, to be presented to the Recording Secretary, and shall be limited to five (5) minutes. Members of the public wishing to address public hearing items shall do so at the time of the public hearing.

Any person requiring auxiliary aids and services due to a disability should contact the City Clerk's office at (714) 741-5035 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 all or a majority of the Planning Commissioners 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 City Community Meeting Center Council Chamber 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 Planning Commission may take legislative action it deems appropriate with respect to the item and is not limited to the recommended action indicated in staff reports or the agenda.

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

- A. ORAL COMMUNICATIONS - PUBLIC
- B. APPROVAL OF MINUTES: April 19, 2018
- C. CONTINUED PUBLIC HEARING(S) (Authorization for the Chair to execute Resolution shall be included in the motion.)

#### C.1. CONDITIONAL USE PERMIT NO. CUP-127-2018

APPLICANT: VERIZON WIRELESS

LOCATION: TWENTY-FIVE (25) CITY-WIDE STREET LIGHTS IN  
PUBLIC RIGHT-OF-WAY OWNED BY SOUTHERN  
CALIFORNIA EDISON

REQUEST: Conditional Use Permit approval to allow the citywide installation of twenty-five (25) small wireless telecommunication facilities disguised as street lights along with a meter pedestal to be installed below finish grade or within the new street light. Each of the existing street lights, owned by Southern California Edison in the public right-of-way, will be removed and replaced with the new street light wireless telecommunication facility. This project is exempt pursuant to CEQA Section 15301 - Existing Facilities.

STAFF RECOMMENDATION: Approval of Conditional Use Permit No. CUP-127-2018, subject to the recommended Conditions of Approval.

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

D.1. SITE PLAN NO. SP-052-2018  
TENTATIVE PARCEL MAP NO. PM-2017-141

APPLICANT: ROSELL SURVEYING & MAPPING, INC.

LOCATION: NORTHWEST CORNER OF IMPERIAL AVENUE AND GILBERT STREET AT 9241 IMPERIAL AVENUE

REQUEST: Site Plan and Tentative Parcel Map approval to subdivide an existing 18,470 square foot lot, improved with a single-family home, into two (2) parcels. Lot 1 will have a lot size of 9,387 square feet, and Lot 2 will have a lot size of 9,035 square feet. The existing single-family home will be demolished to accommodate the proposed subdivision, and a new, two-story, single-family home will be constructed on each lot. Also, a minor land deviation to exceed the required number of bathrooms and allow an additional half-bath on Lot 1. The site is in the R-1 (Single-Family Residential) zone. This project is exempt pursuant to CEQA Sections 15315 - Minor Land Division and 15303 - New Construction or Conversion of Small Structures.

STAFF RECOMMENDATION: Approval of Site Plan No. SP-052-2018 and Tentative Parcel Map No. PM-2017-141, subject to the recommended Conditions of Approval.

E. ITEM(S) FOR CONSIDERATION

E.1. ACKNOWLEDGEMENT OF THE 2017 ANNUAL PROGRESS REPORT  
ON THE STATUS OF THE GENERAL PLAN AND HOUSING  
ELEMENT

F. MATTERS FROM COMMISSIONERS

G. MATTERS FROM STAFF

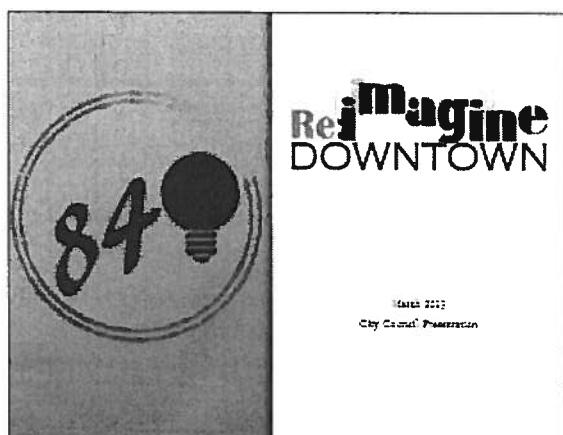
H. ADJOURNMENT

## **Measures Associated with the Implementation of the General Plan**

### **LAND USE ELEMENT**

The Land Use Element is often seen as the framework element for the General Plan as it sets forth the patterns of development activity and land use that will support and enhance the character of the City. It will serve as a guide for both public officials and private citizens in its description of the type, intensity, and general distribution of uses of land for housing, business, industry, open space and public uses.

Garden Grove is a fully built out urbanized city. Some of the land is undergoing a transformation from uses established 40 to 50 years ago into new uses that reflect life today and the changing needs of people within the City. Growth is seen as a positive economic tool and enhanced shopping, dining, and entertainment options would improve the quality of life. The City also has a strong community value to preserve the "hometown feel" and the core residential character of the community. This value supports the City's effort to bring together the community to identify a sense of place and ownership, referred to as "Placemaking".



**What makes a great downtown?**

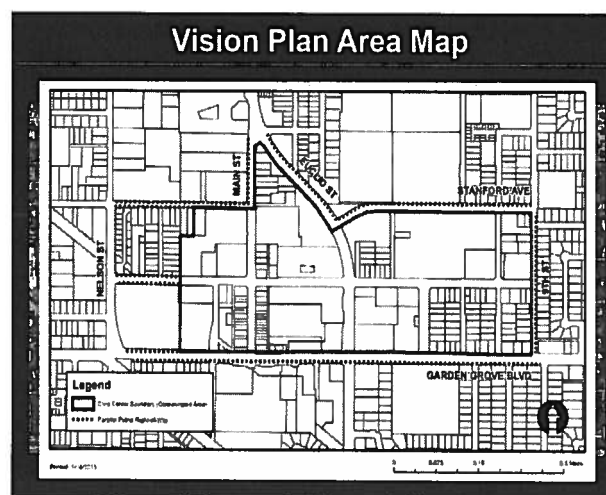
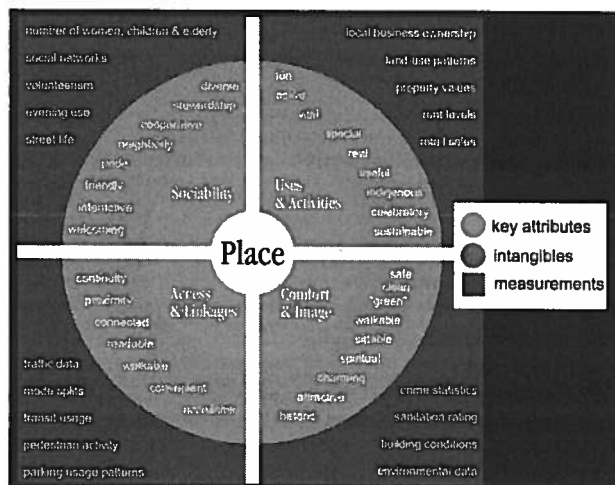
- 1. A variety of **Gathering Places** – active, restful, civic, commercial, cultural, social
- 2. A **Strong Identity** – the focal point
- 3. **Interesting things to do and see** – fun
- 4. **Pedestrian-Friendly** – places to walk
- 5. **Open Space** – beautiful green areas

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**the "living room" of Garden Grove**

Garden Grove exemplifies the purposeful and inclusive nature of "placemaking" as a way for us to celebrate our rich heritage, and craft a rewarding future for the City. One method to implement the community's ideas for "placemaking" and creating a vision plan for the future is the formulation of an on-going Downtown project called the RE:Imagine Campaign. Ideas that came from this campaign include a Public Online Forum, called MindMixer, which was created to encourage people to share thoughts, ideas, photos, and visuals of how they would like their City to be, and what they would like to see and experience in the future.

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Ideas that came out of the on-line forum included public art, market halls, a bike and pedestrian master plan, new bike lanes, a car-free “Open Streets” or “Complete Streets” event, food trucks, music festivals, theater performances, a community garden, “parklets”, an art walk, public gathering spaces, park furniture, and at the top of the list were many requests for a parking management plan, new parking garages with retail store fronts, and shared parking to maximize the use of the many open surface lots in the Civic Center Area.

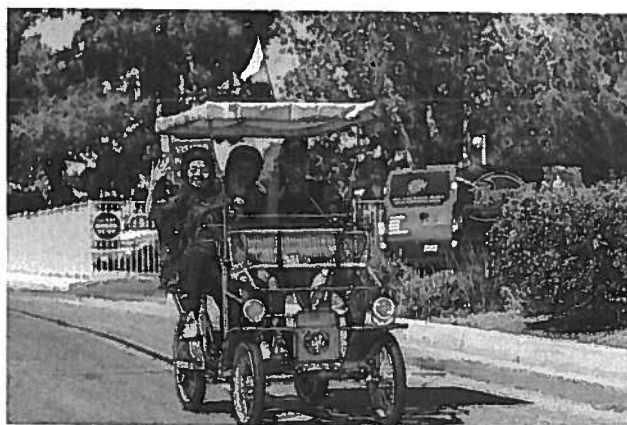
**Goal LU-10:** Restoration of the Civic Center as the heart of the City.

**Policy LU-10.3:** Redevelop, consolidate and rezone properties within the Civic Center area to accommodate the *mix of uses* allowed in this focus area.

**LU-IMP-10B:** Continue to encourage the use of the Civic Center’s facilities for public and private community and social events.

**LU-IMP-10C:** Continue to support cultural activities conducted near the Civic Center, such as *theater productions* and experiment with offering new *citywide celebrations* to be held in this area.

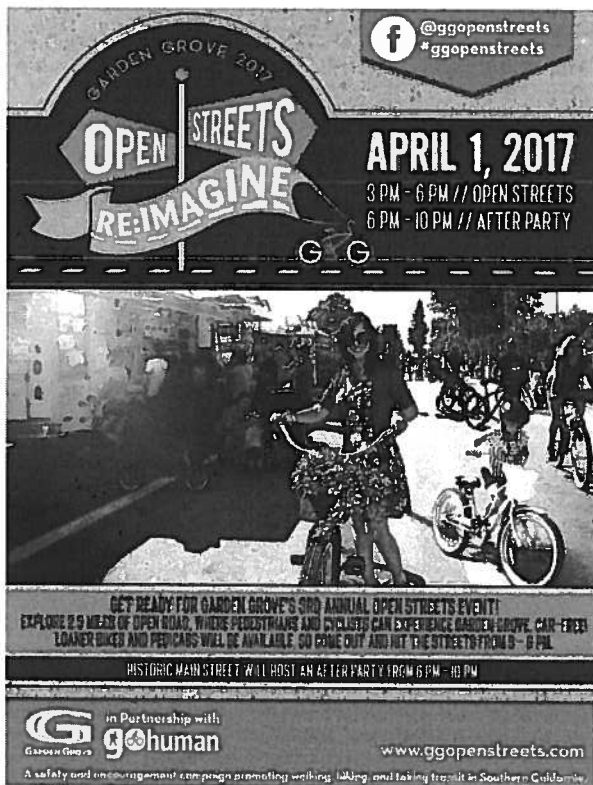
### **3<sup>rd</sup> Annual Open Streets Event April 2017**



On Saturday, April 1, 2017, a 2.5-mile route was closed to cars and open to all forms of non-motorized transportation. The Open Streets route spanned from Garden Grove Boulevard at West Street, to Acacia Parkway and Historic Main Street. A relaxing, fully marked, shared bike route, and neighborhood greenway, allowed bicyclists to connect from West Street to 9th Street by way of College Avenue, Dorada Avenue, and Morgan Lane.



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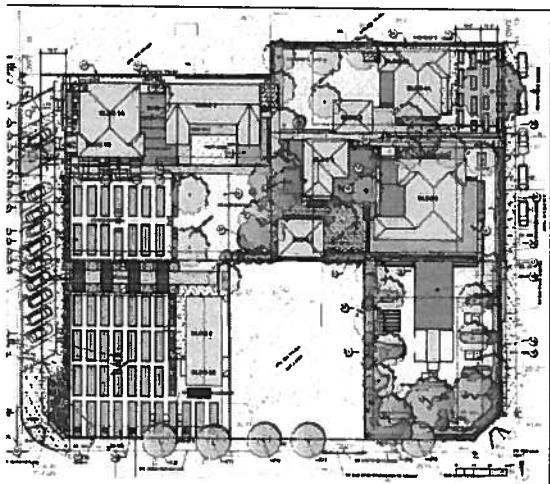


Event pop-up projects, co-sponsored by Go Human, provided a sneak peek into long-term active transportation improvements, highlighting concepts from the City's Active Streets Plan (Bicycle and Pedestrian Master Plan), as well as projects already planned for construction. Projects, such as the new buffered bike lanes on West Street, funded by a grant from OCTA, will be completed by June 2019.



### **Cottage Industries Project**

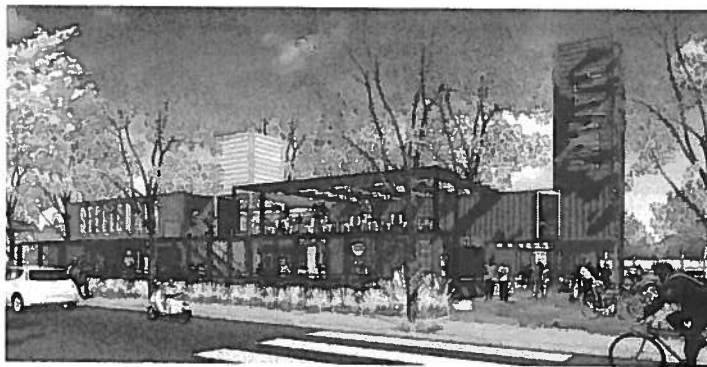
In an effort to continue to maintain the community's identity, create a sense of place while preserving historic residential structures through adaptive re-use, as well as, combining complementary uses, a new project called the Cottage Industries was proposed. The vision of this project is to use the existing residential cottages as commercial businesses and invigorate outdoor activities. The City has amended the Zoning (CC-1 Mixed Use) to allow this development located in the neighborhoods south of Acacia Parkway, north of Garden Grove Boulevard, west of Ninth Street, and east of Civic Center Boulevard. Phase one of this project is scheduled for Planning Commission in March 2018 and the City hopes that this project will encourage Adaptive Reuse and Preservation.



