

**2018
ANNUAL PROGRESS REPORT
ON THE STATUS OF
THE GENERAL PLAN**



Prepared by the Garden Grove Community and Economic Development
Department

FEBRUARY 2019

2018 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 2018. 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://ggcity.org/planning/general-plan> or contact the Planning Division at 714-741-5312.

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://ggcity.org/sites/default/files/2018-11/dpu.pdf>. 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
2018 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

FEBRUARY 21, 2019

COMMUNITY MEETING CENTER
11300 STANFORD AVENUE

OATH OF OFFICE ADMINISTERED TO THE PLANNING COMMISSIONERS BY THE CITY CLERK

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

ROLL CALL: COMMISSIONERS KANZLER, LE, LEHMAN, NGUYEN, PEREZ, RAMIREZ, SOEFFNER

SELECTION OF CHAIR AND VICE CHAIR

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: February 7, 2019
- C. PUBLIC HEARING(S) (Authorization for the Chair to execute Resolution shall be included in the motion.)
 - C.1. CONDITIONAL USE PERMIT NO. CUP-149-2019

APPLICANT: THU PHAM ANH NGUYEN

LOCATION: SOUTH SIDE OF GARDEN GROVE BOULEVARD,
BETWEEN MAGNOLIA STREET AND CANNERY
STREET, AT 9106 GARDEN GROVE BOULEVARD

REQUEST: Conditional Use Permit approval to operate a new
body massage establishment within a 900 square
foot tenant space within an existing multi-tenant
shopping center. The site is in the GGMU-3 (Garden
Grove Boulevard Mixed Use 3) zone.

STAFF RECOMMENDATION: Approve Conditional Use Permit No.
CUP-149-2019, subject to the recommended conditions of
approval. In conjunction with the request, the Planning
Commission will consider a determination that the project is
categorically exempt from the California Environmental Quality
act (CEQA) pursuant to Section 15301 – Existing Facilities.

C.2. SITE PLAN NO. SP-066-2019

APPLICANT: SIMPSON GARDEN GROVE, INC.
LOCATION: SOUTH SIDE OF TRASK AVENUE, EAST OF
BROOKHURST STREET AT 10150 TRASK AVENUE

REQUEST: Site Plan approval to construct a 3,567 square foot
one-story auto repair building attached to an
existing one-story 846 square foot car wash
building, on a lot improved with an existing
Chevrolet auto dealership. The site is in the
PUD-110-96 (Planned Unit Development) zone.

STAFF RECOMMENDATION: Approve Site Plan No. SP-066-2019.
In conjunction with the request, the Planning Commission will
consider a determination that the project is categorically exempt
from the California Environmental Quality act (CEQA) pursuant to
Section 15303 – New Construction or Conversion of Small
Structures.

D. ITEM(S) FOR CONSIDERATION

D.1. ACKNOWLEDGEMENT OF THE 2018 ANNUAL PROGRESS REPORT
ON THE STATUS OF THE GENERAL PLAN AND HOUSING ELEMENT

E. MATTERS FROM COMMISSIONERS

F. MATTERS FROM STAFF

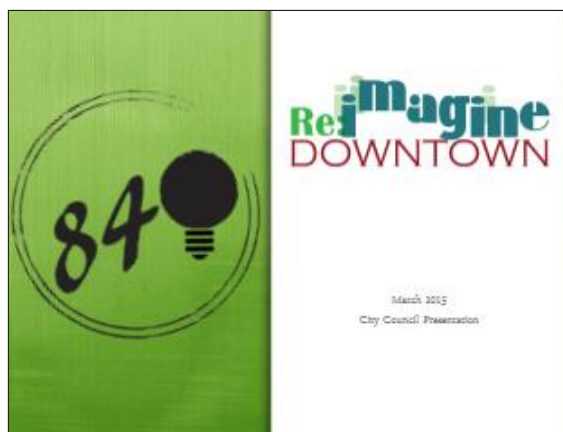
G. ADJOURNMENT

Measures Associated with the Implementation of the General Plan

LAND USE ELEMENT

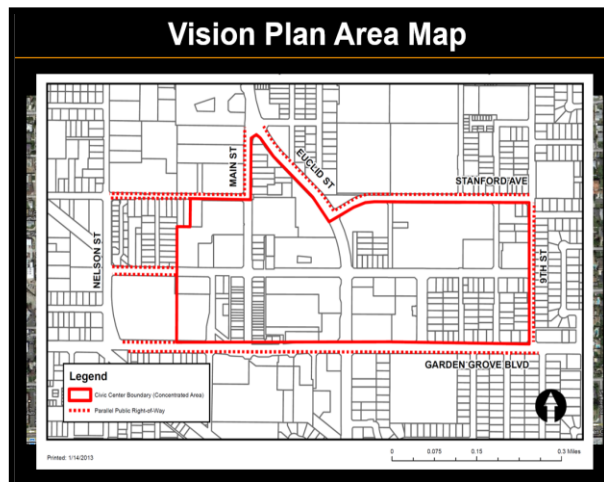
The Land Use Element is often seen as the framework element for the General Plan as it sets forth the patterns of development activity and land use that will support and enhance the character of the City. It will serve as a guide for both public officials and private citizens in its description of the 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”.



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.

The City also acknowledges the importance of collaborating with adjacent jurisdictions to develop compatible land uses to contribute to "placemaking" throughout the City. The City realizes that finding opportunities to improve underutilized areas adjacent to other jurisdictions affects the residents and businesses of Garden Grove.

Goal LU-1: The City of Garden Grove is a well-planned community with sufficient land uses and intensities to meets the needs of anticipated growth and achieve the community's vision.

Goal LU-5: Economically viable, vital, and attractive commercial centers throughout the City that serve the needs of the community.

Goal LU-6: Revitalization of aging, underused or deteriorated commercial corridors, centers, and properties in the City.

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.

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Goal LU-13: The City understands that development on lands adjacent to the City's corporate boundary can profoundly affect Garden Grove residents and businesses.

Policy LU-13.1: Cooperate with other jurisdictions in developing compatible land uses on lands adjacent to, or near, the City's corporate boundaries to minimize significant impacts and potentially benefit residents, businesses, and/or infrastructure systems in Garden Grove.

LU-IMP-13A: Monitor planning and environmental assessments for development projects in adjacent jurisdictions and participate in public hearings for the projects.

Re:Imagine Downtown Initiative



The City 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. In 2018, the City began efforts to prepare a website dedicated to the Re:Imagine Downtown Initiative to highlight past events, artwork, grants, and behind the scenes groundwork. The website site will also be updated regularly to announce future events related to the

Re:Imagine campaign. The website is expected to launch in April 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 was approved by the Planning Commission in March 2018. Phase two is anticipated to be considered by the Planning Commission late Spring, or early Summer 2019, 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 took place in May 2018 and is expected to complete construction by April 2019.



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, Barrio, 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.

Smallwood Plaza Project on Main Street



In May 2018, the Planning Commission approved a Site Plan to construct a new mixed-use building with a commercial lease space along the Main Street frontage in the CC-2 (Civic Center Main Street) zone with nine (9) residential units above on the second and third floors. The approval included a 35% density bonus for very low income households. The residents will enjoy an

environment of compact development within a pedestrian-oriented district that provides opportunities for people to engage in civic, business, educational, and recreational activities near their homes. Main Street will be enhanced with a carefully designed building intended to preserve the character of the street and new neighbors that will add activity and engagement to the most-walkable part of town. Policy LU-1.5 states that mixed use development should be designed to create a pleasant walking environment to encourage pedestrian activity, provide convenient shopping opportunities for residents close to their residence, integrate with surrounding uses to become a part of the neighborhood rather than an isolated project, and use architectural elements or themes from the surrounding area. The project is expected to begin construction in 2019.

Garden Brook Senior Village Project

In March 2018 the Planning Commission and City Council approved entitlements to repurpose an existing 8-story, unfinished, steel structure into a 394 unit affordable senior housing project with commercial retail space by amending the General Plan land use designations from Residential/Commercial Mixed Use 1 and Parks/Open Space to



Community Residential to increase the residential density from 42 dwelling units per acre to 60 dwelling units per acre specifically for senior housing.

The development will provide a unique mix of uses that are in keeping with the site constraints and the intent of the Garden Grove Mixed Use zoning. In particular, the project will meet the intent of the 2030 General Plan for this area by providing an

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urban-scale, fully integrated commercial and residential mixed-use development, which provides some commercial uses along the street frontage to encourage a more vibrant, pedestrian oriented streetscape. The project is expected to be begin construction in 2019.

