

**2019
ANNUAL PROGRESS REPORT
ON THE STATUS OF
THE GENERAL PLAN**



Prepared by the Garden Grove Community and Economic Development
Department

FEBRUARY 2020

2019 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 2019. 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/2019-10/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
2019 Annual Report on the Status of the General Plan

Table of Contents

Introduction 1

Table of Contents 2

Agenda for Planning Commission 3

Measures Associated with the Implementation of the General Plan 4-27

 Land Use Element 4

 Community Design Element 13

 Economic Development Element 15

 Circulation Element 21

 Parks, Recreation, and Open Space Element 26

 Conservation Element 29

 Safety Element 30

Housing Element Reporting Requirements 32

Housing Goals, Policies, and Programs (2014-2021) 32

CEDD Annual Progress Report Housing Element Attachment

Annual Performance Report (FY 19-20) 37-49

Conclusion 50



A G E N D A

GARDEN GROVE PLANNING COMMISSION

REGULAR MEETING

FEBRUARY 20, 2020

COMMUNITY MEETING CENTER
11300 STANFORD AVENUE

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

ROLL CALL: CHAIR LEHMAN, VICE CHAIR RAMIREZ
COMMISSIONERS LE, LINDSAY, NGUYEN, PEREZ, SOEFFNER

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. SELECTION OF CHAIR AND VICE CHAIR
- C. APPROVAL OF MINUTES: February 6, 2020
- D. PUBLIC HEARING(S) (Authorization for the Chair to execute Resolution shall be included in the motion.)
 - D.1. TENTATIVE TRACT MAP NO. TT-17455 (AMENDED 2020)

APPLICANT: DANNY WEI

LOCATION: NORTHEAST CORNER OF HARBOR BOULEVARD AND
TWINTREE LANE, WEST OF CHOISSER ROAD AT 12222,
12252, 12262, 12272, 12292 AND 12302 HARBOR

BOULEVARD; 12511, 12531, 12551 AND 12571
HARBOR BOULEVARD; 12233, 12235, 12237 AND
12239 CHOISSER ROAD

REQUEST: Planning Commission approval of an amendment to Tentative Tract Map No. TT-17455, which was previously approved in 2017, to re-configure fifteen (15) existing parcels to facilitate the development of the Site C Project. The amended Tentative Tract Map will further subdivide the commercial lots for the Site C Project from the previous approval of two (2) commercial lots to four (4) commercial lots for financing purposes.

The potential environmental impacts of the proposed Project were analyzed pursuant to the California Environmental Quality Act (CEQA) in the Subsequent Mitigated Negative Declaration adopted in 2017 and related Addendum adopted in 2019. No further environmental review is required. (Public Resources Code §21166; CEQA Guidelines §15162).

STAFF RECOMMENDATION: Approval of Tentative Tract Map No. TT-17455 (Amended 2020).

D.2. VARIANCE NO. V-030-2020

APPLICANT: GEORGE AND BEVERLY PARAS

LOCATION: AT THE END OF CUL-DE-SAC ON SORRELL DRIVE,
SOUTH OF BANNER DRIVE AT 11831 TRASK AVENUE

REQUEST: In order to facilitate the construction of a single-family dwelling on a residential lot (Assessor's Parcel No. 100-352-33), a request to reinstate the previously approved entitlement under Variance No. V-020-2018, which allowed: (i) a deviation from the minimum lot size requirement of the R-1-7 (Single-Family Residential) zone; (ii) a deviation from the rear yard setback requirement of the R-1-7 zone; and (iii) a deviation from the open space requirement of the R-1-7 zone. In conjunction with the request, the Planning Commission will consider a determination that the project is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Sections 15061(b)(3) – Review for Exemption and 15305 – Minor Alterations in Land Use Limitations.

STAFF RECOMMENDATION: Approval of Variance No. V-030-2020, subject to the recommended Conditions of Approval.