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**SteelCraft Project**

In November 2017, the Planning Commission approved a request for Site Plan approval to develop a food-focused multi-tenant project, known as SteelCraft, which included a proposal to construct a new 9,532 square foot two-story building, consisting primarily of recycled and re-purposed metal shipping containers, along with other associated site improvements. The project will be located in the Civic Center core area, adjacent to the Community Center Park, the Garden Grove Fire and Police Departments, City Hall, and various office buildings. Groundbreaking for SteelCraft is scheduled for March 2018 and is expected to complete construction by September 2018.



Some of the future tenants include Beachwood Brewery, Dark Horse Coffee Roasters, Renegade Taco, The Chick 'N Shack, The Nest, Urban Pie, Honey & Butter, Cauldron Ice Cream, amongst other local artisans. The project reinforces the City's commitment to the Re:Imagine campaigns and aims to bridge the gap between Main Street and the future Cottage Industries project.

**Amendment to CC-3 Zone to allow communal dining**

In continuing to bring the community to identify a sense of place, expand areas that allow for mixed use development, as encouraged by the General Plan 2030, the City has amended the Civic Center zoning districts to allow the consumption of alcohol in communal dining areas and to allow entertainment in these types of projects as well.



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The General Plan Land Use Element expressly recognizes that, by combining complimentary uses, mixed use projects bring energy and vitality to areas during both daytime and after-work hours, and that mixed use areas offer the opportunity for symbiotic developments that benefit both residents and the businesses operating within them. The amendment encourages projects that combine complimentary uses, such as the SteelCraft project. The amendment was approved by City Council in November 2017.

### **Downtown Parking Management Strategic Plan**

On May 9, 2017, the City selected a consulting firm, Fehr & Peers, to begin an in-depth review of parking in the downtown area and the firm will prepare a Downtown Parking Management Strategic Plan. The firm was hired to: analyze current/future parking supply and demand, evaluate the potential consolidation of surface lots, and provide information and recommendations to the City Council, existing and future business owners, and community stakeholders.

The firm collected parking counts of the downtown area on Tuesday, June 13<sup>th</sup>, and Friday, June 16<sup>th</sup>, 2017. The study also focused in the civic center area and consisted of: summary of existing land uses, breakdown by building square footages, percentage of occupancy/vacancy of the existing land uses, proposed General Plan built out, previous parking studies conducted, development standards for Mixed-Use zoning, current parking requirements, and future project information that should be included in the future demand.



The following step in the process was the launch of a Downtown Garden Grove On-Line Parking Survey, which was circulated in November 2017. The survey results will assist in determining parking preferences for the various users of parking in the Civic Center area, by providing input from downtown business owners, Civic Center employees, residents, and other visitors in the study area. In addition, staff formed an Advisory Committee, which continues to meet to assess current and future parking conditions, evaluate parking strategies, and funding recommendations. In future meetings, the Advisory Committee will discuss the results of the On-Line Parking Survey.

## **COMMUNITY DESIGN ELEMENT**

The Community Design Element represents the identity and a visual image of the community that is held in the minds of residents and visitors. These images include the City's physical form, districts and gathering areas, landmarks, street corridors, buildings, signs, and other similar physical features.

This element aims to recognize and enhance design opportunities throughout the City that will improve the livability of the community through physical design considerations in public areas. It is intended to build upon existing unique community characteristics and enhance efforts to differentiate Garden Grove as a unique place to live, work, play and visit.

**Policy CD-4.5:** Encourage new public and private parking facilities to meet aesthetic and functional standards beneficial to the urban environment.

**Policy CD-7.3:** Promote linkages between separate districts through bike trails, pedestrian paths, common medians or parkway landscaping in connecting streets, and other physical improvements as necessary.

**Goal CD-8:** Lively and attractive activity nodes or gathering places, with a combination of quality seating, shade, fountains, and other pedestrian amenities enhance the experience for people to gather.

**Policy CD-8.3:** Provide ample and comfortable sitting areas, preferably moveable seating, in shaded plazas, courtyards, and arcades.

### **Giant Adirondack chairs added to the Civic Center Park April 2017**

Inspired by Melodee Hoorcheke, a resident of Garden Grove and breast cancer survivor, who built a giant Adirondack chair in her front yard to commemorate her success in overcoming cancer, and with the help of the United Brotherhood of Carpenters, Garden Grove built two giant Adirondack chairs at the Civic Center Park. The chairs were built just in time for Open Streets 3 and have provided art and a place for gathering in the heart of the Downtown.



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**ECONOMIC DEVELOPMENT ELEMENT**

Economic development is a critical component of any successful community. Two important factors include: 1. The City must enhance its revenues to have the financial resources to increase the prosperity of their residents through the delivery of quality police, fire, housing, recreation, transportation, and other services. 2. The City can indirectly enhance the prosperity by understanding economic needs and taking actions to increase the City's competitiveness.

Local governments can promote economic development by establishing a favorable environment for business attraction and retention, expansion, private investment, economic diversification, entrepreneurship, housing, and job creation. Garden Grove's current economic condition makes the City well positioned to enhance its economic vitality through a number of key opportunities, including the following described below.

**Policy ED-2.3:** Explore the feasibility of establishing an International Cultural and Commerce Center, which would provide for the exchange of products, ideas, and commerce on an international scale.

**ED-IMP-2F:** Continue to coordinate with the Chambers of Commerce, Orange County economic development groups, and other business associations to attract, retain, and expand businesses.

**Goal ED-2:** The City must attract new businesses while supporting and assisting those already located within Garden Grove.

**ED-IMP-2D:** Annual review and enhance the City's Business Attraction, Retention, and Expansion Program.

**Policy ED-3.4:** Continue to encourage bringing big box retailers into the community.

**ED-IMP-3B:** Focus on upgrading dilapidated centers in order to encourage new or expanding businesses to relocate in these areas.

**Small Business Assistance Loan Program (SBA)**

Economic Development has been identified by the City Council as one of the top priority objectives in the City's Strategic Plan. An important goal for this element is commercial rehabilitation. In an effort to promote community investment the Department has looked into developing a Small Business Assistance Loan program (SBA). The program offers low interest loans of up to \$25,000 to small businesses as either working capital or for minor rehab. The City also has a similar program using CDBG funds, however, the CDBG program only focuses on businesses within the CDBG program areas.

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**Small Business Development Center (SBDC) Workshop Series**

The City is also offering a series of workshops by Small Business Development Center (SBDC) Orange County. These workshops provide small businesses with the necessary information and tools to succeed. In addition, the Department updated a new Business Portal section of the City Website that offers helpful resources and information businesses need to thrive and prosper. Workshops scheduled for 2017 were:

- February 2, 2017 – Small Business Jump Start
- February 16, 2017 – The Art and Science of Creating a Successful Business Plan
- May 3, 2017 – Basic Sales and Use tax
- June 21, 2017 – Export Essentials for Business
- August 30, 2017 – Legal Do's and Don'ts of Business
- September 13, 2017 – Small Business Jump Start
- September 27, 2017 - The Art and Science of Creating a Successful Business Plan

**GO-Biz Workshops**

The City partnered with the Governor's Office of Business and Economic Development to offer a workshop designed to help businesses apply for the California Competes Tax Credit, which offers \$230.4 million in tax credits in FY 17-18. The California Competes Tax Credit is an income tax credit available to businesses that want to come to California or stay and grow in California.

**International Trade**

The City has developed an International Trade initiative to support the City's large industrial businesses in export. In an effort to be better versed on foreign investment and better assist local businesses, the City hosted a Trade Connect Introductory Workshop in partnership with the Port of Los Angeles on April 5, 2017. Additionally, the City sponsored Orange County World Trade Week and Breakfast and Forum on May 18, 2017.

**Multi-Chamber Collaboration**

The City has been in collaboration with the Garden Grove Chamber, Orange County Vietnamese Chamber, Orange County Korean Chamber and Orange County Hispanic Chamber to build more established relationships, and work in partnership, to better assist all businesses across the City. The City has participated in events together and continues to collaborate with all chambers and be more inclusive.

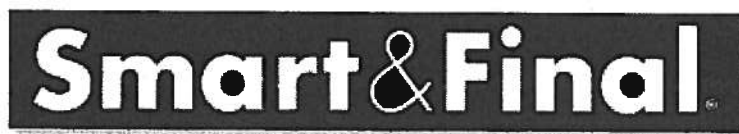
- June 29, 2017 - Korean Business District Open House

**Business Ribbon Cutting/Grand Opening Ceremonies**

- January 5, 2017 - Design A Smile

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- February 9, 2017 - Van Nguyen Gordon Insurance & Financial Services
- February 16, 2017 - Learn 4 Life
- March 28, 2017 - Healthy Smiles (for Expansion and Tele dentistry program)
- June 2, 2017 - Brusters Garden Grove
- June 13, 2017 - Smart & Final
- June 7, 2017 - Morningside Recovery
- July 13, 2017 - Orangefield Child Development Center
- August 22, 2017 - Starbucks
- September 6, 2017 - All About the Bride/E Patisserie Café
- September 20, 2017 - Ace High Casino Rentals (Also a Mixer)
- December 7, 2017 - Kumon Math & Reading Center of Garden Grove-West
- December 14, 2017 - HomeTown Buffet (renovation)



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### **SCORE**

SCORE is comprised of over 100 volunteer mentors who leverage their expertise to help start and grow small businesses. The City has partnered with SCORE to hold office hours at City Hall every 1<sup>st</sup> and 3<sup>rd</sup> Thursday of the month (by appointment only) to assist start-up and small businesses. The City also partners with SCORE to offer workshops in the City's Community Meeting center with instructor-led training. The following workshops were offered:

- January 24, 2017 - Basics of Accounting - The Language of Business
- March 28, 2017 - Branding & Website Strategy for your Organization
- November 28, 2017 - An EZ Trip Through Your Financial Statements

### **Broker Network**

The Economic Development division partners with commercial real estate firms to host Broker Network Luncheons. The City team visits commercial real estate firms and hosts luncheons while updating the brokers on Garden Grove projects along with sharing the vision of the City. Brokers are on the frontline of real estate transactions and partnering with them assist the Economic Development team on the businesses that are leaving the City, entering the City and looking at expanding in the City. The luncheons hosted included the following:

- Ashwill & Associates - March 15, 2017
- Newmark Night Frank - May 9, 2017
- CBRE Newport Beach - May 16, 2017

### **Strategic Plan**

The Economic Development Division has retained the services of Kimley-Horn to update the Economic Development Strategic Plan. The 3-Year Plan will map out the

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priorities and goals of the division. The Economic Development Strategic Plan ("EDSP") is a baseline assessment of existing conditions that drive economic investment and outlines strategic recommendations to address the community's economic issues and opportunities. Through implementation of the 2014 Economic Development Strategic Plan, the City of Garden Grove has achieved a tremendous track record of success with its economic base in the areas of hospitality and tourism, Re:Imagine Downtown Initiative, and job creation efforts in the industrial/manufacturing sectors. Going forward, the purpose of the EDSP is to serve as a guide to sustain ongoing efforts for economic development activities and policies.

### **Conferences**

Economic Development staff attended ICSC's 2017 RECon Convention. The City exhibited in the Cities of the World Pavilion. Founded in 1957, ICSC is the premier global trade association of the shopping center industry. Its more than 70,000 members in over 100 countries include shopping center owners, developers, managers, marketing specialists, investors, retailers and brokers, as well as academics and public officials. As the global industry trade association, ICSC links with more than 25 national and regional shopping center councils throughout the world.

### **Westley Village (Jamboree Affordable Housing Project)**

Wesley Village is a creative transformation of excess church property into a vibrant multigenerational affordable housing project. This collaborative partnership began in August 2014 with the City of Garden Grove, Jamboree Housing Corporation and the Garden Grove United Methodist Church. Comprised of 2.2 acres, Wesley Village has been developed into a 47-unit affordable housing community for 31 working families and 16 senior households to create a true multigenerational community asset. Opened in August 2017, Wesley Village showcases the success of an in-fill mixed use adaptive reuse project into a unique multi-use urban campus of quality affordable housing with educational, social and health services.

The project scope incorporates the addition of two, three-story residential buildings and approximately 10,000 square feet of combined active open space designed within a podium deck courtyard atop the family building and the roof top of the senior building. Additional amenities enjoyed by the residents include: a barbecue/dining area, tot lot, outdoor fitness area, and well-landscaped community spaces for outdoor recreation, and a low-impact active trail linking the two residential buildings. A third building accommodates an Orange County Head Start Learning Center. The community recreation center houses the management offices, a health clinic, computer center, library, and multipurpose rooms accessible to local community service providers.

The multigenerational aspects of Wesley Village was designed to provide quality, affordable housing for families and seniors, and serves to expand critically needed community services coordinated throughout this 47-unit development.



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**Sycamore Court (Mariman & Company Housing Project)**

Mariman & Company is an affordable housing developer who purchased a 78-unit apartment complex located at 10632 Bolsa Avenue in Garden Grove. The complex (formally Garden Grove Manor) has been transformed into Sycamore Court through a \$22 million acquisition/rehabilitation project. The rehabilitation was budgeted at over \$40,000 per door and included new floors, counter tops, cabinets, fixtures, and appliances, as well as a complete renovation of the landscape and exterior façade. The City infused \$1.2 million in HOME funds into the project, which allowed the City to fulfill its HOME funds disbursement deadline. Rehabilitation was completed in January 2018 and all units are occupied by income-eligible households.

**Euclid/Katella Business Center (Red Mountain Group)**

The Red Mountain Group (RMG) purchased and is renovating a 90,000 square-foot retail space, which will be divided into 5 to 7 separate businesses including Gold's Gym, Smart & Final "Extra", and Octapharma. In addition to the commercial space, RMG is completely renovating the parking lot to include new asphalt, parking stalls, and landscaping. Smart and Final held their groundbreaking on June 13, 2017 and the remaining businesses are anticipated to open by end of summer 2017.