Amendment to CC-2 Zone to Allow Outdoor Dining in Public Right-of-Way

In continuing to foster the creation of a sense of place and expand areas that allow for mixed use development, as encouraged by the General Plan 2030, the City has amended the Civic Center Main Street zoning to allow dining within portions of the public right-of-way for eating establishments fronting Main Street.

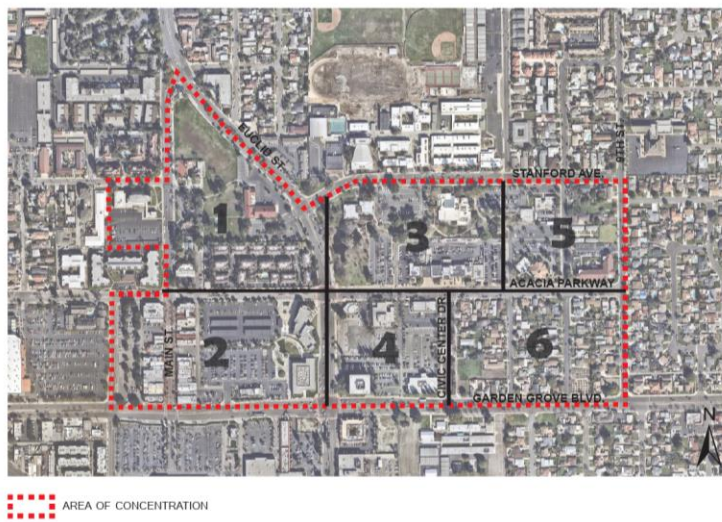


The General Plan Land Use Element expressly recognizes that outdoor dining may invigorate the pedestrian experience, while offering restaurants an opportunity for additional seating. The City's General Plan encourages outdoor dining in the Civic Center to encourage a pedestrian friendly area that contributes to the walkability appeal of Downtown, encourages opportunities for

social interaction, and contributes to Downtown's identity and streetscape, as well as to "*preserve the Main Street character and charm.*" Moreover, outdoor dining in the public right-of-way may be a unifying element along Main Street that will encourage new businesses to open in the Historic Main Street area. The amendment was approved by City Council in October 2018.

Downtown Parking Management Strategic Plan

In May 2017, the City selected the consulting firm Fehr & Peers to begin an in-depth review of parking in the downtown area and to prepare a Downtown Parking Management Strategic Plan. The firm collected parking counts of the downtown area on Tuesday, June 13th and Friday, June 16th, 2017. The consultant launched an on-line parking survey, which was circulated in November 2017. Staff formed an Advisory

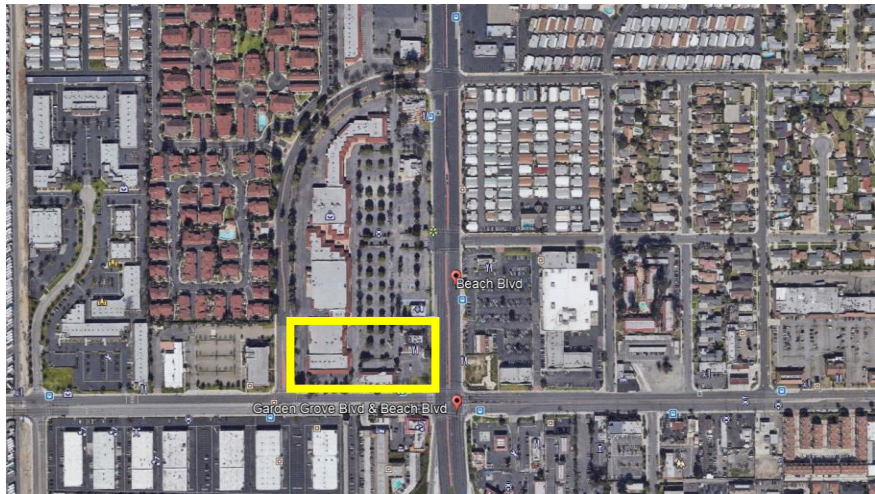


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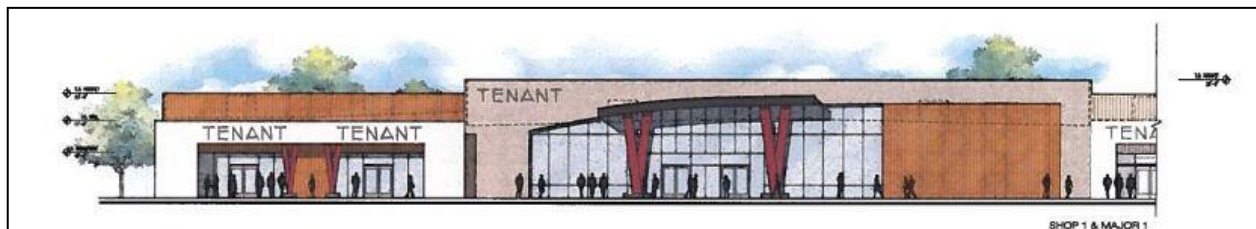
Committee, which continues to meet to discuss recommendations for Parking Management Strategies for the future. The Draft report is anticipated to be completed in December 2018.

Stanton Village Center Project

The City of Garden Grove collaborated with the City of Stanton to approve a commercial shopping center, the Village Center, at the northwest corner of Beach Boulevard and Garden Grove Boulevard. The site is currently developed with the blighted, mostly vacant buildings of a commercial shopping center. The proposed development will divide the site into a horizontal mixed-use project with residences on the northern portion and a commercial center to the south. The residential development will be constructed by Brookfield Homes Southern California, LLC, on the northernmost 11.69 acres, fully within the City of Stanton. To the south of the residential development, the commercial center will be redeveloped by Frontier Real Estate Investments, LLC, on a total of 10.18 acres that is within the cities of Stanton and Garden Grove.



The City of Garden Grove was required, as a responsible agency, to independently consider the Mitigated Negative Declaration, and based upon that consideration, determine whether the Project will have a significant impact on the environment. Both cities approved the entitlements in May 2018 and the expected completion by end of 2019. Frontier has secured agreements to bring In-N-Out, Raising Cane’s, Panda Express, Chase Bank, Planet Fitness, Grocery Outlet, and have plans for a food court. The City of Garden Grove’s General Plan recognizes that development near the city boundary affects the residents and businesses of our City. As a result, the City of Garden Grove worked closely with the City of Stanton to assess and monitor the planning of the development to limit impacts.



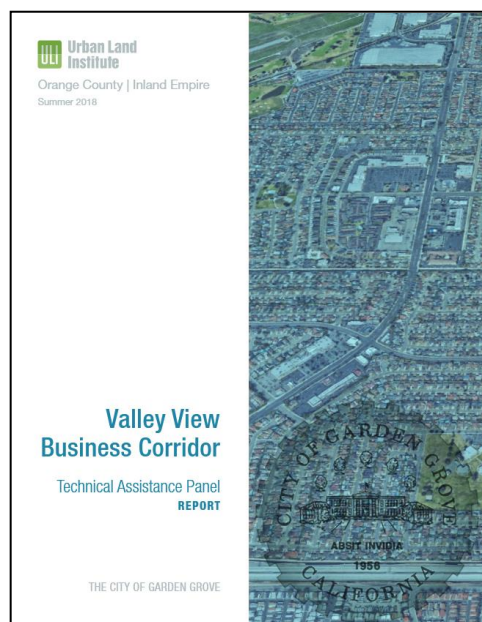
BN Group Hotel Project



In December 2018 City Council approved the entitlements to develop a 5-story hotel and accessory hotel amenities on a property on the southern portion of Harbor Boulevard, south of the 22 freeway. The approval included a General Plan Amendment to increase the maximum allowable Floor Area Ratio (FAR) for hotels on properties with Land Use Designation of Heavy Commercial (HC) from 0.60 to 1.0. The General Plan Amendment is consistent with

Goals LU-1, LU-5, and LU-6 of the Land Use Element because it will provide for a hotel development intensity to meet the needs of anticipated growth and achieve the community’s vision for the development of tourism-related businesses, and is consistent with the General Plan goals and policies to facilitate the revitalization of commercial corridors and vacant and underutilized sites in the City with economically viable projects.