D.3. CONDITIONAL USE PERMIT NO. CUP-177-2020

APPLICANT: QING GENG

LOCATION: SOUTHWEST CORNER OF GARDEN GROVE BOULEVARD
AND GILBERT STREET AT 9446 GARDEN GROVE
BOULEVARD

REQUEST: Conditional Use Permit approval to operate a new 1,510 square foot massage establishment, Rainbow Massage, within an existing multi-tenant commercial shopping center. The site is in the GGMU2 (Garden Grove Mixed Use 2) zone. In conjunction with the request, the Planning Commission will also consider a determination that the project is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15301 – Existing Facilities – of the State CEQA Guidelines.

STAFF RECOMMENDATION: Approval of Conditional Use Permit No. CUP-177-2020, subject to the recommended Conditions of Approval.

E. ITEM(S) FOR CONSIDERATION

E.1. ACKNOWLEDGEMENT OF THE 2019 ANNUAL PROGRESS REPORT ON THE STATUS OF THE GENERAL PLAN AND HOUSING ELEMENT

F. MATTERS FROM COMMISSIONERS

G. MATTERS FROM STAFF

G.1. 2020 GARDEN GROVE ACTIVE DOWNTOWN PLAN (GGADP)

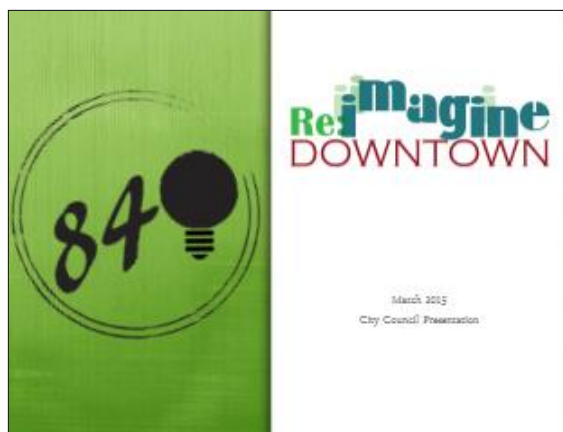
H. ADJOURNMENT

Measures Associated with the Implementation of the General Plan

LAND USE ELEMENT

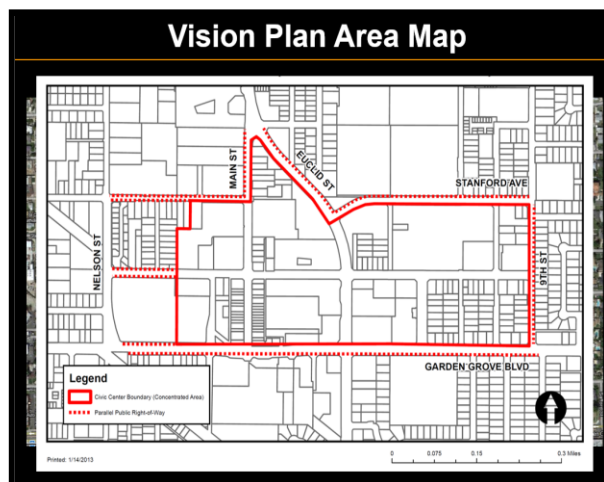
The Land Use Element is often seen as the framework element for the General Plan as it sets forth the patterns of development activity and land use that will support and enhance the character of the City. It will serve as a guide for both public officials and private citizens in its description of the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

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



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.

2019 GARDEN GROVE ANNUAL REPORT ON THE STATUS OF THE GENERAL PLAN



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.

2019 GARDEN GROVE ANNUAL REPORT ON THE STATUS OF THE GENERAL PLAN

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, with the recent active transportation grants and construction of bikeway improvement projects now underway, the Reimagine Garden Grove initiative is still building on the momentum to identify

innovative "placemaking" opportunities in which Garden Grove celebrates its rich heritage and enhances public spaces. There is on-going collaboration between Community and Economic Development, Community Services, and Public Works Departments to promote more ideas that include future programming to encourage lively gathering places in public areas, seating, shade, art, lighting, and other interesting pedestrian amenities in public parks, as parks provide places for people to interact in a shared environment. There has also been significant positive feedback about the community's enjoyment of art installations in the civic center area, around the Downtown, and in the Village Green Park.