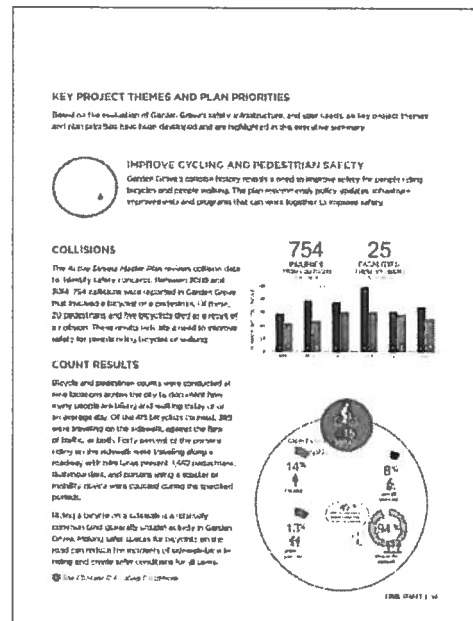
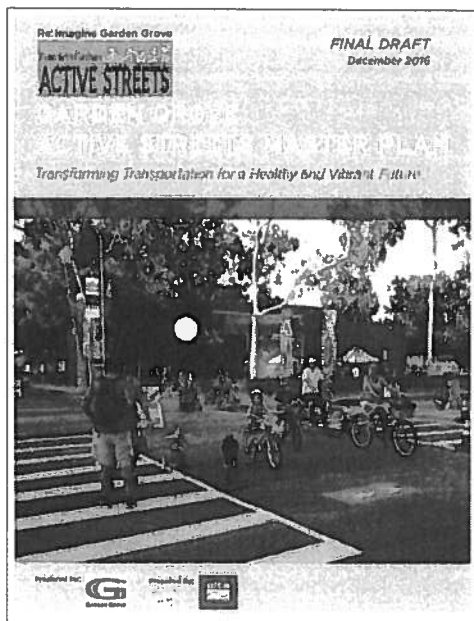


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## CIRCULATION ELEMENT

The Circulation Element represents the City's overall transportation plan. The transportation plan consists not only of the physical transportation system itself, such as streets, highways, *bicycle routes and sidewalks*, but also various modes of transportation, such as cars, buses, trucks, rail, bicycles, ridesharing and walking.

Land Use and circulation must be closely tied to ensure that citizens are able to move in and around the City to locations where they live, work, shop, and spend leisure hours.



**Goal CIR-4:** A reduction in vehicle miles traveled in order to create a more efficient urban form.

**Policy CIR-4.1:** Strive to achieve a balance of land uses whereby residential, commercial, and public land uses are proportionally balanced.

**CIR-IMP-4A:** Encourage the development of mixed-use projects as a means of reducing peak commute period traffic.

**Goal CIR-5:** Increased awareness and use of alternative forms of transportation generated in, and traveling through, the City.

**Goal CIR-6:** A safe, appealing, and comprehensive *bicycle network* provides additional recreational opportunities for Garden Grove residents and employees.

**Policy CIR-6.4:** Continue to pursue and monitor funding sources for bikeway facilities.

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**Bike and Pedestrian Master Plan (BPMP) Active Streets**

In 2015, Alta Planning & Design was chosen by the City to develop a Bike and Pedestrian Master Plan (BPMP) along with their sub consultants: Iteris Engineering, to cover the engineering portion, and Community Arts Resources (CARS) to conduct a community event such as Open Streets 2015. Programming for the Open Streets 2015 event was influenced by the Goals and Policies in the General Plan that support the awareness of bike safety and bike education, as well as implementing some of the ideas from the Re:Imagine community forum short term goals to explore new ways to enjoy biking and walking in the civic center while combining it with a street fair, food, music, art, and adding a night time component.

The first draft of the Bike and Pedestrian Master Plan (BPMP) was available to the public for viewing in June 2016. The City celebrated their 60<sup>th</sup> Anniversary for the City and Alta had another interactive booth to gather public input on the draft including interactive maps. Comments were incorporated and a second draft was available for comment during Open Streets 3, which occurred in April 2017. An RFP was released in April 2017 for the environmental review of the BPMP and a consultant, Blodgett Baylosis Environmental Planning, has been selected. The environmental document is currently being reviewed by City Staff as is expected to be approved by June 2018.

**SCAG Campaign Tactical Urbanism Program (Go Human Initiative)**

The City was awarded a Planning Grant for the Pop-Up Garden Grove project which includes temporary pop-up installations to promote the Bike and Pedestrian Master Plan and the Downtown Parking Study. This includes street improvements such as vinyl striping of crosswalks and creating temporary traffic circles in busy intersections bringing “live” examples of potential improvements. (Examples were exhibited during Open Streets 2015). The pop up examples help the community to understand the benefits staged around the Downtown and show a “cycle track” on the street and traffic calming measures. The City was selected 1 out of 5 “eligible

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projects” located in the Orange County Region to be awarded \$65,000 in assistance for a pop up event. The new name for the initiative was changed to “Go Human” and the City decided to combine it with the Open Streets 3 Event in 2017. The Open Streets committee decided to display the temporary bike lanes that run north on West Street as a part of the overall Open Streets route for the event.



GG Open  
Streets  
@ggopenstreets



### **OC Streetcar Project**

Finding better ways to commute enhances the quality-of-life for our labor base and the residents. This idea has led the City to create economic collaboration with the City of Santa Ana. Garden Grove and Santa Ana have developed a project called the OC Streetcar to complement Orange County’s Metrolink service. After getting off the train in Garden Grove or Santa Ana, passengers need a way to get to their final destination and this project will connect key employment, population, and activity centers from Santa Ana with those in Garden Grove. This project is underway and the design and engineering phase is now complete. The project is expected to be completed and begin operations in 2020.

The OC Streetcar Project will help the area around Westminster Avenue and Harbor Boulevard grow where the new transit center is planned. This is a great opportunity for the City to develop that area for low and



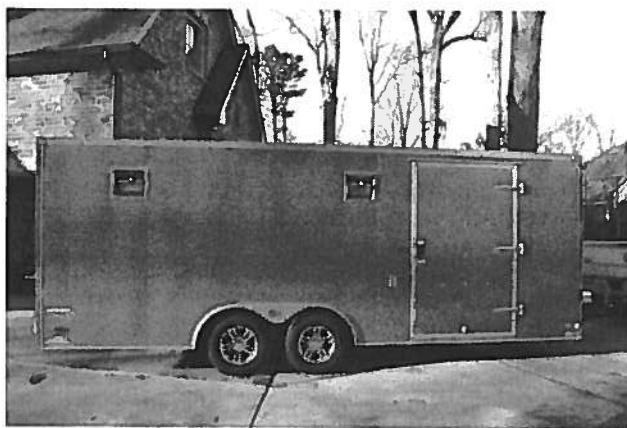
moderate housing, as well as businesses that will support transit-oriented development. A potential stop is being proposed at the Willowick Golf Course site, which is owned by Garden Grove, but located in the City of Santa Ana. Currently, the site is being considered for redevelopment by both cities.

### **Bike Trailer Program**

The Community and Economic Development Department is working together with the Police Department on a Bike Trailer Program. The Police Department will implement mobile workshops to show participants how to repair and refurbish donated bikes. The mobile workshops will occur at schools and low-income

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neighborhoods near the new pedestrian and bicycle trail extension along the PE Right-of-Way from Downtown between Stanford and Nelson to Brookhurst Street. The program will utilize a box trailer to transport all of the equipment and materials needed to conduct the workshops. The trailer will be wrapped in colorful high-quality vinyl designed to make the trailer look like a chain-locked 'safe' (playing on the program's BikeSafe name). The purpose of the vinyl wrapping is mobile advertising and to raise awareness of the BikeSafe program. We hope to generate interest and excitement among children to find out what is within the 'safe'. The Police Department already owns a Ford F250 pickup truck for use in hauling the trailer and will be implementing the program in 2018.



### **Regional Active Transportation Forum (Alliance For a Healthy Orange County)**



In September 2017, the Alliance for a Healthy Orange County (AHOC) held the Regional Active Transportation Forum hosted by the City of Santa Ana. This forum brought advocates, practitioners, and policy makers to chart the progress and future of Active Transportation in Orange County. Garden Grove's City Manager, Scott Stiles, participated in the forum. The theme of the forum was "Smarter, Sustainable and Connected Communities: Moving Orange County Forward with ONE Voice." The forum featured one full day of inspiring sessions, networking with interactive learning, and a walking tour through the Delhi neighborhood in the City of Santa Ana. This year's keynote speaker was Strong Towns Founder and

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President, Charles "Chuck" Marohn. Strong Towns is an organization that challenges Americans to rethink how cities are built. Charles Marohn is a Professional Engineer (PE) licensed in the State of Minnesota and a member of the American Institute of Certified Planners (AICP). During the walking tour, led by Charles Marohn, discussed topics such as housing, transportation, and the importance of multi-level collaboration in helping solve the issues we face today.

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**PARKS, RECREATION, AND OPEN SPACE ELEMENT**

Parks provide places for people to connect and interact in a shared environment and recreation amenities foster a healthy and active community. The City takes pride in its services and understands that well-designed and maintained facilities, along with high quality programs offered by the Community Services Department, play an important role in creating a healthy community through diverse and innovative recreational programming.



**Goal PRK-3:** Well-maintained and improved recreational parkland and facilities, both indoor and outdoor, provide the community with increased facility usage, along with encouraging healthy lifestyles and a sense of community pride in Citywide facilities.

**PRK-IMP-3B:** Continue to utilize, and explore additional financing mechanisms for the operation and maintenance of existing facilities.

**PRK-IMP-7E:** Promote the Public Works program for the Safe Routes to Schools to qualify for funding.

**PRK-IMP-7G:** Encourage bicycle safety awareness classes at community centers or parks where facilities are currently located.

**PRK-IMP-8C:** Encourage and promote the use of the Gem Theater and the Festival Amphitheater.

**Parks, Recreation, and Facilities Master Plan**

The City initiated a Parks, Recreation and Facilities Master Plan to guide our strategic decisions in planning, maintaining, developing and rehabilitating Garden Grove parks and our recreation facilities. As the community's evolving needs and public demand are developed, funding and financing strategies will be simultaneously be developed to enable the City to implement the Master Plan's recommendations by the year 2031.

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**Garden Grove Dog Park Improvement Project**

Garden Grove Dog Park, located at 13601 Deodara Drive, in Garden Grove Park, reopened in November 2017. In early October 2017, Garden Grove Dog Park closed for improvements. Along with new fencing and signage, the park underwent complete turf renovation, the installation of new public benches, dog waste enclosures, and a drinking fountain for owners and pets.



Originally open in 2009, Garden Grove Dog Park offers canine owners a spacious and enclosed area for their pets to play off the leash and with other dogs. The park features separate play areas for large and small breeds. The improvements reinforce the goals of the General Plan 2030 by improving recreational parkland and facilities, to provide the community with increased usage.


**SCAG Sustainable Planning Grant (Safe Routes to School)**

The City applied for a planning grant through SCAG and was awarded: 2016 Sustainability Planning Grant Award for the Garden Grove Safe Routes to School: Phase 1 Plan, in the amount of \$160,000. The City partnered with the Garden Grove Unified School District (GGUSD) and selected six (6) primary target schools to be included in the Project Area. The selected schools include: Brookhurst Elementary, Cook Elementary, Hill Elementary, Murdy Elementary, Paine Elementary, and Jordan Intermediate. The OC Health Care Agency conducted a walkability audit and surveyed the students in addition to taking photos of the area. OC Health Care Agency has offered to provide training and guidance to the selected Consultant as well as participate in the proposed Safe Routes to School planning process to share their insight, observations, and recommendations.



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AJ Cook Elementary School and Donald S. Jordan Intermediate will be hosting a community event on Wednesday, January 24, 2018, as part of the City's first Safe Routes to School Plan. To highlight Phase 1 of the plan, both schools will be demonstrating future bicycle and pedestrian infrastructure improvements, and the Police Department's Accident Reduction Team will be educating students on the importance of following traffic safety rules. To encourage more students to walk and bike to school, and for their safety, the City's Public Works Department will be installing additional pedestrian safety signs, school crosswalks, "Slow School Xing" and "Keep Clear" pavement markings, red curbs at various locations to improve sight distance, and signs restricting on-street parking near both schools.



Re-Imagine Garden Grove &  
The Safe Routes to School Team  
invite YOU to




# MAKE COOK & JORDAN SAFER DAY

**STARRING:**  
*Cook Elementary & Jordan Intermediate  
Schools*

Wednesday, January 24, 2018  
1:45 pm to 3:15 pm

Join us for a fun **COMMUNITY EVENT** with new Safety Improvements and Pop-up Demonstrations featuring future fixes to make it easier and safer for students to walk and bike to school. The City and the Garden Grove Unified School District are partnering to help six schools through the "Safe Routes to School Program". Cook Elementary and Jordan Intermediate are the first two schools.


A. J. Cook Elementary School  
9802 Woodbury Ave, Garden Grove, CA 92844

The City of Garden Grove  
invites you to:

## Safe Routes to School Community Workshop:

*Brookhurst Elementary*




Interested in making your streets around the school safer? Join the Safe Routes to School team to give your ideas on how the City can help you! Garden Grove is working on a Safe Routes to School (SRTS) plan that will make it easier and safer for students to walk and bike to school. Your ideas and opinions will make a difference!

There will be activities for the kids.  
Wear comfortable walking shoes.



Wednesday, February 28, 2018  
2:00PM - 4:30PM

**Brookhurst Elementary School**  
Multipurpose Room (MPR)  
9821 William Dalton Way  
Garden Grove, CA 92841



For more information call (657) 206-6820 or email us at [GardenGrovesRTS@gmail.com](mailto:GardenGrovesRTS@gmail.com).

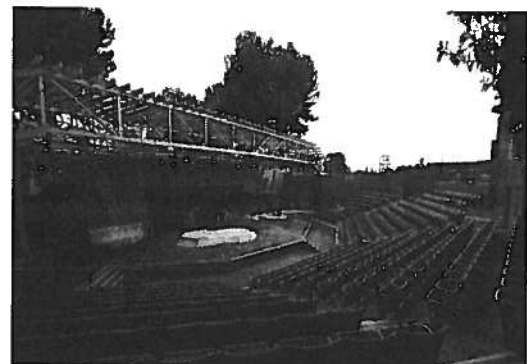
If you cannot join us, scan the QR code or visit <https://biturl.com/GGSRSTS> to fill an electronic survey.