Valley View ULI Study



An economic study performed by the land-use organization, Urban Land Institute (ULI) Technical Assistance Panel (TAP), on the City’s Valley View Business Corridor (VVBC; Focus Areas M and N of the 2030 General Plan) was conducted over a 2-day period in July 2018, which included feedback from community focus groups, stakeholder interviews, and studying and touring six key sites influencing the VVBC. The results were released in November 2018.

The final report concludes that the market viability for retail investment of the area is moderate, however, strong neighborhood assets could be leveraged to help create a more productive, local retail environment. Among the ULI TAP’s recommendations to encourage long-term economic vitality of the VVBC are the

development of identity branding, zoning overlays, community vision and engagement, and reduction in retail leakage (spending outside of the area). The panel identified high household incomes and strong traffic volume along the corridor as unique benefits to the area. The General Plan encourages economically

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viable, vital, and attractive commercial centers throughout the City that serve the needs of the community, as well as the revitalization of aging, underused or deteriorated commercial corridors, centers, and properties in the City.

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-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 Downtown

Inspired by Melodee van Hoorebeke, 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.



In September 2018, the City added an additional giant Adirondack chairs to its Civic Center at Village Green Park. A third chair will be located at the Cottage Industries site.

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 developed 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.

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:

- January 11, 2018 – Small Business Jump Start
- February 7, 2018 – Legal Do's and Don'ts of Business
- February 21, 2018 – Get Your Business Online with Google
- April 10, 2018 – Small Business Jump Start
- April 19, 2018 - The Art and Science of Creating a Successful Business Plan
- July 10, 2018 – Small Business Jump Start
- July 25, 2018 – The Art and Science of Creating a Successful Business Plan

GO-Biz

The City partnered with the Governor's Office of Business and Economic Development to assist businesses applying for the California Competes Tax Credit, which offers \$219 million in tax credits in FY 18-19. 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 4, 2018. Additionally, the City sponsored Orange County World Trade Week and Breakfast and Forum on May 17, 2018.

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.

- September 13, 2018 – 8th Annual Orange County Asian Business Expo

Business Ribbon Cutting/Grand Opening Ceremonies

- January 10, 2018 – Mr. Matcha
- February 15, 2018 – The Elizabeth Do Team
- February 15, 2018 – Campbell Termite Control Services

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- May 7, 2018 – Paris Baguette
- June 21, 2018 – OctaPharma Plasma
- July 20, 2018 – CTS Cement
- August 22, 2018 – UFC Gym
- October 11, 2018 – Southland Industries/Enviser Open House
- October 13, 2018 – Gold’s Gym Anaheim/Garden Grove 1 Year

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 1st and 3rd 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:

- February 13, 2018 – Hiring Made Easy
- April 10, 2018 – Preparing to Lease Space for Your Business
- June 12, 2018 – Money from Home! 10 EZ Steps to Starting a Home-Based Business
- July 24, 2018 – Avoiding Employment Related Litigation
- September 25, 2018 – Make a DIY Video for Your Business
- October 23, 2018 – Work Smarter, Not Harder: WordPress for Small Business
- November 27, 2018 – Buy/Sell & Valuation of a Business

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:

- Voit – January 11, 2018
- Newmark Night Frank – April 17, 2018
- Marcus & Millichap – May 10, 2018

Strategic Plan

The Economic Development Division has updated the Economic Development Strategic Plan. The 3-Year Plan will map out the 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,

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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 the ICSC RECON 2018 Conference. 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.

Willowick Golf Course RFQ/P

In December 2017, the Cities of Garden Grove and Santa Ana held a Joint Study Session to discuss the potential reuse of the Willowick Golf Course ("Property"), which is owned by the City of Garden Grove, but located within the City of Santa Ana's boundaries. Both City Councils directed staff to undertake further due diligence in the areas of visioning and economic analysis of the Property. Subsequently in April 2018, the City of Garden Grove approved an Agreement with the City of Santa Ana that provided for both Cities to further implement the exploration of the property redevelopment by retaining independent consultants to help create a vision of future development and to work with the community to determine both the community needs and conduct a general market assessment. In August 2018, the selection of the Visioning and Economic consultants was completed through a request for proposals process

SWA (Visioning Consultant) facilitated four (4) Envision Willowick Community Workshops in 2018 (August 30th, September 27th, October 2nd and 25th) to conduct community engagement efforts to solicit community input and feedback.

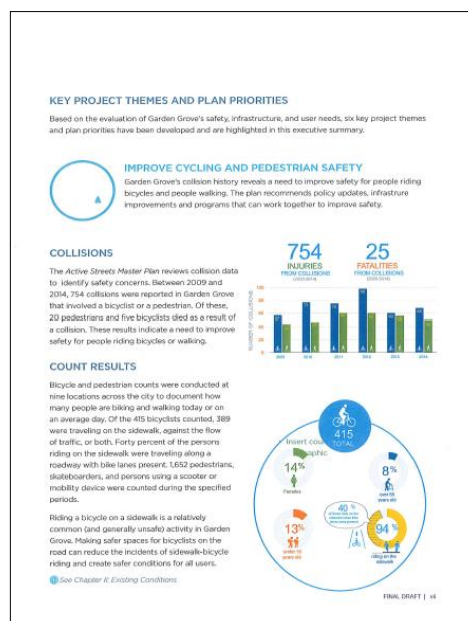
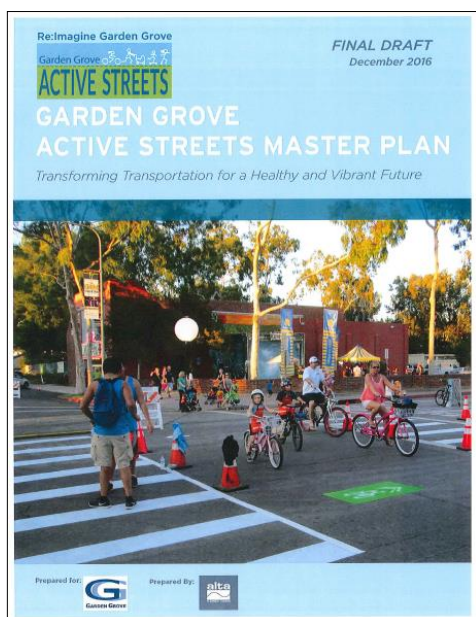
In coordination with Garden Grove and SWA, HATCH (Economic Analysis Consultant) completed an economic analysis that established the economic framework for the valuation of the Property based on current market conditions. An overview of the market conditions will be presented at the Joint Study Session on January 29, 2019 with an RFQ/P to be released in Spring of 2019.

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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). The first draft was available to the public for viewing in June 2016. Comments for the second draft were made open during Open Streets 3 in 2017. An RFP was released in Summer 2017 for the environmental review of the BPMP; the consultant Blodgett Baylosis Environmental Planning worked on the environmental document, which was approved in the Summer of 2018. The final Bike and Pedestrian Plan was presented to Planning Commission and approved by City Council in Fall 2018.



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 has begun construction and is expected to be completed and begin operations in 2021.

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



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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 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 2019.



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.

Village Green, West Haven, and Westgrove Park Improvements

Several local parks received major enhancements and additions, such as new lighting, buildings, and playground equipment. Village Green, West Haven, and Westgrove parks were equipped with new, energy-efficient Light Emitting Diode (LED) light poles. The LED lighting enhances and modernizes the parks' overall look, while increasing park safety at night. The new lighting illuminates brighter than the current lighting system and will cost less to operate. As of the end of 2018, the lighting improvements are approximately 70% complete.

In addition to a new fire station at West Haven Park, construction of a modern playground and a community meeting room has also been completed. The custom playground is themed after the new fire station No.6 and features police and ambulance riders, fire hose climber, and slides and bridges. A new, 1,600 square-foot community meeting room, replacing an outdated facility, will be used for programs, such as Tiny Tots, and be available for rental during the summers. The project has been completed in 2018.



Enhancements have been completed at Atlantis Play Center, located in Garden Grove Park. The center was temporarily closed since mid-May for the replacement of an outdated, 60-foot wooden shade structure, with a new industry- standard, high-quality structure that provides full-shaded coverage to the picnic table area.

The improvements reinforce the goals of the General Plan 2030 by improving recreational parkland and facilities, to provide the community with increased usage.