With the postponement of the 4th Open Streets event to Fall 2020, continuing a 'discovery and storytelling' effort for the Downtown area is an essential component in connecting the community to public places. To this end, the Information Technology Department and the Office of Community Relations Division has continued to work with staff to develop a website dedicated to Reimagine Garden Grove. The website will explain the evolution of Reimagine and incorporate an interactive timeline for past and upcoming events, including links to our social media, marketing sites, downtown technical studies, conceptual strategic plans, as well as encourage the public to share their thoughts, ideas, and visuals of what they would like to see and experience in the future. The website is expected to be launched in Summer 2020.

Urban and Community Forestry Grant Program

In 2018 the City was awarded the Urban and Community Forestry Grant by CAL FIRE (California Department of Forestry and Fire Protection). The grant requires that an Urban Forest Management Plan be adopted and implemented by June 2021. In 2019, after releasing an RFP, the City selected Davey Resource Group as the consultant to prepare the plan with input from residents and stakeholders. The first draft is currently being reviewed and is expected to be completed by January 2021.



Funds from the CAL FIRE grant will also assist in the planting of 363 trees on the "First Mile" segments of the PE ROW Trail from Nelson Avenue to Brookhurst Street. The City has selected Davey Evans and Associates to prepare landscape and irrigation plans for the tree improvements, which are currently being prepared. Tree improvements are expected to begin in June 2020, following the completion of the pedestrian and bikeway improvements of the "First Mile" of the PE ROW Trail.

The revealing of the "First Mile" will take place at the 4th Annual Open Streets event, which is expected for Fall 2020.

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



2019 GARDEN GROVE ANNUAL REPORT
ON THE STATUS OF THE GENERAL PLAN

approved by the Planning Commission in March 2018. Phase two was approved by the Planning Commission in December 2019. Construction is expected to begin in 2020. The City hopes that this project will continue to encourage Adaptive Reuse and Preservation, to implement the goals and policies of the City's General Plan.

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 site is 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. The grand opening took place in September 2019.



The tenants include Beachwood Brewery, Dark Horse Coffee Roasters, Renegade Taco, The Chick 'N Shack, The Nest, Honey & Butter, Cauldron Ice Cream, Barrio, The Penalty Box, amongst other local artisans. Wilson Creek Winery is expected to join in 2020. 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

2019 GARDEN GROVE ANNUAL REPORT ON THE STATUS OF THE GENERAL PLAN

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. The General Plan encourages mixed use development to 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 building plans were approved in 2019 and the project is expected to begin construction in 2020.

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 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 building plans were approved in 2019 and the project is expected to begin construction in 2020.

Stanton Village Center Project

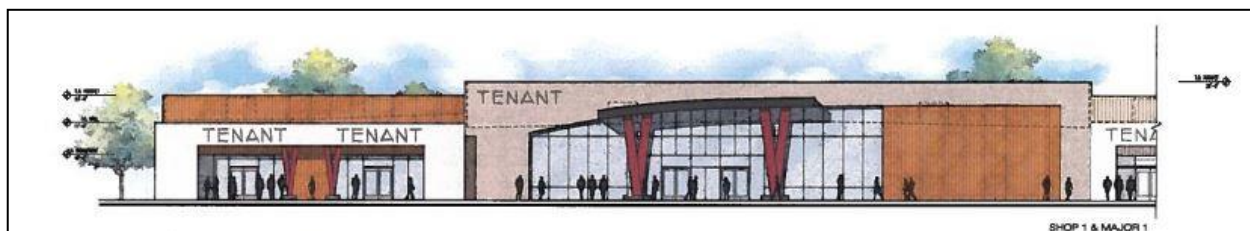
The City of Garden Grove collaborated with the City of Stanton in 2018 to approve a commercial shopping center, the Village Center, at the northwest corner of Beach Boulevard and Garden Grove Boulevard. The site was developed with blighted, mostly vacant buildings in a commercial shopping center. The proposal included a



2019 GARDEN GROVE ANNUAL REPORT ON THE STATUS OF THE GENERAL PLAN

horizontal mixed-use with residences on the northern portion and a commercial center to the south. The residential development is being 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 is being redeveloped by Frontier Real Estate Investments, LLC, on a total of 10.18 acres that is within the cities of Stanton and Garden Grove.