Brookhurst Elementary will also be hosting a Safe Routes to School Community Workshop on Wednesday, February 28, 2018 to gather public input regarding making streets near the school safer.

**GG Amphitheater new agreement with LFA Group, LLC**

In February 2017, the City approved a new facility usage agreement between LFA Group, LLC and the Garden Amp, formerly known as the Strawberry Bowl Festival Amphitheater. The agreement was approved by City Council for a 10-year lease, with two additional five-year options. LFA agreed to invest a minimum of \$125,000 to improve and update the facility over four years. In addition to providing capital improvements, LFA improved lighting



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and sound equipment in the Amphitheater. LFA has also entered into sublease agreements with Shakespeare Orange County (SOC) and M&D Silva.



LFA books live entertainment (indie bands, comedy, and theater), corporate meetings/seminars, and special events (holiday, non-profit, and private) at the Amphitheater. In August 2017, KLOS, in collaboration with LFA, presented the first annual two-day High and Mighty Festival at Village Green Park. Part of the programming included performances from Sublime with Rome and The Dirty Heads. In addition to providing improvements to the facility, LFA plans to obtain an alcohol license, which will further support the amphitheaters operation.

### **Buena Clinton Youth and Family Center Shade Structure**

The Buena Clinton Youth and Family Center plans to install a shade structure in the outdoor basketball court area with goals to increase the use of the space during the summer months. Due to limited park and open space in the neighborhood, the center relies on their outdoor court area to provide outdoor activities for the community. The improvements will allow additional programming and increase facility usage. The shade structure will be funded via Community Development Block Grant (CDBG) and park fee funds. The estimated project cost is \$50,000.



The center, located at 12660 Sunswep Avenue, was originally built in 2009 and provides multi-purpose rooms for homework clubs and day camps, a teen center with large screen televisions, ping-pong tables and computers, classrooms for counseling, case management, workshops and training, and an outdoor basketball court/sports area. The center was strategically located as a way to combat high crime, open drug markets, overcrowding, and substandard housing in the neighborhood. The Buena Clinton Youth and Family Center opened in an effort to empower the residents to make a positive difference and impact within their community.

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**CONSERVATION ELEMENT**

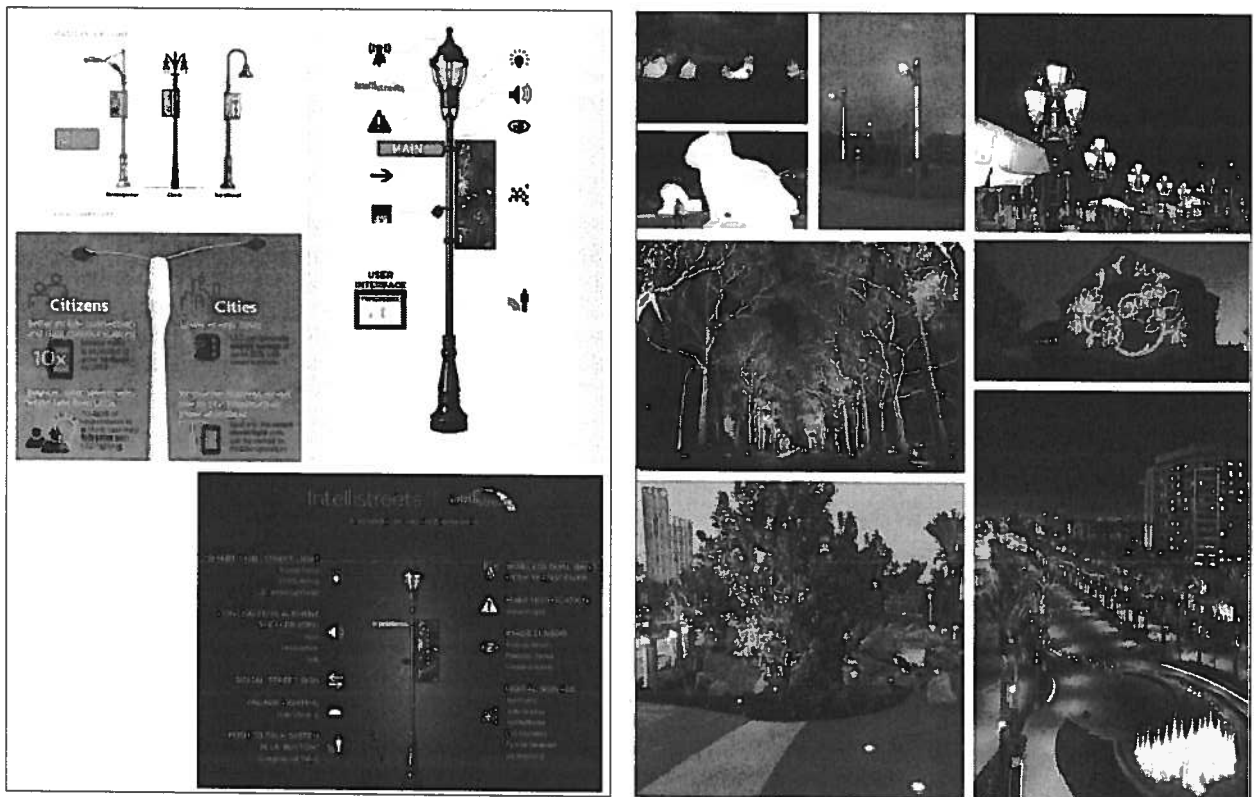
The purpose of the Conservation Element is to provide direction regarding the conservation, development, and utilization of natural, historical, and cultural resources. It serves as a guide for the City, its residents, and businesses to understand what natural or other resources exist in the City, how development impacts these resources and the methods to maintain, preserve or conserve these resources.

**Goal CON-4:** Reduce per-capita non-renewable energy waste and City-wide peak electricity demand through energy efficiency and conservation.

**Policy CON-4.3:** Integrate energy efficiency and conservation technologies and practices into new City facilities and, where feasible, existing buildings as well as at City functions.

**Energy Resources**

Energy resources determine a City's ability to support future development within the Community. Conservation of energy resources through community design and innovated building systems capture efficient technologies such as cogeneration, solar heating, and use of photovoltaic systems. Southern California Edison (SCE) is the primary supplier of electricity and natural gas for the City of Garden Grove.



The Community and Economic Development Department is working on a Request for Proposal to hire a Lighting Consultant to develop a Lighting Conceptual Master Plan for the Civic Center Area. The goal is to upgrade our existing electrical

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infrastructure to save City funds on electrical costs, and beautify the downtown area by adding decorative lighting to make the area more inviting.

Lighting upgrades are one of the main goals from RE: Imagine and the General Plan and are mentioned frequently in the City's General Plan under various elements. The implementations encourage increased pedestrian level lighting for safety, and integrate energy efficiency and conservation technologies and practices around the City facilities as well City functions.

Upgrading the infrastructure would possibly consist of installing a new technology called "smart lighting". Benefits include upgrading the light bulbs to LED bulbs, and having the capability of attaching receivers for WIFI use. Another option offered for light posts would be exterior electrical outlets for plugging into the post during events or for music. The post could also provide surveillance technology, and alerts for emergency services assistance.

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**SAFETY ELEMENT**

The purpose of the Safety Element is to reduce the potential risk of death, injuries, property damage, and the economic and social dislocation resulting from hazards such as fires, floods, earthquakes, landslides and other hazards. The General Plan provides policies and standards for the type, location, intensity, and design of development in areas of potential hazards. The intent of this element is to understand and minimize risks associated with each specific type of hazard so the City government and public may make informed decisions about land use and development throughout the City.

The Safety Element addresses the desire to reduce crime and keep neighborhoods safe. City leaders have adopted a community value that Garden Grove shall be a place where residents feel safe in their neighborhoods and community. Community residents are particularly interested in reducing crime, eliminating drugs and gang activities, and enhancing property conditions through property maintenance.

The Garden Grove Fire Department responds to fire emergencies, release of hazardous toxic substances, and medical emergencies from their seven local Fire Stations. As the type of built environment has changed in the City of Garden Grove, the Fire Department has reviewed and adapted its operation. The General Plan update in 2008 noted Fire Stations No. 6 and No. 7 were temporary stations that have less staffing and resources than the City's other five stations.

**Goal SAF-1:** Ongoing collaborative efforts between the community and the Garden Grove Police Department will assist in reducing and preventing crime in the City.

**Policy SAF-1.1:** Provide opportunities for community involvement in crime prevention and control through community policing and other public participation programs.

**SAF-IMP-1F:** Encourage the Police Department to conduct outreach efforts in neighborhoods and ethnic communities throughout the City.



**Policy SAF-2.3:** Identify specific high crime areas in the City and encourage and, when feasible, create plans/strategies to improve these areas.

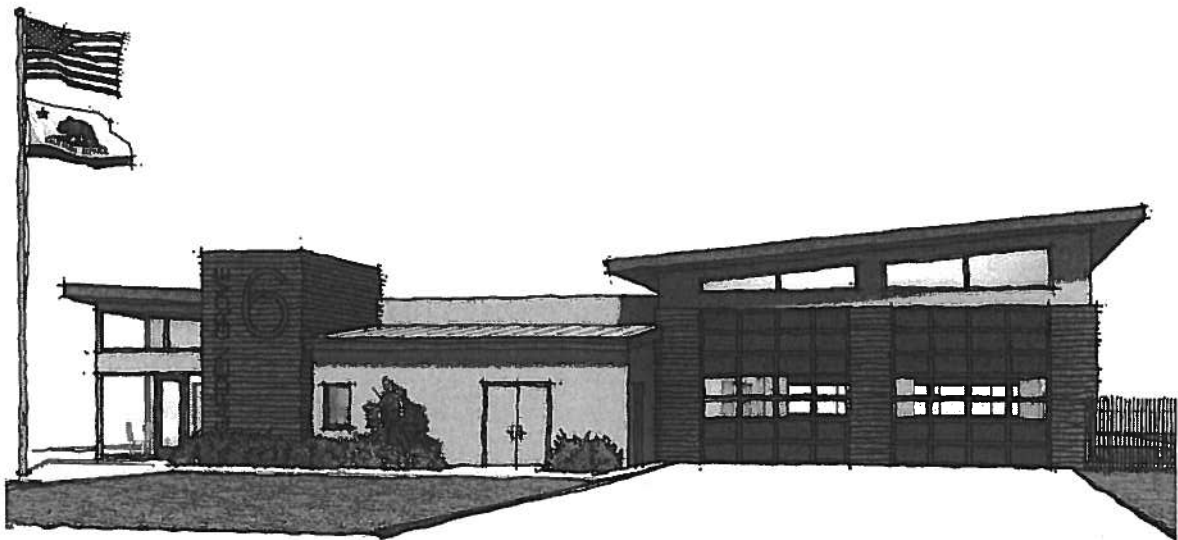
**SAF-IMP-3A:** Continue to use the graffiti removal programs, restitution programs, or other effective programs.

**Policy SAF-5.2:** Ensure that the City has adequate resources to respond to health and fire emergencies, such as Fire Stations, personnel, and equipment.

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**Fire Station No. 6**

In February 2017, the Planning Commission approved the replacement of Fire Station No. 6. The approval involves a request to construct and operate an approximately 8,308 square foot fire station, replace a 1,000 square foot community building with a 2,000 square foot community building, and make associated site improvements at West Haven Park. The new facility will replace the fire station currently located at 12111 Chapman Avenue. The total estimated cost of the project is \$5.5 million. Funding comes from the Certificate of Participation Bond granted in 2015. The new fire station is currently under construction and is expected to be completed by end of 2018. The improved fire station will meet the needs and accommodate the future growth of the community.



**Palma Vista & El Dorado Neighborhoods**

The Palma Vista and El Dorado neighborhoods, located on the south side of Katella Avenue, west of Euclid Street, have been identified as neighborhoods with high calls for service from the Police Department. In 2017, the City of Garden Grove’s Neighborhood Improvement Committee (NIC) hosted four free mobile food pantries and community outreach events in the Palma Vista and El Dorado neighborhoods to encourage public participation to prevent crime and



encourage beautification of the neighborhoods.

Both neighborhoods received food from the Orange County Food Bank that included apples, granola bars, chips, pasta, and more. Participants also had access to a

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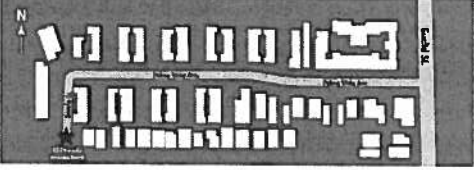

variety of community resources, opportunities for interaction with the Garden Grove Police and Fire Departments, and a chance to provide their opinions regarding efforts to make their neighborhoods better places to live in.

The Neighborhood Improvement Committee is committed to developing strategies to address the physical improvements, reduce crime and graffiti, and address social concerns of neighborhoods.

**Free Mobile Food Pantry**


**Tuesday,  
September 19, 2017  
1:00 p.m. to 3:00 p.m.**

**Mobile Food Pantry  
is coming  
to Palma  
Vista/  
El Dorado!**



- ◆ Free Groceries & Produce ◆ Please bring your own bags and boxes
- ◆ Food will be distributed on a first-come, first-served basis

For more information, please contact  
Nate Robbins at (714) 741-5206  
or visit [www.ci.garden-grove.ca.us](http://www.ci.garden-grove.ca.us)



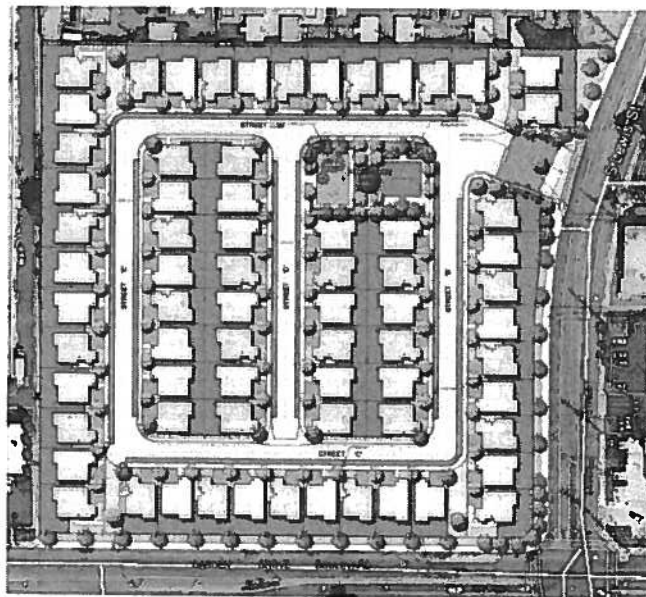
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### **General Plan Amendments**

There were four (4) General Plan Amendments processed in 2017. See project descriptions below:

1. GPA-001-2017 – The City approved a request by Shea Homes to develop a gated residential subdivision with 70 single-family detached residential units and related street and open space improvements on a 9.01 acre site located in the Cities of Garden Grove and Orange at Lewis Street and Garden Grove Boulevard, at 12901 Lewis Street. The project proposed two floor plans, each of which would feature four bedrooms and a two-car garage accessed from the front of each unit. All units feature private outdoor areas to the sides and rear of the units. The project includes the development of a private recreation area that will be located near the entrance of the residential community. The recreation area will feature the following amenities: a playground, an open turf area, two covered barbeque dining areas, and a shade structure with bench seating. The project site previously contained a church and a school consisting of nine buildings, two play yards, and a parking lot. The project included a proposed sphere of influence change and annexation of 0.901 acres from the City of Orange to the City of Garden Grove.