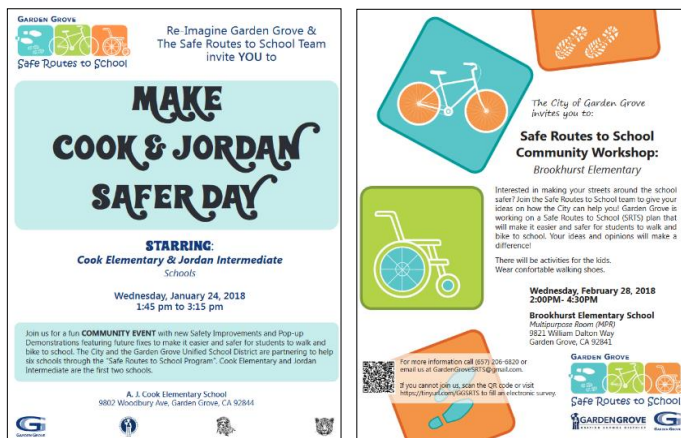
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SCAG Sustainable Planning Grant (Safe Routes to School)

The City applied for a planning grant through SCAG and was awarded a 2016 Sustainability Planning Grant Award for the Garden Grove Safe Routes to School: Phase I Plan, in the amount of \$160,000. The City partnered with the Garden Grove Unified School District (GGUSD) and selected six primary target schools to be included in the Project Area: Brookhurst Elementary, Cook Elementary, Hill Elementary, Murdy Elementary, Paine Elementary, and Jordan Intermediate.

AJ Cook Elementary and Donald S. Jordan Intermediate hosted a community event in January 2018. The two schools demonstrated future bicycle and pedestrian

infrastructure improvements, and the Police Department’s Accident Reduction Team educated students on the importance of following traffic safety rules. The City’s Public Works Department installed additional pedestrian safety signs, school crosswalks, “Slow School Xing” and “Keep Clear” pavement markings, and red curbs at various locations to improve sight distance, and signs restricting on-street parking near both schools.



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 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 obtained an alcohol license in 2018, which will further support the amphitheaters operation.

Buena Clinton Youth and Family Center Shade Structure

The Buena Clinton Youth and Family Center installed a shade structure in November 2018 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 allow additional programming and increase facility usage. The shade structure was funded via Community Development Block Grant (CDBG) and park fee funds.



The center, located at 12660 Sunswept 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.

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

Conservation of energy resources through community design and innovated building systems captures efficient technologies such as cogeneration, solar heating, and use of photovoltaic systems.

The idea was built from the "RE:Imagine Initiative," which created *branding* for our Downtown area using decorative fixtures to identify the area and promote "place-making". Suggestions from City stakeholders included lighting as a way to connect all of the landmarks in the Downtown Boundary Area and to encourage the community and visitors to come out at night to enjoy events.



The Community and Economic Development Department released an RFP in May 2018 to hire a professional Architectural Lighting Consultant to develop a comprehensive Downtown Garden Grove Lighting Conceptual Master Plan.

The consultant Lighting Design Alliance (LDA), Inc. was awarded the contract and staff is working with the Information Technology Department to inventory and map out the existing globe lighting and city-owned street lights.

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.

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 was completed in October of 2018. The improved fire station will meet the needs and accommodate the future growth of the community.



General Plan Amendments

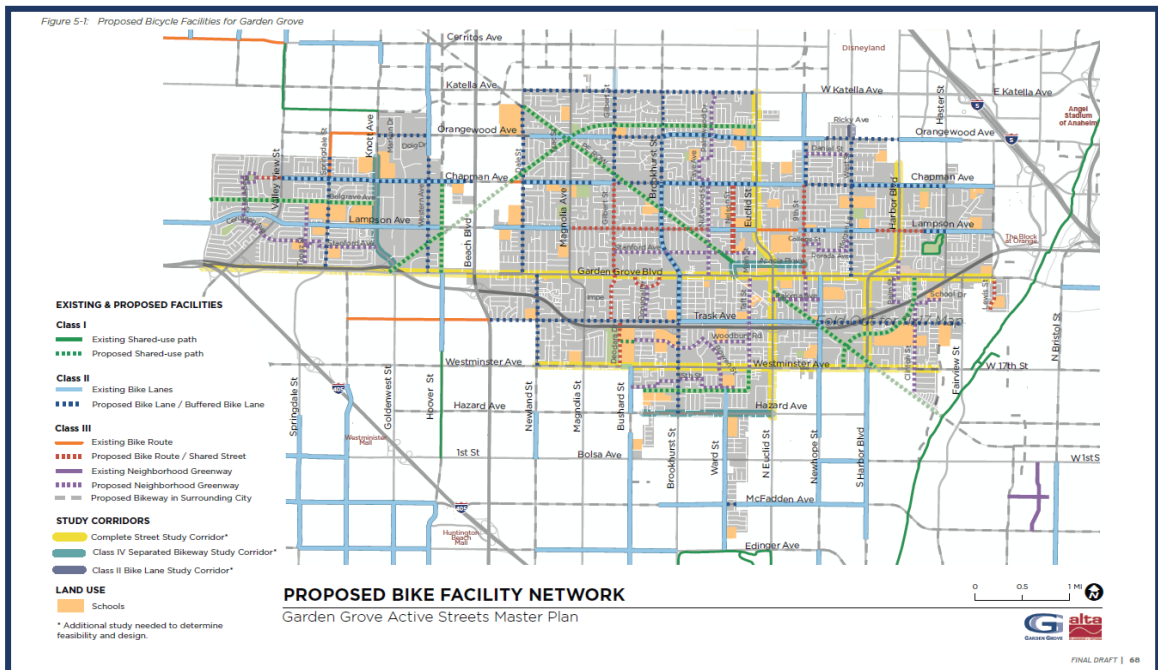
There were three (3) General Plan Amendments processed in 2018. See project descriptions below:

1. GPA-001-2018 – The applicant received entitlement approval to repurpose an existing 8-story, unfinished, steel structure into a 394 unit affordable senior housing project with 12,938 square feet of commercial retail space by amending the General Plan land use designations from Residential/Commercial Mixed Use 1 (prior Galleria, “Project” site) and Parks/Open Space (2-acre portion of Garden Grove Boys & Girls Club) to Community Residential to increase the residential density from 42 dwelling units per acre to 60 dwelling units per acre specifically for senior housing; to rezone the site from Garden Grove Boulevard Mixed Use 1 (GGMU1) and Open Space (O-S) to Planned Unit Development (PUD) to implement the new General Plan designation and the unique mix of uses; and Site Plan review for the proposed senior housing and commercial project, which includes changes to the massing of the building and an increase in developable site area to 5.09 acres from 3.09 acres. The developer also received approval for a density bonus of 35% under the State Density Bonus allowance and three concessions: a reduction in unit size from minimum requirements; a reduction in the required overall open space; and an increase in the number of allowable compact spaces.



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2. GPA-003-2018 – The City Council approved of a General Plan Amendment to adopt a bicycle and pedestrian master plan (Garden Grove Active Streets Master Plan) into the Circulation Element by adding Active Transportation goals, policies, and implementations, replacing Exhibit CIR-7, the Master Plan of Bikeway Facilities map, amending the Existing Circulation System and MPAH Designations map (Exhibit CIR-1) and the Master Plan of Streets and Highways (Exhibit CIR-4), and adopting the Garden Grove Active Streets Master Plan as an appendix. The Garden Grove Active Streets Master Plan implements goals and policies in the current General Plan. OCTA has approved an amendment to their Master Plan of Arterial Highways (MPAH) on which the General Plan Exhibits CIR-1 and CIR-2 are based.



3. GPA-002-2018 – The City approved a request to develop a parcel with a 64,673 square foot, 124-room, 5-story, 59'-0" high hotel and related incidental and accessory hotel amenities, 100 on-site surface parking spaces, landscaping, and related improvements on two (2) currently vacant parcels with a total land area of approximately 1.48-acres located at 13624 - 13650 Harbor Boulevard. A text amendment to the General Plan Land Use Element was approved to increase the maximum allowable Floor Area Ratio (FAR) for hotels on property with a Land Use Designation of Heavy Commercial (HC) from 0.60 to 1.0; Text amendments to the Garden Grove Municipal Code were approved to modify the development standards for hotels (a) to establish a maximum allowable FAR in the C-3 (Heavy Commercial) zone of 1.0 for hotel uses and 0.55 for all other uses, (b) to increase the maximum building height for hotels in the C-3 zone from four (4) stories and/or 55 feet to five (5) stories and/or 60 feet, and (c) to allow the hearing body to permit up to a twenty percent (20%) reduction in the number of off-street parking spaces required for new hotels in the C-3 zone in conjunction with site plan and/or conditional use permit approval; Site Plan approval was approved to

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allow the construction of the proposed five (5) story, 59'-0" high, 124-room hotel, hotel amenities, 100 on-site surface parking spaces, landscaping, and related site improvements; Conditional Use Permit was approved to allow for operation of the proposed hotel use; and a Lot Line Adjustment was approved to eliminate the existing boundary lot line and to consolidate the two (2) existing parcels into a single parcel in order to facilitate development of the proposed hotel project.