Construction on the commercial component of the project primary took place in 2019 and the majority of the tenants began operation by the end of the year. Some businesses in operation include In-N-Out, Raising Cane's, Panda Express, Chase Bank, and Planet Fitness. There are plans for a future food court in one of the vacant tenant spaces in the portion of the center located in the City of Stanton. 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



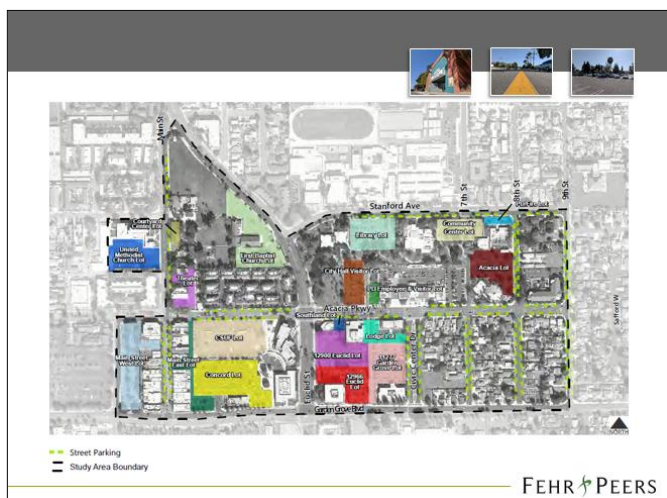
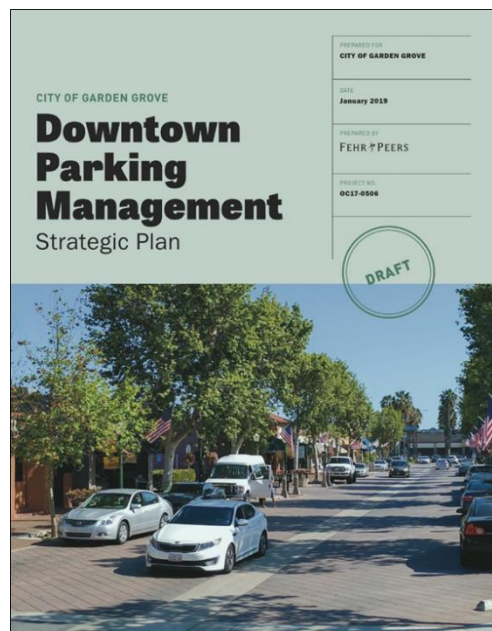
In December 2018 City Council approved the entitlements to develop a 5-story hotel and accessory hotel amenities on a property on the southern portion of Harbor Boulevard, south of the 22 freeway. The approval included a General Plan Amendment to increase the maximum allowable Floor Area Ratio (FAR) 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. The project broke ground in July 2019 and is expected to be completed in 2021.

Downtown Parking Management Strategic Plan

In 2017, the City Council approved the award of the contract to Fehr & Peers to provide parking consultant services. This effort was in response to early Reimagine initiatives in which community feedback expressed the desire to have public art, bike lanes, community events, music festivals, holiday lighting, market food halls, and at the top of the list was the concern to accommodate enough parking for future development and entertainment.

Key tasks that the Community and Economic Development Department staff requested in the scope of work involved: Parking utilization count days, On-line Parking Survey, Supplemental Data and Future Projection to complete a shared parking model, and Parking Management Strategies that could be implemented either in isolation or combined as part of a larger management strategy. The recommendations were shared with the Downtown Commission and the Advisory Committee members.