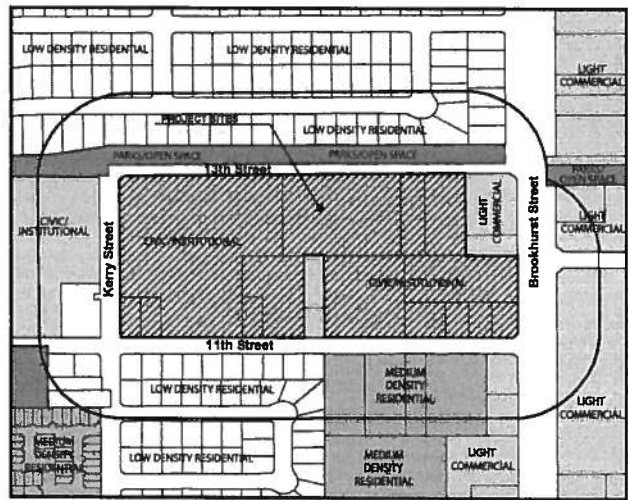
As part of the project, the City Council approved amendments to the City's General Plan Land Use map and Zoning map in conjunction with the proposed annexation and modified the General Plan Land Use designation of the project site from Civic Institution to Low Density Residential and adopted a Residential Plan Unit Development zoning with R-1 (Single-Family Residential) base zoning for the entire site.



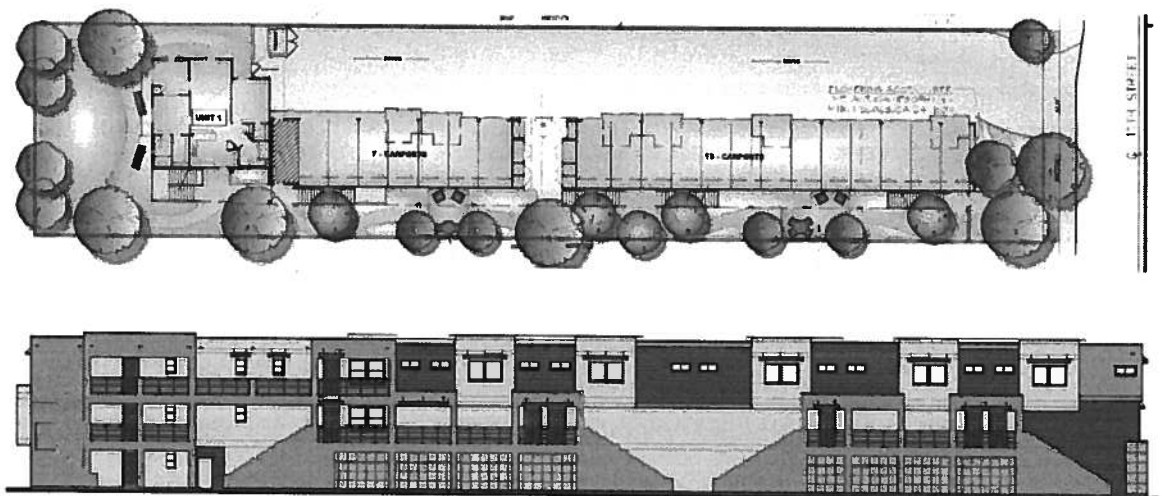


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2. GPA-002-2017(A) - The City Council approved a change the General Plan Land Use designation of approximately 15-acres of land, comprised of 14 parcels, from Civic/Institutional to Medium Density Residential that corrected an inconsistency between the zoning and the General Plan Land Use designations of the parcels. The properties are zoned R-3 (Multiple-Family Residential) and PUD-130-99 (Planned Unit Development), which is consistent with the proposed Medium Density Residential General Plan Land Use designation. No new development was proposed with this request.



3. GPA-002-2017(B) - The City approved a request to develop a parcel, approximately 19,152 square feet in size, with a 10-unit apartment complex with a 35% affordable housing density bonus for low-income households. The project included a General Plan amendment, to change the General Plan Land Use designation of the property from Civic/Institutional to Medium Density Residential (MDR), and a Site Plan to construct 10-units within a three-story apartment building. Pursuant to the State Density Bonus Law, the applicant requested three waivers from the R-3 zone development standards: 1) to allow the third-story configuration to be greater than 50 percent of the building footprint, 2) to deviate from the required 10'-0" distance separation between the units and the drive aisle located on the first, second, and third floors, and 3) to deviate from the required 11'-3" third-story side yard setback.



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4. GPA-003-2017 – The City approved a Site Plan to construct 17 attached townhouses in two (2) new buildings consisting of one eight-plex and one nine-plex. The City also approved a General Plan amendment to change the Land Use designation from Civic/Institutional to Medium Density Residential to allow the development of the project. Two setback variances were also requested, one for the separation of habitable space from the drive aisle (10'-0" required, 5'-0" provided) and the second for the separation of a unit from the active recreation areas (5'-0" required, 3'-0" provided). A tentative tract map to subdivide the property into a single parcel with condominiums was also approved with the request.



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**Regional Housing Needs**

State law requires that the annual report provide a status of the City's progress in meeting its share of regional housing needs.

Senate Bill 12 (SB12) authorized the Southern California Association of Governments (SCAG) to develop the Regional Housing Needs Assessment (RHNA) for the six-county SCAG region, which includes the City of Garden Grove. As determined by SCAG, Garden Grove's fair share allocation is 747 new housing units during the 2014-2021 cycle. Currently we are in planning year four (4) of eight (8) years, which covers the periods from January 1, 2014 through December 30, 2021.

As of December 31, 2017 the City is on track to meet its annual and long-term goals. The RHNA numbers adopted for Garden Grove are presented in the Tables attached for the Annual Element Progress Report for 2017.

**Housing Goals and Policies**

- Conserve and improve the condition of the existing affordable housing stock;
- Assist in the development of housing for low- and moderate-income households;
- Identify adequate sites to encourage the development of a variety of types of housing for all income levels;
- Address and, where appropriate and legally possible, remove governmental constraints to the maintenance, improvement, and development of housing; and
- Promote equal housing opportunities for all persons.

The City has developed the following 15 programs with the stated objectives:

**Program 1: Housing Rehabilitation Grants**

Objectives: Provide 10 Senior Home Improvement Grants annually (70 total) to make exterior home improvements, interior repairs to address safety issues, and mobility, and accessibility improvements.

**Program 2: Code Enforcement**

Objectives:

*Property Maintenance Ordinance*

Enforce established standards of home maintenance practices through continued application of the Property Maintenance Ordinance.

*Building and Land Use Code Enforcement*

Preserve the quality of housing in the City's target areas through building code enforcement inspections. Inspect all newly constructed and remodeled units.

Continue to use Land Use Code enforcement activities to reduce the incidences of zoning violations.

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Proactively prevent violations through education and outreach of home improvement assistance.

**Program 3: Multi-Family Acquisition and Rehabilitation**

Objective: Increase the affordable housing stock through acquisition and rehabilitation of 20 aging and/or deteriorating residential units annually (140 units total). Identify potential acquisition and rehabilitation units for interested non-profit housing organizations.

**Program 4: Affordable Housing Construction**

Objectives:

*Affordable Housing*

Provide technical and financial (as available) assistance for the construction of 15 affordable units annually (90 units total) using a combination of US Department of Housing and Urban Development (HUD) and City funds to provide land cost write-downs and other construction assistance. Offer priority processing for projects that include affordable housing units.

*Senior Housing*

Encourage the new construction of senior housing in areas designated for Community Residential, which allows higher densities and development standards reflective of the senior population.

*Marketing*

Continue to inform non-profit and for-profit developers of assistance available for the construction of affordable housing, including density bonuses.

*Energy Conservation*

Encourage residential developments that lower housing costs through reduced energy consumption. Maximizing energy efficiency and the incorporation of energy conservation and green building features can reduce housing costs for homeowners and renters.

**Program 5: Rental Assistance**

Objective: Provide rental assistance to 2,337 very low-income persons or households and pursue additional funding for the Section 8 program.

**Program 6: Home Ownership Assistance**

Objectives: Provide assistance to potential lower-income homeowners through the First Time Homebuyer Assistance program. Provide first time homebuyer assistance to 1 household, subject to availability of funding.

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**Program 7: Preservation of Affordable Rental Housing**

Objectives: Assist in the preservation of 528 affordable units at risk of converting to market rents by: Periodically monitor status of the units that are at risk of converting to market rate during the planning period.

If any property owners indicate plans to convert affordable units to market rate rents, the City will contact qualified entities to explore transfer of ownership options. The entities will be selected from the State's list of qualified entities to acquire/manage affordable housing.

Make the State's list of qualified entities to acquire/manage affordable housing available to interested residents, developers, or property owners.

Inform residents in units that are converting to market rents of affordable housing programs available in the City, including Section 8 and other affordable housing developments.

**Program 8: Sites Inventory**

Objectives: Continue to provide appropriate land use designations and maintain an inventory of suitable sites for residential and mixed-use development.

Provide technical assistance and information on available City-owned parcels for lower-income housing developments to housing providers. Technical assistance may include development counseling and lot consolidation assistance.

Update the vacant and underutilized residential sites inventory every two years to maintain accurate information.

Publish the residential sites inventory and housing opportunity list on the City's website.

Address sewer infrastructure constraints by completing sewer upgrades to the sewer capacity deficiency zone as units are constructed and reimbursing developers for sewer upgrades that are consistent with the Sewer Capital Improvements Plan.

**Program 9: Mixed-Use Development**

Objectives: Facilitate the development of residential units in mixed-use areas by providing technical support to facilitate lot consolidation, financial assistance, where feasible, and streamlined permit processing. The City will establish specific and objective criteria for mixed-use site plan reviews and will target development densities as estimated in the Housing Element.

Play a proactive role in development of mixed use areas by pursuing strategic partnerships with developers, lenders, and property owners to ensure the development of housing at appropriate densities and the inclusion of affordable housing units.

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Establish a protocol to annually monitor development interest, inquiries, and progress towards mixed use development and affordable housing creation. Periodically re-evaluate approach and progress. Should monitoring reveal a shortfall in residential and affordable residential uses in mixed use developments, the City will develop additional incentives and approaches (including examination of development standards) to ensure the City satisfies its identified housing need (RHNA).

### **Program 10: Special Needs Housing**

Objectives: Periodically evaluate emergency shelter development and siting standards and based on existing needs and development interest and as warranted, re-evaluate and make appropriate changes to facilitate the development of emergency shelters.

Prioritize projects that include special needs housing or housing for extremely/very low-income households in the development application review process.

Refer residents to the Regional Center of Orange County for housing and services available for persons with developmental disabilities. Provide information on services on the City's website. As available, the City will pursue State and federal monies for direct support of housing construction and rehabilitation specifically targeted for housing for persons with disabilities.

### **Program 11: Parking Standards**

Objectives: Periodically review parking regulations or standards, and modify only as needed. Parking standards should facilitate and encourage a variety of housing types including affordable lower income housing and should not constrain development.

Continue using ministerial procedures for reducing parking based on proximity to transit lines, larger projects, projects with on-site amenities, projects near community facilities (shopping, schools, recreation, etc.), projects with a variety of unit types, and projects for senior, disabled, or that are affordable.

### **Program 12: Water and Sewer Service Providers**

Objective: Within 30 days of adoption of the Housing Element, deliver the Garden Grove Housing Element to all providers of sewer and water service within the City of Garden Grove.

### **Program 13: Fair Housing Services**

Objectives: Consistent with the Consolidated Plan, provide fair housing services to Garden Grove residents. Serve 500 persons annually with general housing/fair housing issues (3,500 persons total).

## 2017 GARDEN GROVE ANNUAL REPORT ON THE STATUS OF THE GENERAL PLAN

Require all recipients of federal funds that are in any way related to housing—including in the development of housing, placement of clients in housing, or acceptance of Section 8 tenants—to assist in affirmatively furthering fair housing. Advertise the availability of fair housing services through: flyers at public counters. Posting of available fair housing services will also be made available on the City's website.

### **Program 14: Homeless Housing Needs**

Objectives: Consistent with the Consolidated Plan, address the needs of at-risk and homeless individuals and families through assistance to non-profits serving the homeless population. Provide emergency/transitional housing or homeless services to 250 extremely low-income or at-risk clients annually (1,750 persons total).

As part of the annual General Plan Report, identify any new shelters that have been constructed.

### **Program 15: Implementation and Community Engagement**

Objective: Conduct an annual Housing Element review. Provide opportunities for public engagement and discussion in conjunction with the State requirement for written review of the General Plan by April 1 of each year (per Government Code Section 65400). Or the intent to have it completed within 60 days of the deadline.

Use the Neighborhood Improvement and Conservation Commission as an avenue for public input on housing issues and housing element implementation.