Housing Element Reporting Requirements

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, 2018 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 2018.

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.

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.

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).

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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.

Project Identifier			Affordability by Household Incomes - Building Permits					8	9	Affordability by Household Incomes - Certificates of Occupancy						
1										10						
Current APN	Street Address	Project Name*	Low- Income Deed Restricted	Low- Income Non Deed Restricted	Moderate- Income Deed Restricted	Moderate- Income Non Deed Restricted	Above Moderate- Income	Building Permits Date Issued	# of Units Issued Building Permits	Very Low- Income Deed Restricted	Very Low- Income Non Deed Restricted	Low- Income Deed Restricted	Low- Income Non Deed Restricted	Moderate- Income Deed Restricted	Moderate- Income Non Deed Restricted	Above Moderate- Income
Data Entry Below						25	248		273							
13335215	12672 Susan Ln					1		3/8/2018	1							
23160134	12902 Lampson Ave					1		3/14/2018	1							
8962604	10671 Overman Dr					1		5/4/2018	1							
21505232	12201 Haga St					1		6/7/2018	1							
9803402	13462 Mickey St					1		3/6/2018	1							
9741111	13352 Wilson St					1		3/23/2018	1							
9743321	8732 Lomay Ave					1		3/26/2018	1							
9803403	13452 Mickey St					1		4/2/2018	1							
9942110	10521 Mallard Dr					1		4/4/2018	1							
13248305	8552 Marylee Dr					1		4/26/2018	1							
8933405	11891 Melody Park Dr					1		6/5/2018	1							
9939607	10322 Morningside Dr					1		6/6/2018	1							
9806411	9691 Central Ave					1		6/6/2018	1							
23138329	12632 Dungan Ln					1		6/18/2018	1							
9823208	9381 Crosby Ave					1		7/19/2018	1							
8933120	11932 Melody Park Dr					1		8/1/2018	1							
9949102	10621 Keel Ave					1		8/2/2018	1							
13236212	9811 Royal Palm Blvd					1		8/6/2018	1							
9056237	12502 Strathmore Dr					1		8/21/2018	1							
13229129	8911 Aberdeen Ln					1		9/21/2018	1							
9008219	12451 Elmwood St					1		9/24/2018	1							
13153121	12811 Dale St					1		11/8/2018	1							
13335303	9902 Lenore Dr					1		11/13/2018	1							
9931219	13722 Flower St					1		12/6/2018	1							
9008239	12272 Pine St						1	2/15/2018	1							
9008239	12272 Pine St						1	2/15/2018	1							
8917014	10871 Chapman Ave						1	3/14/2018	1							
21504124	12012 Haga St						1	3/26/2018	1							
9928358	10441 Luders Ave						1	3/27/2018	1							
9942119	10631 Mallard Dr						1	4/10/2018	1							
10151308	12652 Cardinal Ave						1	4/12/2018	1							
10145101	13232 Partridge St						1	4/16/2018	1							
10034411	13281 Roan Rd						1	4/17/2018	1							
9820112	9651 Crosby						1	4/26/2018	1							
9032208	11962 Margie Ln						1	5/14/2018	1							
13340114	9331 Stanford Ave						1	5/17/2018	1							
9942321	10681 Woodbury Rd						1	5/22/2018	1							
13214105	9851 Oma Pl						1	5/29/2018	1							
9728148	13592 Yockey St						1	6/4/2018	1							
9056414	12651 Strathmore Dr						1	6/5/2018	1							
9943323	13792 Barney Cir						1	6/12/2018	1							
13315216	9661 Adeline Ave						1	6/18/2018	1							
9947307	13821 Bowen St						1	6/18/2018	1							
13243501	9002 Tristan Dr						1	6/19/2018	1							
13202107	8782 Adah St						1	6/25/2018	1							
13213208	11271 Rainier Ct						1	6/27/2018	1							
23157304	12811 Sungrove St						1	7/3/2018	1							
8933101	11742 Brownlee Rd						1	7/23/2018	1							

Project Identifier			Notes
1			21
Current APN	Street Address	Project Name*	Notes*
t Data Entry Below			
13335215	12672 Susan Ln		
23160134	12902 Lampson Ave		
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8933120	11932 Melody Park Dr		
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13214105	9851 Oma Pl		
9728148	13592 Yockey St		
9056414	12651 Strathmore Dr		
9943323	13792 Barney Cir		
13315216	9661 Adeline Ave		
9947307	13821 Bowen St		
13243501	9002 Tristan Dr		
13202107	8782 Adah St		
13213208	11271 Rainier Ct		
23157304	12811 Sungrove St		
8933101	11742 Brownlee Rd		

Table B													
Regional Housing Needs Allocation Progress													
Permitted Units Issued by Affordability													
		1	2									3	4
Income Level		RHNA Allocation by Income Level	2013	2014	2015	2016	2017	2018	2019	2020	2021	Total Units to Date (all years)	Total Remaining RHNA by Income Level
Very Low	Deed Restricted	164					13					13	151
	Non-Deed Restricted												
Low	Deed Restricted	120					33					33	87
	Non-Deed Restricted												
Moderate	Deed Restricted	135										104	31
	Non-Deed Restricted		50	7	9	13	25						
Above Moderate		328		37	46	10	9	248				350	
Total RHNA		747											
Total Units 44				87	53	19	68	273				500	269

Note: units serving extremely low-income households are included in the very low-income permitted units totals
Cells in grey contain auto-calculation formulas

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

Jurisdiction	Garden Grove
Reporting Period	2018 (Jan. 1 - Dec. 31)

Note: + Optional field
 Cells in grey contain auto-calculation formulas

Table F
Units Rehabilitated, Preserved and Acquired for Alternative Adequate Sites pursuant to Government Code section 65583.1(c)(2)

This table is optional. Jurisdictions may list (for informational purposes only) units that do not count toward RHNA, but were substantially rehabilitated, acquired or preserved. To enter units in this table as progress toward RHNA, please contact HCD at APR@hcd.ca.gov. HCD will provide a password to unlock the grey fields. Units may only be credited to the table below when a jurisdiction has included a program in its housing element to rehabilitate, preserve or acquire units to accommodate a portion of its RHNA which meet the specific criteria as outlined in Government Code section 65583.1(c)(2).

Activity Type	Units that Do Not Count Towards RHNA ⁺ Listed for Informational Purposes Only				Units that Count Towards RHNA ⁺ Note - Because the statutory requirements severely limit what can be counted, please contact HCD to receive the password that will enable you to populate these fields.				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 ⁺	Extremely Low-Income ⁺	Very Low-Income ⁺	Low-Income ⁺	TOTAL UNITS ⁺	
Rehabilitation Activity									
Preservation of Units At-Risk									
Acquisition of Units									
Total Units by Income									

COMMUNITY AND ECONOMIC DEVELOPMENT



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

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; and Neighborhood Improvement and Code Enforcement. The Department also oversees the Community Development Block Grant program.

The significant achievements of FY 2017-18 for the Community and Economic Development Department included the following:

OFFICE OF ECONOMIC DEVELOPMENT

In October 2018, City Council received the 2018 Economic Development Strategic Plan (EDSP). The EDSP is a baseline assessment of existing conditions that drive economic investment and outline strategic recommendations to address the community's economic issues and opportunities. The 2018 EDSP identifies six economic development goals to be addressed over the next three years. This plan will be evaluated annually.