The study is a point in time count to determine a baseline of parking spaces within the Downtown. The DPMSP is the first comprehensive study the City has conducted of parking utilization in the Downtown and Civic Center area. Previous parking studies were directed for the purpose of a particular project, or zone change. The data shows that the study area currently has sufficient parking supply. Although the demand exceeds 90% utilization in certain lots and streets for short periods of time, there is generally

parking available at nearby facilities within convenient walking distance. In conclusion, according to the Consultant, the current parking supply can accommodate the demand generated by existing land uses in the study area. The study was adopted by City Council in May 2019, and presented to Planning Commission on in June 2019.

Meet of Beach

The Meet on Beach event included collaboration between the Community and Economic Development, Community Services, and Police Departments to conduct a bike rodeo and also a Safe Moves City which involves educational equipment with interactive hands-on exhibits that allow children to experience traffic situations as pedestrians and bicyclists in a safe learning environment. The training materials, traffic safety equipment and bike safety give away items were funded by the Caltrans ATP Cycle 2 Grant called "BikeSafe Garden Grove". BikeSafe is the non-infrastructure segment of the grant which provides programming for bicycle education and encouragement.



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.

Art in the Park

The inaugural Re:Imagine Garden Grove – Art in the Park event, hosted by the City of Garden Grove, in partnership with the Garden Grove Unified School District (GGUSD), was held on Saturday, March 16, 2019. Features included a "Fairy Garden Pathway," created by students from 48 Garden Grove elementary schools; a 50-foot-long lettering of "Re:Imagine Garden Grove Art in the Park," designed by art students from eight Garden Grove high schools and Bell Intermediate School; do-it-yourself crafts, curated by local artists and the Boys and Girls Clubs of Garden Grove; and food vendors. In addition, the community enjoyed watching plein air art demonstrations, muralists at-work, and temporary art installations.



2019 GARDEN GROVE ANNUAL REPORT ON THE STATUS OF THE GENERAL PLAN

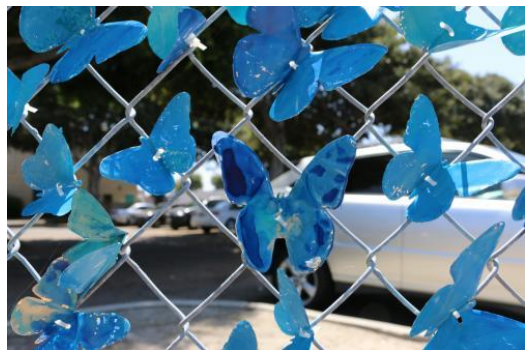
The 'Art in the Park' event is part of the City's continuing efforts to brand Garden Grove's downtown, while promoting the Re:Imagine Garden Grove mission of bringing more art to the community. The GGUSD partnership further reinforces and supports the District's goal to continue elevating its arts presence and distinction within Orange County.

Funding for implementation of the General Plan measures, including the Reimagine Garden Grove campaign, is obtained from three sources: the General Plan cost recovery fee, the Cultural Arts fee, and the Art in Public Places fee, all of which are taken from a portion of building permit costs collected by the Community and Economic Development Department.

Downtown Public Art

As part of the City's continuing goal to "reimagine" Garden Grove, several public spaces in the downtown area have been enhanced in 2019 with new temporary and permanent art installations.

There now are 1,500 hand-painted blue and marbled butterflies affixed to a chain link fence, at the corner of Acacia Parkway and Grove Avenue. Phase I of the vibrant mural painted along the outer walls of the Courtyard Center in Village Green park was first introduced in March 2019, at the inaugural "Re:Imagine Garden Grove-Art in the Park" event. Phase II has enriched the mural with designs of nesting birds, butterflies, and strawberry vines. In addition, a snail family-inspired bench is accessible to park goers just south of the Courtyard Center.



Other new public art installations include:

- Metal banners, custom-made to showcase Garden Grove landmarks and identifiers, located on seven light poles along Euclid Street and Acacia Parkway, between Garden Grove Boulevard and Stanford Avenue.
- A thought-provoking quote from the Athenian philosopher Plato, painted along the half-wall separating Village Green park and the First Baptist Church.
- Witty, brick-themed phrases stenciled on the outer walls of the Gem Theater.
- Five new Adirondack chairs made from recycled water bottles, located in Civic Center Park.