**ANNUAL ELEMENT PROGRESS REPORT**  
***Housing Element Implementation***

(CCR Title 25 §6202 )

Jurisdiction GARDEN GROVE  
Reporting Period 01/01/2017 - 12/31/2017

Pursuant to GC 65400 local governments must provide by April 1 of each year the annual report for the previous calendar year to the legislative body, the Office of Planning and Research (OPR), and the Department of Housing and Community Development (HCD). By checking the "Final" button and clicking the "Submit" button, you have submitted the housing portion of your annual report to HCD only. Once finalized, the report will no longer be available for editing.

The report must be printed and submitted along with your general plan report directly to OPR at the address listed below:

Governor's Office of Planning and Research  
P.O. Box 3044  
Sacramento, CA 95812-3044



# ANNUAL ELEMENT PROGRESS REPORT

## Housing Element Implementation

(CCR Title 25 §6202 )

Jurisdiction GARDEN GROVE  
 Reporting Period 01/01/2017 - 12/31/2017

**Table A**

**Annual Building Activity Report Summary - New Construction  
 Very Low-, Low-, and Mixed-Income Multifamily Projects**

1	2	3	4				5	5a	6		7	8	
			Housing Development Information						Assistance Programs for Each Development	Deed Restricted Units			Housing without Financial Assistance or Deed Restrictions
			Affordability by Household Incomes										
Project Identifier (may be APN No., project name or address)	Unit Category	Tenure R=Renter O=Owner	Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income	Total Units per Project	Est. #Infill Units*	Low Income Housing Tax Credits, Housing Investment Partnership Program	Note below the number of units determined to be affordable without financial or deed restrictions and attach an explanation how the jurisdiction determined the units were affordable. Refer to instructions.			
Wesley Village	5+	Renter	13	33	0	1	47	0	Low Income Housing Tax Credits, Housing Investment Partnership Program	11			
<b>(9) Total of Moderate and Above Moderate from Table A3</b>													
			13	33	13	9							
<b>* Not(60) Through (65) Units</b>													
<b>(11) Total Extremely Low-Income Units*</b>													
0													

# ANNUAL ELEMENT PROGRESS REPORT

## Housing Element Implementation

(CCR Title 25 §6202 )

Jurisdiction GARDEN GROVE  
 Reporting Period 01/01/2017 - 12/31/2017

**Table A2**  
**Annual Building Activity Report Summary - Units Rehabilitated, Preserved and Acquired pursuant to GC Section 65583.1(c)(1)**

Please note: Units may only be credited to the table below when a jurisdiction has included a program it its housing element to rehabilitate, preserve or acquire units to accommodate a portion of its RHNA which meet the specific criteria as outlined in GC Section 65583.1(c)(1)

Activity Type	Affordability by Household Incomes				TOTAL UNITS	(4) The Description should adequately document how each unit complies with subsection (c)(7) of Government Code Section 65583.1
	Extremely Low-Income*	Very Low-Income	Low-Income	TOTAL UNITS		
(1) Rehabilitation Activity	0	0	0	0	0	
(2) Preservation of Units At-Risk	0	0	0	0	0	
(3) Acquisition of Units	0	0	0	0	0	
(5) Total Units by Income	0	0	0	0	0	

\* Note: This field is voluntary

**ANNUAL ELEMENT PROGRESS REPORT**  
**Housing Element Implementation**  
 (CCR Title 25 §6202 )

Jurisdiction GARDEN GROVE  
 Reporting Period 01/01/2017 - 12/31/2017

**Table A3**  
**Annual building Activity Report Summary for Above Moderate-Income Units**  
 (not including those units reported on Table A)

	1. Single Family	2. 2 - 4 Units	3. 5+ Units	4. Second Unit	5. Mobile Homes	6. Total	7. Number of infill units*
No. of Units Permitted for <b>Moderate</b>	0	0	0	13	0	13	0
No. of Units Permitted for <b>Above Moderate</b>	8	0	0	0	0	8	0

\* Note: This field is voluntary

# ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation

(CCR Title 25 §6202 )

Jurisdiction GARDEN GROVE  
 Reporting Period 01/01/2017 - 12/31/2017

**Table B**  
**Regional Housing Needs Allocation Progress**  
**Permitted Units Issued by Affordability**

Enter Calendar Year starting with the first year of the RHNA allocation period. See Example.	Income Level	RHNA Allocation by Income Level	Year	Year	Year	Year	Year	Year	Year	Year	Year	Year	Total Units to Date (all years)	Total Remaining RHNA by Income Level
			1	2	3	4	5	6	7	8	9			
Very Low	Deed Restricted	164	0	0	0	0	0	13	0	0	0	0	13	151
	Non-Restricted		0	0	0	0	0	0	0	0	0	0	0	
Low	Deed Restricted	120	0	14	0	0	0	33	0	0	0	0	47	73
	Non-Restricted		0	0	0	0	0	0	0	0	0	0	0	
Moderate		135	3	50	7	9	9	13	0	0	0	0	82	53
Above Moderate		328	38	37	46	10	10	9	0	0	0	0	140	188
Total RHNA by COG. Enter allocation number:		747	41	101	53	19	68	0	0	0	0	0	282	465
Total Units			▲	▲	▲	▲	▲	▲	▲	▲	▲	▲		
Remaining Need for RHNA Period			▲	▲	▲	▲	▲	▲	▲	▲	▲	▲		

Note: units serving extremely low-income households are included in the very low-income permitted units totals.

# ANNUAL ELEMENT PROGRESS REPORT

## *Housing Element Implementation*

(CCR Title 25 §6202 )

Jurisdiction GARDEN GROVE  
 Reporting Period 01/01/2017 - 12/31/2017

**Table C**

### Program Implementation Status

Program Description (By Housing Element Program Names)	Objective	Timeframe in H.E.	Status of Program Implementation
<p><b>Housing Programs Progress Report - Government Code Section 65583.</b>            Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.</p>			

**ANNUAL ELEMENT PROGRESS REPORT**  
***Housing Element Implementation***

(CCR Title 25 §6202 )

Jurisdiction GARDEN GROVE  
Reporting Period 01/01/2017 - 12/31/2017

**General Comments:**

## COMMUNITY AND ECONOMIC DEVELOPMENT



**The mission of the Community and Economic Development Department is to provide quality services through creativity and collaboration.**

**NOTE: The significant achievements included in this Performance Report are in a reporting period between Fiscal Year 2016-17 for the Community and Economic Development Department, which is a different reporting period from the Calendar Year 2017 reflected in the Measures Associated with the Implementation of the General Plan prior to this section.**

The Community and Economic Development Department offers a broad spectrum of services to the community. The Department administers the City's General Plan, as well as the City's zoning and building regulations, to ensure the orderly physical growth of the community. There are four divisions in the Department that include: the Planning Services Division comprised of advance and current Planning; Building & Safety Division consisting of plan check services, permit counter, building inspections, and building abatement; Office of Economic Development; Neighborhood Improvement and code enforcement. The Department also oversees the Community Development Block Grant program.

The significant achievements of FY 2016-17 for the Community and Economic Development Department include the following:

### **OFFICE OF ECONOMIC DEVELOPMENT**

#### **13650 Harbor Boulevard**

In January 2016, the City approved the sale of the City-owned real property consisting of approximately 1.45 acres at 13650 Harbor Boulevard with BN Group for the development of a Home 2 Suites hotel. The developer is working on the entitlements for a



## 2017 GARDEN GROVE ANNUAL REPORT ON THE STATUS OF THE GENERAL PLAN

new 124 room Home 2 Suites by Hilton. The hotel is expected to start construction 4<sup>th</sup> quarter 2018.

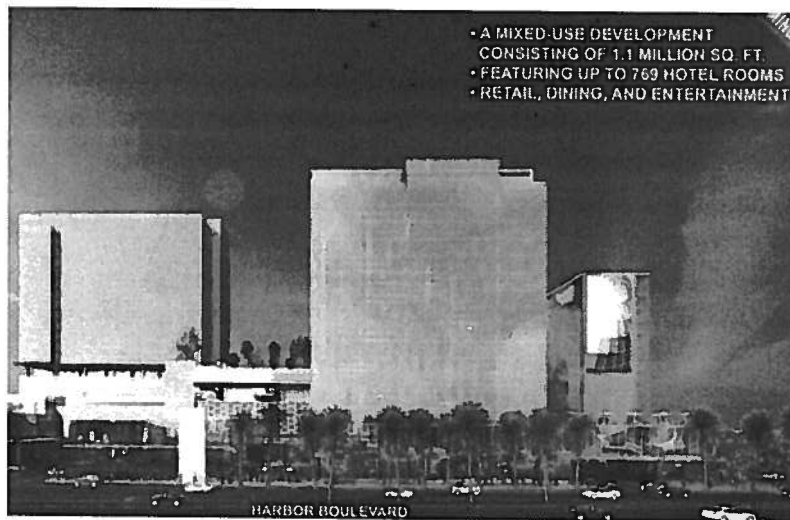
### **12361 Chapman Avenue**

On March 22, 2016, the City of Garden Grove, as Successor Agency to the Garden Grove Agency for Community Development, approved a Purchase and Sale Agreement between Investel Harbor Resorts, LLC and the City, for the sale of property located at 12361 Chapman Avenue for the fair market value of \$1.1 million. The property consists of a vacant 10,883 square foot restaurant/banquet hall situated on an approximately 0.48-acre site adjacent to the Hyatt Regency Orange County in Garden Grove. The Buyer plans to remodel and renovate the property by late 2018.

### **Kam Sang Company - Nickelodeon Resort**

In April 2017, City Council approved the first Amendment to the Exclusive Negotiation Agreement (ENA) between the City and New Age Garden Grove, LLC for the development of approximately 10 acres of real property. The ENA provides a period to negotiate with the City and determine the terms of the development agreement including the economics of the development, the site plan, and the specific uses of the development. The developer has proposed a Nickelodeon Resort comprised of a 600 room resort hotel with resort pool and Nickelodeon amenities.

### **Site C Project**



The Garden Grove Planning Commission will consider approval of a Site Plan and Tentative Tract Map at the November 2017 meeting, to implement a resort hotel development project known as the Site C Project, which was previously approved by the City Council in 2012 through Planned Unit Development No. PUD-128-12. The Developer has approvals for a proposed program for the Site C

Project with up to 769 rooms and ancillary hotel uses such as pools, spas, and fitness centers within two resort hotels, one (1) full-service and one (1) limited-service, with up to 104,000 aggregate square feet of conference/meeting banquet space, hotel restaurant space, freestanding pad restaurant, and a multi-level parking garage with 1,297 parking spaces on approximately 4.3 acres of the PUD-128-12. Upon completion, it is anticipated the project will generate approximately \$3.8 to \$4.9 million in additional annual tax revenue to the City.



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**Garden Grove Tourism Improvement District (GGTID)**

In June 2017, the City approved the annual report for the Garden Grove Tourism Improvement District (GGTID). The GGTID was established in 2010 to fund collective tourism marketing efforts under the umbrella of the Anaheim/Orange County Visitor & Convention Bureau, now Visit Anaheim. GGTID's main task is marketing and promotion of tourism, specifically, conventions benefiting the hotels within the Grove District.

**Brookhurst Place**

The Office of Economic Development worked with the Kam Sang Co. developer of the Brookhurst Place to coordinate the construction of Phase I of the 13.9-acre mixed-use project. The total build-out of the project includes a mixed-use development with a minimum of 80,000 square feet and up to 200,000 square feet of commercial/retail space, and a maximum of 600 residential units. The master plan for the project includes residential rentals, for-sale condominiums, and affordable housing units. The first phase of this project is being built on the



northern portion of the site and will feature 180 apartment units, a pool, and a clubhouse. Kam Sang Co. Phase I construction is to be completed by March 2018. The developer is finalizing their plans for the first phase of Phase II construction, which will include up to 200 new apartment homes and a

one-acre park.

**KIA Relocation**

Negotiations are near completion to provide for economic assistance to Kia Garden Grove to be relocated in the City of Garden Grove. At the upcoming October 2017 meeting, the City Council will consider approval of an Operating Covenants and Restrictive Covenants Agreement with Garden Grove Automotive for a new Kia Dealership to be located at 13731 Harbor Boulevard.



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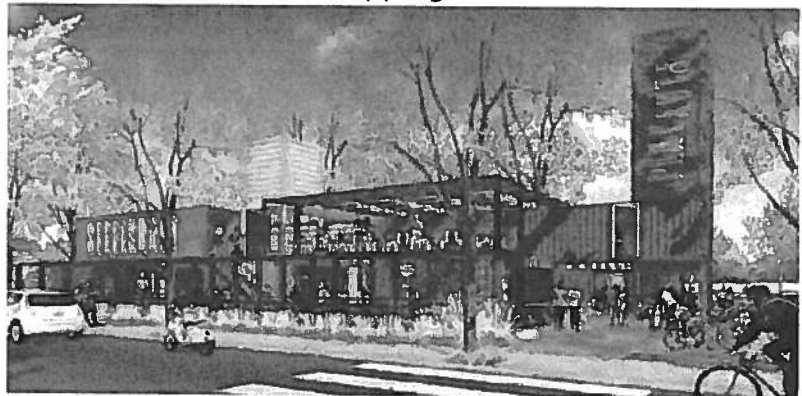
**Red Mountain Group**

The Red Mountain Group (RMG) has is completing the renovation of the 90,000 square-foot retail space at the corner of Euclid Street and Katella Avenue, which now has new businesses including Gold’s Gym, Smart and Final “Extra”, and Octapharma. In addition to the commercial space, RMG is completely renovating the parking lot to include new asphalt, parking stalls, and landscaping.



**SteelCraft Garden Grove (Re:Imagine Downtown)**

On June 13, 2017, City Council approved a lease with Howard CDM for the development of SteelCraft. SteelCraft Garden Grove, is a unique venture that ties together open spaces and public places to create a sustainable indoor/outdoor urban eatery built primarily out of recycled metal shipping containers. SteelCraft will feature boutique eateries, a brewery and wine vendor, micro-retail, and incubator space. Entrepreneurs can rent these incubators, which provide a low-risk opportunity to create a local artisanal food business. The site is located on the southwest side of City Hall at 12900 Euclid Street. SteelCraft anticipates opening in 2018.