GOAL 1: Enhancement of Job Opportunities

GOAL 2: Leverage Creative Funding and Financing Tools



2018 GARDEN GROVE ANNUAL REPORT ON THE STATUS OF THE GENERAL PLAN

- GOAL 3: Expand and Preserve Locally Generated Tax Revenue
- GOAL 4: Promote tourism development initiatives and provide direct support for the development of the Grove District-Anaheim Resort
- GOAL 5: Community-Based Economic Development
- GOAL 6: Housing Opportunity and Investment

13650 Harbor Boulevard

The City approved the sale of the City-owned real property consisting of approximately 1.45 acres located at 13650 Harbor Blvd. The developer, BN Group, will develop the site into a 124-room Home2 Suites by Hilton. Construction is expected to start in the first quarter of 2019.



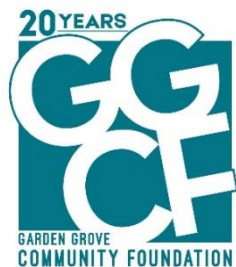
12361 Chapman Avenue

The City of Garden Grove, as Successor Agency, approved an Agreement between Investel Harbor Resorts, LLC and the City for the sale of a property at 12361 Chapman Avenue at a fair market value of \$1.1 million. The property consists of a vacant 10,883 square foot restaurant/banquet hall on a 0.48-acre site adjacent to the Hyatt Regency Orange County. The buyer will have completed remodeling and renovation of their new restaurant concept, NOVA, by the first quarter of 2019.



Kam Sang Company - Nickelodeon Resort

In May 2018, City Council approved the second Amendment to the Exclusive Negotiation Agreement (ENA) between the City and New Age Garden Grove, LLC for the development of 10 acres of real property. The developer has proposed a Nickelodeon Resort comprising of a 560-room resort hotel and amenities. In addition, the developer and City are working on the draft version of the Disposition and Development Agreement.



Garden Grove Tourism Improvement District (GGTID)

In June 2018, the City approved the annual report for the Garden Grove Tourism Improvement District (GGTID). This year's GGTID budget included a component for a community give-back which included non-profits such as the Boys & Girls Club, the Orange County Food Bank, The Hope Foundation, and the Garden Grove Community Foundation.

Site C Project

The Planning Commission approved this project at the November 2017 meeting to implement a resort hotel development project known as Site C, which includes up to 769 rooms, amenities, up to 104,000 square feet of conference/meeting banquet space, and a parking garage. Upon completion, it is anticipated the project will generate approximately \$3.8 to \$4.9 million in additional annual tax revenue to the City. The project is anticipated to start construction in the second quarter of 2019.

Cottage Industries (Re:Imagine Downtown)

In May 2016, the City approved the sale of City-owned land to Lab Holdings. Lab Holdings is repositioning single family homes as commercial businesses and invigorating outdoor activities for the Cottage Industries project. 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 the summer of 2019.

Brookhurst Place



Located in the Korean Business District, Brookhurst Place is bound by Brookhurst Street, Brookhurst Way, and Garden Grove Boulevard. Phase I of II consists of 180 for-lease apartment homes. Phase II has 462 apartment homes, of which up to 120 will be affordable housing units, 58 for-sale condominiums, up to 200,000 square-feet of commercial and retail

space, and a 100-key hotel. The completed 14-acre community will include 700 new residential units and a 1-acre park. Phase I opened in the summer of 2018.

KIA Relocation

In October 2017, the City Council approved an Operating Covenants and Restrictive Covenants Agreement with Garden Grove Automotive for the Kia Dealership to be relocated from its existing Garden Grove KIA location at 10081 Garden Grove Boulevard to the proposed new location at 13731 Harbor Boulevard. Completion is anticipated for the first quarter of 2019 when the dealership will open for business.



SteelCraft Garden Grove (Re:Imagine Downtown)

On June 13, 2017, City Council approved a lease with Howard CDM for the development of SteelCraft, 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. The site is located on the southwest side of City Hall at 12900 Euclid Street, and anticipates opening second quarter of 2019.



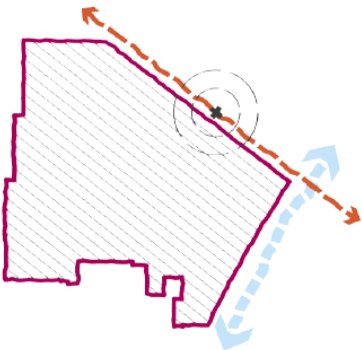
Garden Brook Senior Village

AMG & Associates is developing the Garden Brook Senior Village located at Garden Grove Boulevard and Brookhurst Street. Garden Brook Senior Village is an affordable housing project with 394 senior units with up to 12,938 square feet of commercial space. This development is between the City of Garden Grove, AMG &

Associates, the Hoag Foundation, and the Boys and Girls Club of Garden Grove (BGCGG).

Willowick Golf Course

In April 2018 the Garden Grove City Council approved an Agreement between the City of Santa Ana and City of Garden Grove to implement the exploration of the redevelopment of the Willowick Golf Course property located in the city of Santa Ana. This Agreement provided for both cities to retain independent consultants to help create a vision of future development, conduct community outreach, and determine the economic framework for land residual value of the property. Hatch was selected as the economic advisory consultant; SWA Architects was selected as the community facilitator.



Garden Grove Ambassador Business Retention Bureau Contract

On July 1, 2017, the City entered into an agreement with the Garden Grove Chamber of Commerce to provide 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.

International Council of Shopping Centers

On May 20–23, 2018, the Office of Economic Development exhibited at the Public Private Partnership (P3) Pavilion at ICSC RECon. The team focused extensive efforts toward business attraction and expansion opportunities, along with pre-scheduled meetings with investors, developers, and brokers seeking development opportunities in Garden Grove. One of the business retention priorities is to maintain established relationships with local stakeholders. As with prior years, there continues to be strong interest from retailers, restaurants, and hoteliers to locate in Garden Grove.

Broker Outreach Program

The Broker Outreach Program is a direct marketing initiative in which the Economic Development team visits a series of local brokerage firms to highlight development activity in Garden Grove. It provides a forum that fosters open lines of communication with brokers who are on the frontline for businesses desiring to expand or relocate, or for new start-ups. Several Broker Outreach meetings took

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place in April and May 2018 with active brokers doing business in Garden Grove including: Newmark Knight Frank, Marcus & Millichap, and Voit Commercial.

Small Business Development Center (SBDC) Workshop Series

In conjunction with several local Chambers of Commerce and SBDC Orange County, the department planned a series of quarterly workshops to provide small business entrepreneurs with resources and tools to enhance their business. Provided below is a list of recent SBDC workshops:

Date	Time	Topic
Aug 30, 2017	6:00-8:30pm	Legal Do's & Don'ts for Businesses
Sep 13, 2017	6:00-8:30pm	Small Business Jump Start
Sep 27, 2018	6:00-8:30pm	The Art & Science of Creating A Successful Business Plan
Feb 7, 2018	6:00-8:30pm	Legal Do's & Don'ts for Businesses
Feb 21, 2018	9:30-11:00am	Google Viewing Party - Live stream Open for Business
Apr 10, 2018	6:00-8:30pm	Small Business Jump Start
Apr 27, 2018	6:00-8:30pm	The Art & Science of Creating A Successful Business Plan

Service Corps of Retired Executives (SCORE) Workshops Series

The Office of Economic Development has continued to partner with SCORE, a nonprofit association, to sponsor quarterly workshops dedicated to assisting small businesses in planning a new business, marketing and sales, and finance. Recent SCORE Workshops included the following:

Date	Time	Topic
September 12, 2017	6:00-9:00 pm	Introduction to QuickBooks Desktop
November 28, 2017	6:00-9:00 pm	An EZ Trip Through Your Financial Statements
February 13, 2018	6:00-9:00 pm	Hiring Made Easy
April 10, 2018	6:00-9:00 pm	Preparing To Lease Space For Your Business
June 12, 2018	6:00-9:00 pm	Money From Home! 10 EZ Steps to Starting a Home Based Business

Industrial Development Authority (IDA)

In December 2017, the City of Garden Grove approved the Garden Grove IDA annual report. 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.

International Trade – Trade Connect Introductory Workshop

In partnership with the Port of Los Angeles, the City hosted a Trade Connect Introductory Workshop followed by a networking reception in April 2018. The workshop covered the fundamentals of identifying markets, financing and insuring overseas sales, documentation and logistics, sea and air cargo services, and services of DEC, CITD, STEP, SBDC, WIT, SCORE, LACBFFA, and Export Tech.

Multi-Chamber Collaboration

The City is collaborating 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.

GO-Biz Workshops

The City continues to partner with the Governor's Office of Business and Economic Development to promote GO-Biz, a program designed to help businesses apply for the California Competes Tax Credit, which offers tax credits to businesses adding jobs in California.

Garden Grove Small Business Loan Program

The City of Garden Grove has established a Small Business Loan Program designed to stimulate economic growth and create jobs that will improve the living conditions of residents in the community. The program provides financing of up to \$25,000 to eligible small businesses. On June 15th, 2018 the City of Garden Grove, along with its partners Orange County and Inland Empire Small Business Development Center (SBDC), held the Grand Opening of Tam's Restaurant. The owner of Tam's Restaurant took advantage of the new Garden Grove Small Business Loan Program.



Buy in Garden Grove Program

Buy in Garden Grove is the City's "Shop Local" program designed to support local businesses, provide shopper discounts, and keep needed tax dollars in the city. The City is revising the program to include the new car Automobile Dealership as well as include Grove District hotels for the staycation 2019 program.

Economic Development Administration (EDA) Grant

The City of Garden Grove is submitting an application for the Economic Development Administration (EDA) Grant. The EDA Grant will focus on enhancing public infrastructure along the city boundaries from north to south of Harbor Boulevard. The proposed project includes construction of public infrastructure improvements, which includes roads, new traffic signals, median improvements, and lighting.

NEIGHBORHOOD IMPROVEMENT

The Neighborhood Improvement division 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 (\$27,166) provided shelter and resources to 24 individuals from formerly homeless families in service-enriched transitional housing apartments.
- Interval House (\$83,802) provided support services, homeless prevention, and rapid re-housing to 88 victims of domestic violence.
- Mercy House (\$17,500) provided emergency and temporary shelter, food, hygiene, and other services to 72 homeless individuals.
- Illumination Foundation (\$7,658) provided basic needs support to 40 unsheltered individuals in Garden Grove through street outreach activities and connected them with valuable programs and services.
- City Net (\$14,698) served 63 Garden Grove homeless individuals through 10 street outreach events and connected them with emergency shelter, housing, and critical services.



CDBG funded the following organizations:

- Fair Housing Foundation (FHF) (\$34,932) to fulfill, in part, the City's commitment to affirmatively further fair housing. FHF assisted 9,803 individuals through the following actions:
 - Held Agency Meetings at various locations throughout the City
 - Distributed literature at various locations throughout the City (including flyers and press releases).
 - Responded to inquiries regarding general housing issues. In addition, FHF screens, inputs data, counsels, pursues habitability cases, provides unlawful detainer assistance, conducts mediations, and provides appropriate referrals.
 - Responded to inquiries regarding discrimination, complaints, screening, and counseling.
- Community SeniorServ, Inc. (\$20,000) served 206 Garden Grove seniors through daily hot lunches at the Senior Center and other congregate dining, as well as daily home-delivered meals.
- H. Louis Lake Senior Center (\$159,759) assisted the City in enhancing services and providing meals to 545 unduplicated seniors. The Center also offered a 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:
 - Made 272 gang related arrests
 - Conducted 368 probation/parole checks
 - Completed 512 Field Interview cards
 - Performed 301 café/cyber café checks

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- Contacted 1,220 Garden Grove residents during outreach events
- Senior Home Improvement Grant (\$149,000) provided 30 grants to income-eligible senior citizen homeowners to make much-needed repairs to their homes.
- Small Business Assistance Loan Program (\$25,000) provided one loan to a Garden Grove business in exchange for hiring three low-income Garden Grove residents as full-time employees.

Tenant Based Rental Assistance Program

The Tenant Based Rental Assistance program provided funding for four families who were residing in the Civic Center properties that will be developed into the Cottage Industries Project. All four families have been transitioned to permanent Section 8 vouchers.

Sycamore Court

In June 2017, the City entered into an Affordable Housing Agreement with Mariman and Company 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 of which are designated as HOME units. The Sycamore Court project was completed in December 2017 and adds an additional 77 units of affordable housing to the City's inventory.



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Sungrove Senior Apartments

In June 2018, the City entered into negotiations with Highridge Costa Housing Partners to assist in the financing of the rehabilitation of an 82-unit apartment complex for low-income seniors located at 12811 Garden Grove Blvd. The City is considering loaning the developer HOME funds to substantially rehabilitate the property and greatly increase services provided to the residents. If approved, rehabilitation would begin in Spring of 2019.



BUILDING & SAFETY

Code Enforcement

The Code Enforcement Unit has transitioned to the Building and Safety Division. The new focus is a commitment to educating residents and providing a service that works to maintain and increase the value of the neighborhoods. With upgraded technology and a new proactive approach to enforcement, Code Enforcement will play a big part in improving the quality of life for the residents in the community.

During FY 2017-18, Code Enforcement handled 3,847 cases pertaining to property maintenance issues. During that period, the top three violations matched those of the previous year: Storage of debris; Residential overgrown vegetation, weeds, and mowing; and Parking on unpaved surfaces.

Top 3 Violations	Percentage
1. Storage of Debris	33.9%
2. Residential Overgrown Vegetation, Weeds and Mowing	20.8%
3. Parking on an Unpaved Surface	12.0%
4. Other	33.3%

Year	Proactive	Reactive	Total Cases
2016	2092	1160	3252
2017	2476	1194	3670
2018	2528	1319	3847



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Building Permits & Inspections:

For FY 2017-18, the Building & Safety Division issued a total of 3,617 building permits. With the implementation of the front counter kiosk, the division has reduced the wait time for processing.

SteelCraft

Construction on a commercial multi-tenant food establishment is now underway. This two-story, 15-plus unit development is constructed from re-purposed shipping containers. The construction crews have completed the foundation and are currently working on the underground utilities.



Brookhurst Triangle

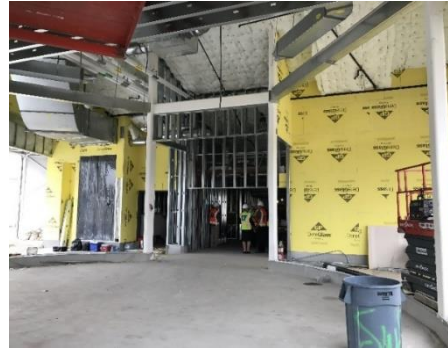
Construction of the Brookhurst Triangle Housing Project (Phase I), located at 12801 Brookhurst Street, is now complete. Phase I of the development consist of a main apartment structure and community building. The Developer has now obtained the Certificate of Occupancy.



Christ Cathedral

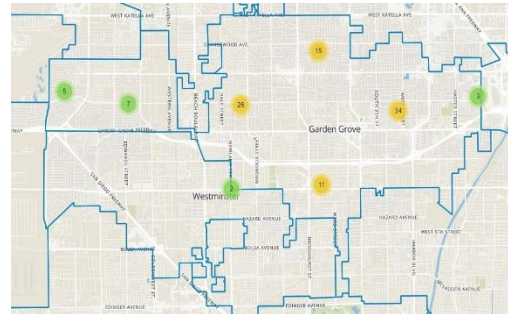
Christ Cathedral began construction on a \$45 million remodel and anticipated completion is by late spring 2019. All structural work is complete and they have begun the finish work for the project.

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Building Inspections

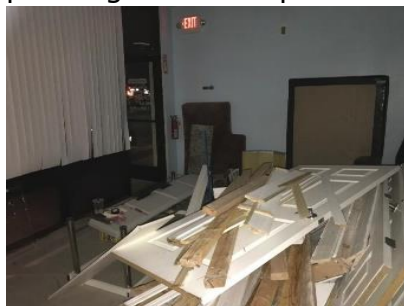
■ The Building & Safety Division had a large increase in inspections due to the implementation of the Accessory Dwelling Unit (ADU) program. Along with these smaller projects, several large scale projects are now underway, including projects like nine-unit and 16-unit residential projects and SteelCraft.



■ The City’s Building Inspectors have responded to a total of 12,698 inspection requests, averaging 260 inspections a week for three inspectors. The inspectors are now equipped with tablets to assist them with organizing their routes.

Building Abatement

Building Abatement opened 522 new cases and closed 616, some of which were pending from the previous year. Building Abatement has been involved in a large



number of commercial and industrial properties due to the closing down of several illegal facilities. Efforts have been made to address high hazard violations to prevent substandard related incidents.