**Cottage Industries (Re:Imagine Downtown)**



In May 2016, the City approved the sale of city land to Lab Holdings. Lab Holdings is developing Cottage Industries, a development that repositions cottages as commercial businesses and invigorates outdoor activities. The City has amended the Zoning (CC-1 Mixed Use) to allow this development located in the neighborhoods south of Acacia Parkway, north of Garden Grove Boulevard, west of Ninth Street, and east of Civic Center Boulevard. The first phase of Cottage Industries

known as Farm Block will open in summer of 2018.

## **ECONOMIC DEVELOPMENT STRATEGY PLAN**

The Office of Economic Development is completing implementation of its three-year, 2014 Economic Development Strategic Plan. Accomplishments to date are detailed below:

### **1. Garden Grove Ambassador Business Retention Bureau Contract**

On July 1, 2016, the City entered into an agreement with the Garden Grove Chamber of Commerce to provide the services as part of the Ambassador Business Retention Bureau (ABRB) program. Over 25 meetings were held with new businesses that were looking to expand in Garden Grove.

### **2. International Council of Shopping Centers**

Staff attended the 2017 International Council of Shopping Centers Recon, the global convention for the shopping center industry. The conference provided networking, deal making, and educational opportunities. At this year's convention, staff exhibited and displayed economic development programs and opportunities within the City of Garden Grove. Staff facilitated over twenty (20) pre-scheduled meetings with investors, developers and commercial real estate brokers

### **3. Broker Outreach Program**

Several Broker Outreach luncheons took place with CBRE, Voit, Lee & Associates, and Newmark Grubb Knight Frank. The goal of the Broker Outreach is to expand communications with the brokerage community, who is on the front line when it comes to businesses wanting to expand, relocate or develop new start-ups.

### **4. SCORE Workshops**

The City partnered with SCORE to sponsor four quarterly workshops dedicated to assisting small businesses in planning a new business, marketing & sales, and finance.

### **5. Small Business Development Center (SBDC) Workshop Series**

The City is also offering a series of workshops by SBDC Orange County. These workshops provide small businesses with the necessary information and tools to succeed. In addition, the Department updated a new Business Portal section of the City Website that offers helpful resources and information businesses need to thrive and prosper.



### **6. GO-Biz Workshops**

The City partnered with the Governor's Office of Business and Economic Development to offer a workshop designed to help businesses apply for the California Competes Tax Credit, which offers tax credits.

**7. Multi-Chamber Collaboration**

The City has been in collaboration with the Garden Grove Chamber, Orange County Vietnamese Chamber, Korean American Chamber of Orange County and Orange County Hispanic Chamber to build more established relationships, and work in partnership, to better assist all businesses across the City. The City has participated in events together and continues to collaborate with all chambers and be more inclusive.

**8. International Trade (Expanding Borders Initiative)**

Collaboration with Federal and State agencies and non-governmental organizations was initiated to promote local business growth and explore various aspects related to exporting, trade and international trade for purposes of strengthening the City's business economy and international profile in integrating into the global economy. The City arranged a tour of the Port of Los Angeles for Garden Grove Chamber members and local business owners to demonstrate the dynamics of world trade. The City also hosted the District Export Council of Southern California (DECSE) quarterly meeting. DECSE members are all appointed by the U.S. Secretary of Commerce based on their experience and expertise in international trade.



**9. Industrial Development Authority (IDA)**

In 2016, the City of Garden Grove approved the Garden Grove IDA. Under the State of California guidelines, the IDA acts as the official local coordinating body for low-cost development bonds for industrial companies seeking expansion. The IDA's role is to assist industrial-related businesses by facilitating their request for tax-exempt Industrial Development Bonds.

**10. West Garden Grove**



In March 2017, the Office of Economic Development hosted an open house for West Garden Grove residents, business owners, and property owners meeting to discuss ongoing economic development strategies and gather community stakeholders input.

**NEIGHBORHOOD IMPROVEMENT**

Neighborhood Improvement oversees the Emergency Solutions Grant (ESG) program, which provides homeless prevention and intervention services, and the Community Development Block Grant (CDBG) program, which offers a variety of tools for public service grants and community improvement grants and projects. ESG and CDBG programs are funded by the U.S. Department of Housing and Urban Development (HUD).

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**ESG Program funded the following organizations:**

- Thomas House (\$29,339) to provide shelter and resources to 30 individuals from formerly homeless families in service-enriched transitional housing apartments.
- Interval House (\$83,802) to provide support services, homeless prevention and rapid re-housing to 90 victims of domestic violence.
- Mercy House (\$17,500) to provide emergency and temporary shelter, food, hygiene and other services to 70 homeless individuals.
- Illumination Foundation (\$10,000) to provide basic needs support to 200 unsheltered individuals in Garden Grove through street outreach activities and connect them with programs and services for their homeless needs. 
- City Net (\$15,000) to serve 50 Garden Grove homeless neighbors through 10 street outreach events and connect them with emergency shelter, housing, or critical services. 

**CDBG funded the following organizations:**

- Fair Housing Foundation (\$34,932) to fulfill, in part, the City's commitment to affirmatively further fair housing:
  - Set up 4 booths to provide fair housing information at community events
  - Distributed 10,500 pieces of literature pertaining to fair housing
  - Held 4 management training classes (4 hours each)
  - Gave 23 presentations providing a synopsis of FHF services and statistics (20-40 minutes each)
  - Held 9 tenant/landlord workshops (2 hours each)
  - Offered 10 walk-in clinics
  - Participated in 12 media activities to promote fair housing
  - Total attendance for the above actions was 2,980 people
- Community SeniorServ, Inc. (\$20,000) served 596 Garden Grove seniors through daily hot lunches at the Senior Center and other congregate dining, as well as home-delivered meals every day of the week.
- H. Louis Lake Senior Center (\$159,759) assisted the City to enhance services and provide meals to 545 unduplicated seniors. The Center also offered a daily lunch program that provided approximately 60 meals per day (Monday-Friday).
- City of Garden Grove Gang Unit (\$109,984) improved neighborhood safety through gang violence prevention and intervention in defined CDBG areas:

## 2017 GARDEN GROVE ANNUAL REPORT ON THE STATUS OF THE GENERAL PLAN

- Made 218 gang related arrests
- Conducted 326 probation/parole checks
- Completed 409 Field Interview cards
- Performed 178 café/cyber café checks
- Contacted 905 Garden Grove residents during outreach events

### **Tenant Based Rental Assistance Program**

Provided funding for Tenant Based Rental Assistance for 4 families who were residing in the Civic Center properties that will be developed into the Cottage Industries Project.

### **Wesley Village**

Comprised of 2.2 acres, Wesley Village has been developed into a 47-unit affordable housing community for 31 working families and 16 senior households to create a true multigenerational community asset. Opening in August 2017, Wesley Village will showcase the success of an adaptive reuse project into a unique multi-use urban campus of quality affordable housing with educational, social and health services. The community recreation center houses the management offices, a health clinic, computer center, library, and multipurpose rooms accessible to local community service providers.



### **Sycamore Court**

In June 2017, the City entered into an Affordable Housing Agreement with Mariman and Company (Developer), for the acquisition and rehabilitation of a 78-unit apartment complex (Sycamore Court) located at 10632 Bolsa Ave. The City approved a loan to the Developer in the amount of \$1.2M in Federal HOME funds in exchange for 77-units of affordable housing, seven (7) of which are designated as HOME units. The Sycamore Court project will be completed in December 2017 and adds an additional 77 units of affordable housing to the City's inventory.

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**CODE ENFORCEMENT**

The Code Enforcement Division is committed to working with residents in a joint effort to preserve and improve our neighborhoods. Not only will this improve the quality of life for the families in the community, it will also protect property values.

During FY 2016-17, Code Enforcement handled 3,670 cases pertaining to property maintenance issues. During that period, the top three violations consisted of:

- 1) Storage of debris
- 2) Residential overgrown vegetation, weeds and mowing
- 3) Parking on an unpaved surface.

The Code Enforcement Division continues to monitor Code Enforcement activity to determine new trends and apply a number of techniques to gain compliance and resolve municipal code violations.

<b>Top 3 Violations</b>	<b>Percentage</b>
1. Storage of Debris	<b>26.5%</b>
2. Residential Overgrown Vegetation, Weeds and Mowing	<b>21.1%</b>
3. Parking on an Unpaved Surface	<b>21.1%</b>
4. Other	<b>31.3%</b>

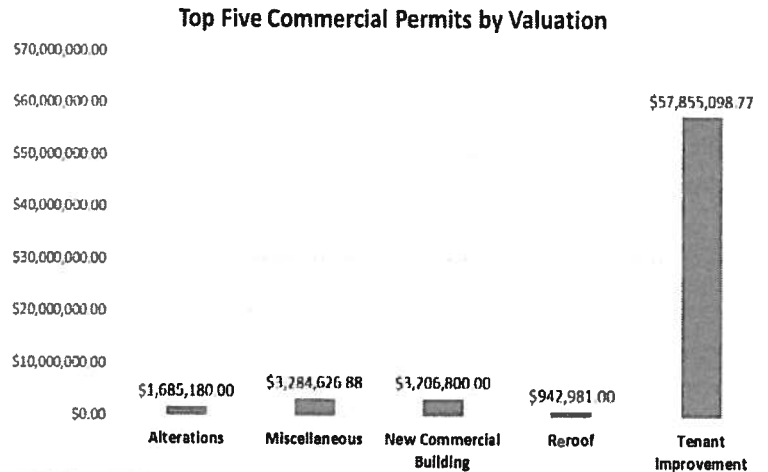
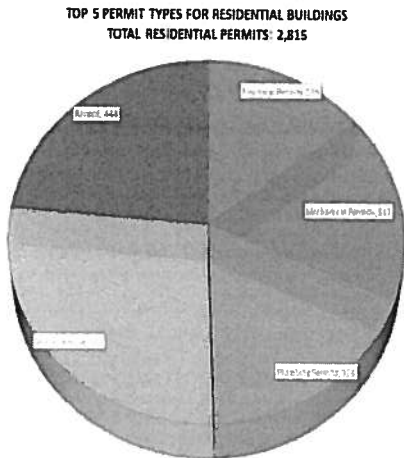
<b>Year</b>	<b>Proactive</b>	<b>Reactive</b>	<b>Total Cases</b>
<b>2016</b>	2092	1160	3252
<b>2017</b>	2476	1194	3670

2017 GARDEN GROVE ANNUAL REPORT  
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**BUILDING & SAFETY**

**Building Permits & Inspections:**

For FY 2016-17, the Building & Safety Division issued a total of 2,815 building permits with solar and reroofs topping the list with 504 and 444, respectively.



\*The previous year's "New Commercial Building" valuation total was \$300,000.00 for reference

**Brookhurst Triangle**

Construction of the Brookhurst Triangle Housing Project, located at 12801 Brookhurst Street is now underway. Phase 1 of the development consists of a main apartment structure and community building. Building activity completed to date include:

1. The main apartment 180 unit building. (Finishes are at 85 %)
2. The community building. (Framing is at 65%; mechanical, electrical, and plumbing are at 50 %)

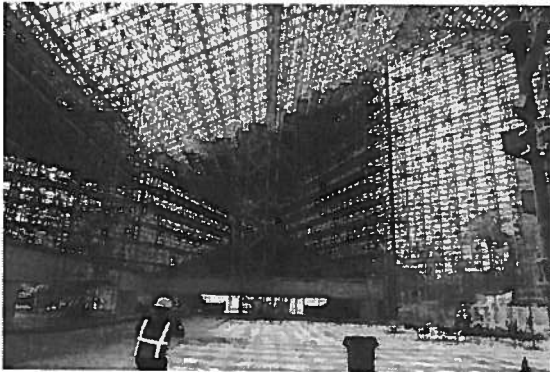




## 2017 GARDEN GROVE ANNUAL REPORT ON THE STATUS OF THE GENERAL PLAN

### **Christ Cathedral**

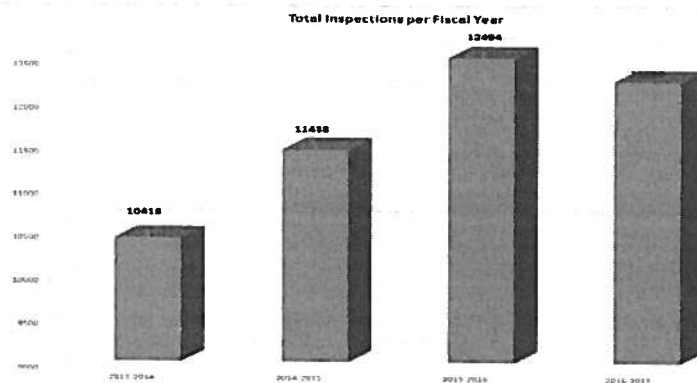
Christ Cathedral began construction on the \$45 million remodel and anticipated completion by late spring 2018. Building activity notes work is nearing completion of the foundation and alterations to the window system is in process.



### **Building Inspections**

■ The Building & Safety Division has implemented online inspection scheduling and time frame notification to streamline the inspection process.

■ The City's Building Inspectors have responded to a total of 12,230 inspection requests. This averages 250 inspections a week for 3 inspectors. As the new ADU ordinance goes into effect, it is anticipated an increase with inspection requests.



### **Building Abatement**



Building Abatement opened 479 new cases and closed 534, some of which were pending from the previous year. A majority of the cases are a result of non-permitted work associated with illegal occupancies. The area of focus will continue be single-family dwellings converted to multi-family use, non-permitted additions, garage conversions and substandard housing conditions. Cases may range from Notices of Violations to prosecution and receiverships, or in severe cases, a red-tag to stop operation.

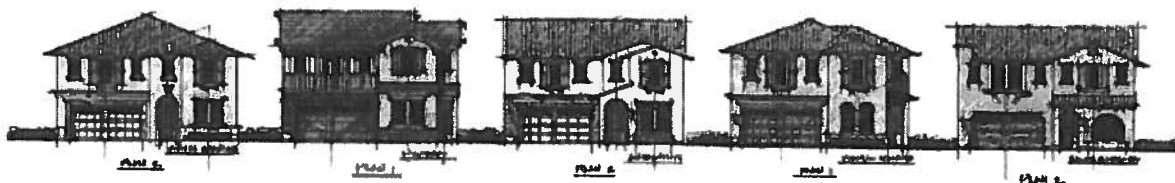


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**PLANNING SERVICES**

**New Development Projects (Commercial & Residential)**

Address	Project Description
10832 Katella Ave	Approval to construct a new 960 square foot steel-framed patio cover over an existing outdoor customer patio area.
13512 Newhope St.	Approval to relocate existing billboards and convert them into one (1) 2-sided electronic billboards along Garden Grove 22 Freeway
7180 Lampson Ave and 12570 Industry St	Approval to subdivide an existing 3.3-acre property into two separate parcels.
10150 Trask Ave.	Approval to construct a 52 foot high auto dealership electronic freeway oriented sign for an existing automobile dealership, Simpson Chevrolet.
9691 Bixby Ave.	Approval to construct 10 units within a two-story apartment complex with a 20% affordable housing density bonus for low income households.
10691 Westminster Ave.	Approval to construct a new 3,000 square foot, one-story, building to operate as retail meat market on a vacant 13,259 square foot lot.
13200-13220 Harbor Blvd.	Approval to construct a 4,954 square foot commercial pad building within an existing multi-tenant shopping center.
11222 Garden Grove Blvd.	Approval to construct a 16-unit condominium development that includes two work-live units on a vacant 25,000 square foot lot.
12901 Lewis St.	Approval to construct a 70-unit single-family residential small-lot subdivision with street and open space improvements on a 9.04 acre site, along with subdividing the property into 70 separate lots.
8882 Lampson Ave.	Approval to construct 9, two-story, residential rental units within two buildings on a 24,600 square foot site.
10232 Russell Ave.	Approval to construct 2, two-story, multi-family dwelling units on 9,260 square foot lot.
12511 Josephine St.	Approval to construct a new, two-story, dwelling unit on a lot improved with an existing single-family dwelling unit for purpose of creating a duplex.
12812 Lucille Ave.	Approval to construct two-story multi-family dwelling units on 10,875 square foot lot.
10092 Central Ave.	Approval to construct a fifth full bathroom that deviates from the maximum allowed of four bathrooms in R-1 (Single-Family Residential) development standards for new 2-story single-family residence.
12872 Hazel Ave.	Approval to allow construct a two-story, 1,571.5 square foot residential dwelling unit with 4 attached one-car enclosed garages at rear of property. The existing two-story unit will remain.
12252 West St.	Approval to allow the construction of an 8,308 square foot fire station in conjunction with associated site improvements at West Haven Park.



Shea Homes Development with 70 single-family homes at Garden Grove Boulevard and Lewis Street

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**CONDITIONAL USE PERMITS / ABC LICENSES**

- Processed one (1) Type 41 (On-Sale, Beer and Wine) License for a restaurant.
- Processed two (2) Type 48 (On-Sale, Public Place) for a bar/lounge within a hotel lobby area, and a restaurant.
- Processed one (1) Type 20 (Off-Sale, Beer & Wine) License for convenience store.
- Processed three (3) Type 21 (Off-Sale, General) Licenses for a grocery stores and a liquor store.

**CONDITIONAL USE PERMITS / LAND USE ENTITLEMENTS**

Address	Project Description
<b>12755 Brookhurst Street</b>	Approval to operate a 1,850 square foot after-school tutoring center for 46 students and six (6) instructors.
<b>12827 Harbor Blvd.</b>	Approval to operate a 9,454 square foot UFG Gym within an existing shopping center.
<b>12072 Knott St #A</b>	Approval to modify the approved floor plan and the hours of operation for an existing 2,400 square foot tenant space.
<b>10870 Katella Ave.</b>	Approval to operate a 44,007 square foot gym, Gold's Gym, in an existing shopping center
<b>12455 Haster St.</b>	Approval to expand an existing restaurant into an adjacent tent space.
<b>9892 Westminster Avenue #311</b>	Approval to expand a 1,995 square foot restaurant into an adjacent tenant space.
<b>7274 Lampson Ave.</b>	Approval to allow the construction & operation of 60' tall stealth wireless telecommunication facility disguised as eucalyptus (mono-eucalyptus).
<b>9822 Katella Ave.</b>	Approval to operate a new, 25,013 square foot gym, Crunch Fitness, in an integrated shopping center.
<b>13904 Brookhurst St.</b>	Approval to operate a 3,800 square foot karaoke studio.
<b>14271 Corporate Dr.</b>	Approval to construct and operate a 60'-0" mono-pole

**CODE AMENDMENTS**

- Code amendment to update the definition, the land use matrix, and special operating conditions for Accessory Dwelling Units.
- Code amendment to update portions of Title 9 of the Municipal Code to be consistent with state law relating to cannabis activities.
- Code amendment to update definitions, operating conditions, and development standards in the City's Land Use Code, pertaining to crematoriums, mortuaries, funeral homes, and cemeteries
- Code amendment to update the landscape water efficiency requirements.

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**RE:IMAGINE DOWNTOWN CAMPAIGN**

The Planning Division continues its efforts to bring together the community, identify a sense of place and ownership, and improve Garden Grove's Downtown through the Re:Imagine Downtown initiative. The following highlights the General Plan Elements and activities for FY 2016-17.



**LAND USE ELEMENT**

The Land Use Element, more than any other element, will shape the way that the City develops and redevelops over the next 20+ years. It will serve as a guide for both public officials and private citizens in its description of the type, intensity, and general distribution of uses of land for housing, business, industry, open space and public uses.

**Downtown Parking Management Strategic Plan**

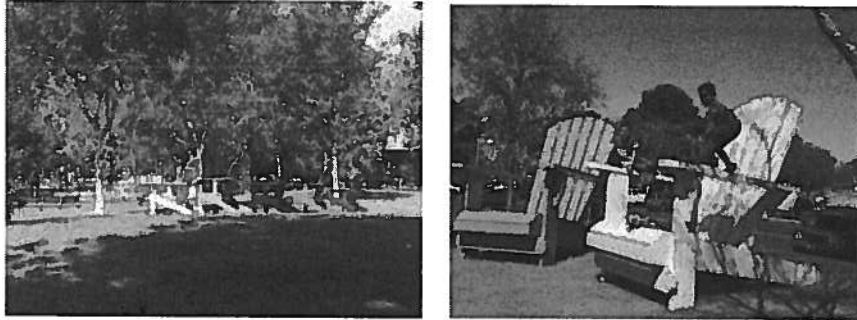
In accordance with the Land Use Element, a Downtown Parking Study is now underway to determine future parking needs for the downtown area. The objectives of the study are to analyze the City's current public and private parking utilization and design, and anticipate future parking needs. The consulting firm of Fehr and Peers is working in collaboration with an Advisory Committee of local stakeholders including Downtown Business Association (DBA) members, business owners from Main Street and Lab Holdings, the Garden Grove School District (GGUSD), and the LFA Company (the Amphitheater). The study will also provide ideas for new uses and shared parking opportunities that will create a more cohesive, walkable, lively Downtown, such as adding pocket parks, plazas, kiosks, and other retail uses.



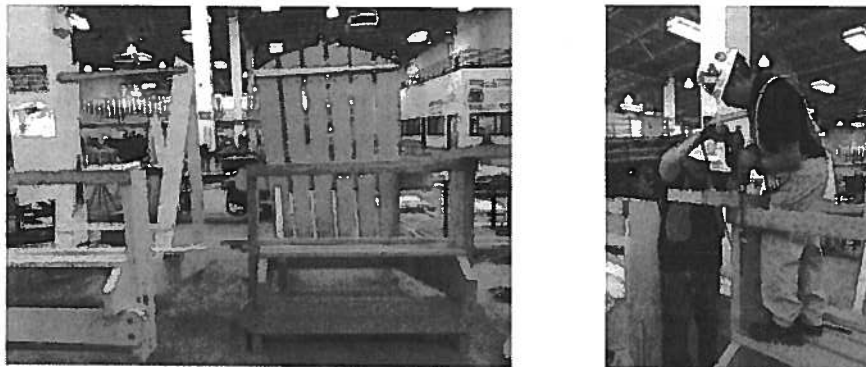
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**COMMUNITY DESIGN ELEMENT**

The Community Design Element represents a community identity and a visual image of the community that is held in the minds of residents and visitors.



Giant Adirondacks chairs at Civic Center Park



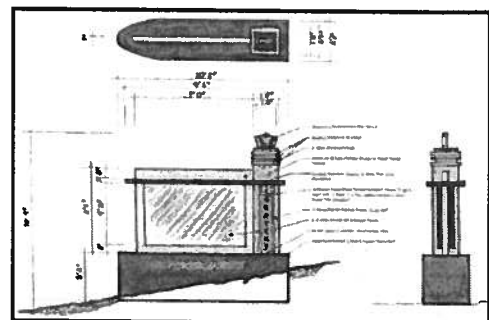
Construction of the giant Adirondacks chairs by the Southwest Carpenters Trust Fund

**Public Art**

In October 2016, multi-colored Adirondack chairs were introduced around Civic Center Park in connection with the AHOC Active Transportation Forum. This art installation spurred conversation and ideas for the walk audit that traversed the Downtown during the Active Transportation Forum. These colorful chairs were scattered around the Civic Center Park and became popular seating spots. For Open Streets 2017, the second part of the art installation appeared. Two giant Adirondack chairs had been built by the Southwest Carpenter's Training Fund and installed at Civic Center Park.

**Signage Enhancement**

The Planning Division worked on a new sign design to create a unique design for the Theater District including the GEM Theater and the Festival Amphitheater. The sign was designed with detailing from the GEM and the Amphitheater that included Art Deco inspired elements. The installation of the Theater District sign was completed in November 2016.  
Theaters



Proposed Sign Design for the

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### **CIRCULATION ELEMENT**

The Circulation Element represents the City's overall transportation plan. The transportation plan consists not only of the physical transportation system itself, such as streets, highways, bicycle routes and sidewalks, but also the various modes of transportation, such as cars, buses, trucks, rail, bicycles, ridesharing and walking.



### **Open Streets 2017**

As part of the Re:Imagine Campaign to promote the City of Garden Grove as forward-thinking, modern, and responsive to ideas about Active Transportation and Healthy Living, the City presented the third Open Streets Event held in partnership with SCAG's Go Human Campaign. The event further highlighted the future bikeway improvements to be implemented through the grant under the OCTA BCIP Program. West Street showcased a bike lane and a Neighborhood Greenway through a residential neighborhood connected West Street with the Downtown. Open Streets 2017 was the most successful event with an estimated 15,000 participants in attendance.

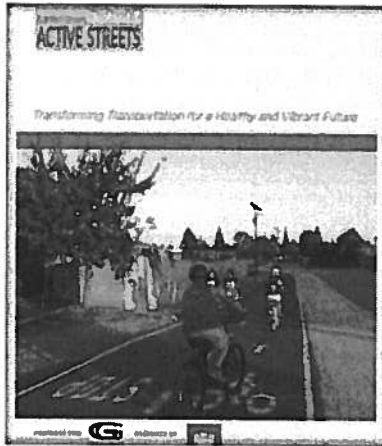
### **OCTA Grant Bike Corridor Improvement Plan (BCIP)**

In May 2016, a BCIP application was submitted requesting \$1,201,978 of grant funds to improve the on-street bicycle infrastructure by 75 percent and to provide a more consistent network by creating 14.76 miles of comfortable bikeways. The City competed among 27 countywide projects and was ultimately awarded \$1.2 million from the BCIP Program. The City's 12% local match would come from Ride Share funds. Of the 13 projects expected to receive BCIP grants, Garden Grove's bikeway improvement project was ranked No. 5 on the project award list.

Implementation the grant anticipates the road rebalancing of West Street and the northern portion of Gilbert Street, from 4 lanes to 3 lanes. This rebalancing required an amendment through OCTA of the Master Plan of Arterial Highways (MPAH). On December 12, 2016, the OCTA Board of Directors approved the amendment to the MPAH. The next step is to amend the general plan and comply with the requirements of the California Environmental Quality Act. Once the Environmental Review is sufficiently complete for both CEQA and NEPA, the City will

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have funds available. Design will begin in 2018, with the construction phase to be completed by 2019/2020.

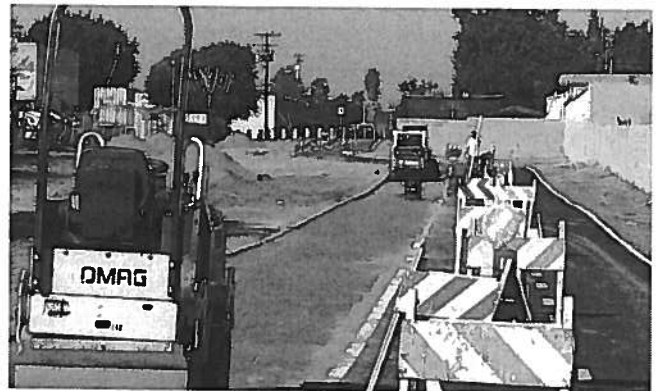


### **Bike and Pedestrian Master Plan**

- The Final Active Streets Bicycle and Pedestrian Master Plan was completed in Spring of 2017.
- Planning Staff has consolidated the Environmental Review for the Active Streets Plan, the BCIP Grant, and the MPAH Amendment and currently has a consultant completing the Initial Study.
- The Active Streets Plan, BCIP Grant Bikeway Improvements, and the MPAH Amendment, will be taken to Planning Commission and the City Council in the first quarter of 2018.

### **Active Transportation Program Cycle 2 Grant 2015 (ATP)**

The City was awarded \$1.8 million in funding to continue the temporary ROW bike path extension from Downtown (Stanford Avenue and Nelson Street) to Brookhurst Street. This project includes the design and construction of the "First Mile" of the bike and pedestrian path extension. The Environmental Review and Engineering phases of the project are in process.



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**Conclusion**

The General Plan continues to direct all land use decisions for the City and is a good guide for direction in Garden Grove's future development. The City continues to follow opportunities that meet Garden Grove's Community vision, which is to be a safe, attractive, and economically vibrant city with an informed and involved public. Garden Grove is a diverse community that promotes unique attributes and strives to preserve our residential character.

Neighborhood Improvement & Conservation Commission: March 5, 2018

Planning Commission Date: May 3, 2018

City Council Date: TBD