PLANNING SERVICES

Some Key Developments (Commercial & Residential)

Address	Project Description
7421 Orangewood Ave.	Approval to construct a 36,763 square foot addition between two existing industrial buildings to expand the House foods manufacturing business.
11831 Trask Ave.	Approval to consolidate two properties to construct a single-family home.
12671 9 th St.	Approval to demolish three existing one-story apartments and to construct four, two-story apartments.

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13200-13220 Harbor Blvd.	Approval of a one-year time extension for a previous approval to construct a 4,954 square foot commercial pad building within the parking lot of an existing shopping center.
10691 Westminster Ave.	Approval to construct a new 3,000 square foot, one-story building to operate as a 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.
10080 Garden Grove Blvd.	Approval to modify the original approvals for a steel structure to construct a 394 unit affordable senior housing project with approximately 16,000 square feet of commercial space.
12891 Main St.	Approval to construct a nine unit residential/commercial mixed-use project with one affordable unit.
13280 Chapman Ave.	Approval to expand an existing cemetery for Christ Cathedral.
12931-41 9 th St./ 11421-6161 Garden Grove Blvd./ 12932-42 8 th St./ 12951 7 th St./ 11301 Garden Grove Blvd.	Approval to convert existing homes and accessory structures into commercial uses and associated parking lots for Cottage Industries.
12900 Euclid St.	Approval to construct a food-focused 9,532 square foot development built out of shipping containers for SteelCraft.
12412 Magnolia St.	Approval to subdivide property to construct two single-family homes.
12111 Buaro St.	Approval to construct 17 attached two- and three-story townhouse units within two buildings.
9841 11 th St.	Request to develop 10-unit apartment complex with three affordable units.
11561 Mac St.	Approval to allow a fifth bathroom as part of an approval to construct a new single-family home.

Some Key Conditional Use Permits / Land Use Entitlements

Address	Project Description
11277 Garden Grove Blvd.	Approval to operate a 9,943 square foot adult education institute for 58 students and 17 employees/instructors.
11277 Garden Grove Blvd.	Approval to operate a 2,293 square foot adult education institute for 21 students and 12 employees/instructors.
12942 Galway St.	Approval to operate a 1,500 square foot ambulance service business.
10566 Garden Grove Blvd.	Approval to operate a 1,542 square foot massage establishment.
12072 Knott St. #A	Approval to increase the number of occupants from 45 to 79 for an existing 2,400 square foot tutoring facility.
12821 Knott St.	Approval to construct a 50 ft. tall V-shaped, on-premise freeway-oriented electronic reader board sign.
10611 Acacia Ave.	Approval to operate a tea, milk and chicken manufacturing business.

RE:IMAGINE DOWNTOWN INITIATIVE

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.



Downtown Parking Management Strategic Plan



In May 2017, the City selected the consulting firm Fehr & Peers to begin an in-depth review of parking in the downtown area and to prepare a Downtown Parking Management Strategic Plan. The firm collected parking counts of the downtown area on Tuesday, June 13th and Friday, June 16th, 2017. The consultant launched an on-line parking survey, which was circulated in November 2017. Staff formed an Advisory Committee, which

continues to meet to discuss recommendations for Parking Management Strategies for the future. The Draft report is anticipated to be completed in December 2018.

Public Art

Multi-colored Adirondack chairs were introduced around Civic Center Park in connection with the AHOC Active Transportation Forum. For Open Streets 2017, two giant Adirondack chairs built by the Southwest Carpenter’s Training Fund were installed at Civic Center Park. These chairs were inspired by Melodee Hoorcheke, a resident of Garden Grove and breast cancer survivor who had built a giant Adirondeck chair in her front yard to commemorate her success in overcoming cancer.



OCTA Grant Bike Corridor Improvement Plan (BCIP)

In 2016, a BCIP application was submitted requesting \$1.2 million of grant funds to improve the bicycle infrastructure with 14.76 miles of new bikeways. The City received a statewide grant award under Active Transportation Program Cycle 1, OCTA Bicycle Corridor Improvement Program (BCIP) funding. The project scope includes the design and construction of new bikeways and improvements to existing underutilized bikeways. The City selected a network of five high-priority streets located within the public right-of-way (ROW):

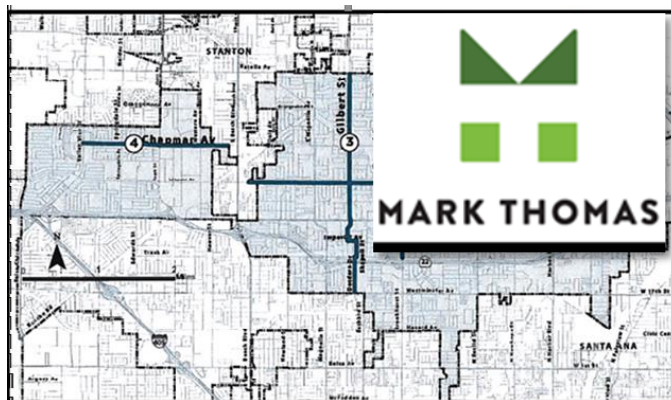
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North – South Corridors

1. Brookhurst Street, between Katella Avenue and Trask Avenue
2. West Street, between City Limit and Garden Grove Boulevard
3. Gilbert Street, Corridor between Katella Avenue and Westminster Avenue

East – West Corridors

4. Chapman Avenue, between Valley View and City Limit
5. Lampson Avenue, between City Limit and Haster Street



An RFP was released in May 2018 for the Engineering Design Services; the consultant MARK THOMAS & COMPANY, INC. was selected. The design phase is expected to be completed by second quarter 2019 and the construction phase by 2020.

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). The first draft was available to the public for viewing in June 2016. Comments for the second draft were made open during Open Streets 3 in 2017. An RFP was released in Summer 2017 for the environmental review of the BPMP; the consultant Blodgett Baylosis Environmental Planning worked on the environmental document, which was approved Summer 2018. The final Bike and Pedestrian Plan was presented to Planning Commission and approved by City Council in Fall 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."

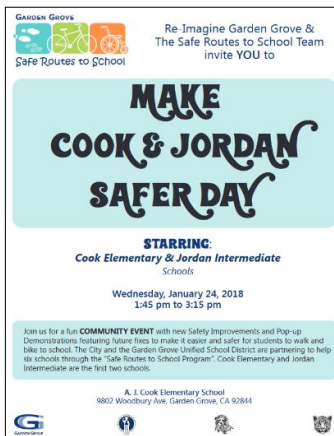


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SCAG Sustainable Planning Grant (Safe Routes to School)

The City applied for a planning grant through SCAG and was awarded a 2016 Sustainability Planning Grant Award for the Garden Grove Safe Routes to School: Phase I Plan, in the amount of \$160,000. The City partnered with the Garden Grove Unified School District (GGUSD) and selected six primary target schools to be included in the Project Area: Brookhurst Elementary, Cook Elementary, Hill Elementary, Murdy Elementary, Paine Elementary, and Jordan Intermediate.

AJ Cook Elementary and Donald S. Jordan Intermediate hosted a community event in January 2018. The two schools demonstrated future bicycle and pedestrian



infrastructure improvements, and the Police Department's Accident Reduction Team educated students on the importance of following traffic safety rules. The City's Public Works Department installed additional pedestrian safety signs, school crosswalks, "Slow School Xing" and "Keep Clear" pavement markings, and red curbs at various locations to improve sight distance, and signs restricting on-street parking near both schools.

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.



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 and sound equipment in the Amphitheater. 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



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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 amphitheater's operation.

Conservation Element and Energy Resources

Conservation of energy resources through community design and innovated building systems captures efficient technologies such as cogeneration, solar heating, and use of photovoltaic systems.

The idea was built from the "RE:Imagine Initiative," which created *branding* for our Downtown area using decorative fixtures to identify the area and promote "place-making". Suggestions from City stakeholders included lighting as a way to connect all of the landmarks in the Downtown Boundary Area and to encourage the community and visitors to come out at night to enjoy events.



The Community and Economic Development Department released an RFP in May 2018 to hire a professional Architectural Lighting Consultant to develop a comprehensive Downtown Garden Grove Lighting Conceptual Master Plan.

The consultant Lighting Design Alliance (LDA), Inc. was awarded the contract and staff is working with the Information Technology Department to inventory and map out the existing globe lighting and city-owned street lights.

2018 GARDEN GROVE ANNUAL REPORT
ON THE STATUS OF THE GENERAL PLAN

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: February 4, 2019

Planning Commission Date: February 21, 2019

City Council Date: March 12, 2019