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 2019 were:

- May 7, 2019 – She Soars on Amazon Workshop
- June 19, 2019 – Going Global on Amazon & E-Commerce Workshop
- October 16, 2019 – Fast Track Your Business Workshop
- November 13, 2019 – Crack the Code of Online Retail Workshop

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 (CCTC), which offers \$180 million in tax credits in 2019. 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. The CCTC is available for allocation in 3 separate application periods:

- January 2, 2019 through January 21, 2019
- March 4, 2019 through March 25, 2019
- July 29, 2019 through August 19, 2019

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 continues to build partnerships and alliances with Federal and State agencies, and non-governmental organizations for the purpose of promoting local business growth and manufacturers with expansion opportunities through export and international trade. Activities include:

- In partnership with the Hong Kong Trade Development Council held the Orange County's Manufacturer's Roundtable & International Connection Workshop on March 5, 2019.
- Hosted a District Export Council of Southern California Plenary Meeting on March 28, 2019.
- Sponsored Orange County World Trade Week and Breakfast and Forum on May 16, 2019.
- In collaboration with the Vietnamese American Chamber of Commerce and the United States-Mexico Chamber of Commerce hosted the Vietnam and Mexico Market Trade Outlook on August 13, 2019.

2019 GARDEN GROVE ANNUAL REPORT
ON THE STATUS OF THE GENERAL PLAN

Collaboration with other Agencies

In partnership with Assembly-member Tyler Diep, the City had the opportunity to perform outreach to all local business owners through collaboration with various agencies and host a Small Business Tax Seminar on May 3, 2019. Topics included:

Partner Agency	Topic
California Department of Tax and Fee Administration	Sales and Use Tax Basics
Franchise Tax Board	Forms of Ownership
Employment Development Department	Employee or Independent Contractor
Internal Revenue Service	Better Business Through Better Records
Governor’s Office of Business and Economic Development	Go-Biz, State Tax Credit, Exemptions & Financing Instruments

On October 10, 2019, the City partnered with the Affordable Clearinghouse to offer a workshop which provides information on a new community development tool that offers tax incentives for investment in designated census tracts called Opportunity Zones. This new tool was designed to spur growth in low-income communities by encouraging reinvestment of capital gains into certified Opportunity Funds.

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.

- Coffee with a Cop – June 27, 2019
- Breakfast with the Police Chiefs – July 25, 2019

The OED serves as a board member of the KACCOC and is also a sub-committee member of the Business Expo Committee. The City exhibited at the Annual 2018 OC Asian Business Expo held at the Great Wolf Lodge on September 13, 2018.

Business Ribbon Cutting/Grand Opening Ceremonies

- August 19, 2019 – Veterans Resource Center
- August 22, 2019 – Families together of OC
- October 9, 2019 – Code Ninjas
- October 21, 2019 – Planet Fitness

Garden Grove Ambassador Business Retention Bureau Contract

Through an annual agreement, collaboration with the Garden Grove Chamber of Commerce (the “Chamber”) is ongoing in which extensive business development

2019 GARDEN GROVE ANNUAL REPORT
ON THE STATUS OF THE GENERAL PLAN

outreach and support for Fiscal Year 2018-19 is provided. The Chamber efforts includes a comprehensive Ambassador/Business Retention Bureau (ABRB) program that works with the City of Garden Grove to assist in implementing the Economic Development Strategic Plan as follows:

For the FY 2018 – 2019 year the City has visited:

Date	Business
Aug 13, 2018	Enviser
Sept 11, 2018	Sheraton Garden Grove – Anaheim South Hotel
March 4, 2019	Quantum Auto Sales Inc.
March 19, 2019	Big D Floor Covering Supplies
June 4-12, 2019	Garden Grove Nissan, Garden Grove Toyota, Simpson Chevrolet Westbrook Hyundai, Volkswagen of Garden Grove, Garden Grove KIA

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:

Date	Time	Topic
July 24, 2018	6:00– 9:00 pm	Avoiding Employment Related Litigation
September 25, 2018	6:00– 9:00 pm	Make a DIY Video for your Business
October 23, 2018	6:00– 9:00 pm	Work Smarter, Not Harder: WordPress for Small Business
November 27, 2018	6:00– 9:00 pm	Buy/Sell & Valuation of a Business
January 22, 2019	6:00– 9:00 pm	Instagram... Creating Awesome Images for Business!
February 26, 2019	6:00– 9:00 pm	The Power of PPC Advertising: Google AdWords & Paid Search in Action
March 26, 2019	6:00– 9:00 pm	Make a DIY Video for your Business
April 23, 2019	6:00– 9:00 pm	Business Killers Series – Top Mistakes Causing California Businesses to Fail
June 25, 2019	6:00– 9:00 pm	The Power of PPC Advertising: Google Ads, Bing Ads & Paid Search in Action

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

2019 GARDEN GROVE ANNUAL REPORT ON THE STATUS OF THE GENERAL PLAN

in the City. The luncheons hosted included: Newmark Knight Frank, Cushman & Wakefield and Voit Commercial.

ULI Focus Group – Garden Grove Westside

Technical Assistance Panels (TAPs) are part of the ULI Advisory Services program. TAPs were designed to be run and implemented by District Councils, the local chapters of ULI. Panelists for these one- to two-day work sessions are selected from the District Council's membership to address land use challenges that require local knowledge to resolve.

In summer of 2018 the TAP process conducted for the City of Garden Grove, West Grove retail corridor served as a replicable study tool by identifying key considerations and data points that inform both public and private perspectives on why retail can be more or less successful within cities. The examination and TAP study for the City of Garden Grove included a physical and demographic analysis to inform retail market viability. The following components were examined as they relate to creating a viable environment that encourages patronization and attracts retailers:

- Retail Gap Analysis
- Market Analysis
- Branding/Placemaking

A presentation of recommendations was made to both the City of Garden Grove, local community members, and the Association of California Cities ACCOC, serving to increase awareness and application of vetted recommendations and findings for the local community of West Garden Grove.

Conferences

Economic Development staff attended the ICSC RECON 2019 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

On April 3, 2018 the Garden Grove City Council approved an Agreement between the City of Santa Ana and City of Garden Grove implementing 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 with creating the vision of the future development, conducting community outreach

2019 GARDEN GROVE ANNUAL REPORT
ON THE STATUS OF THE GENERAL PLAN

and determining the economic framework for land residual value of the property. HATCH was selected as the economic advisory consultant to advise the parties on the development possibilities for the property and provide third party market validation of development proposals once developed. SWA architects was selected as the community facilitator. Four Community Engagement meetings were held:

1st Community Engagement Meeting – August 30, 2018

2nd Community Engagement Meeting – September 27, 2018

3rd Community Engagement Meeting (Garden Grove) – October 2, 2018

4th Community Engagement Meeting – October 25, 2018

In April 2019 the RFP was issued with the following timeline:

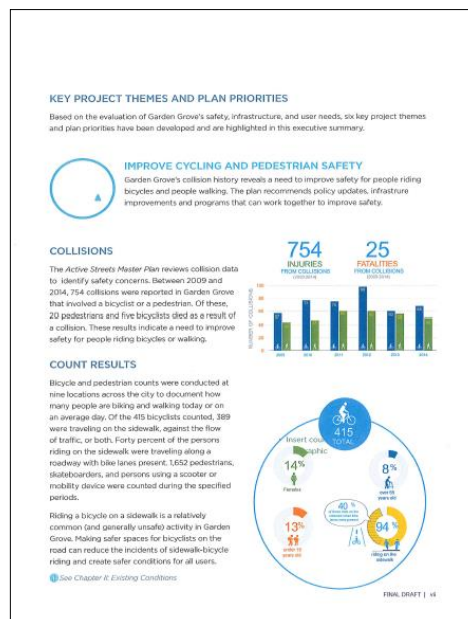
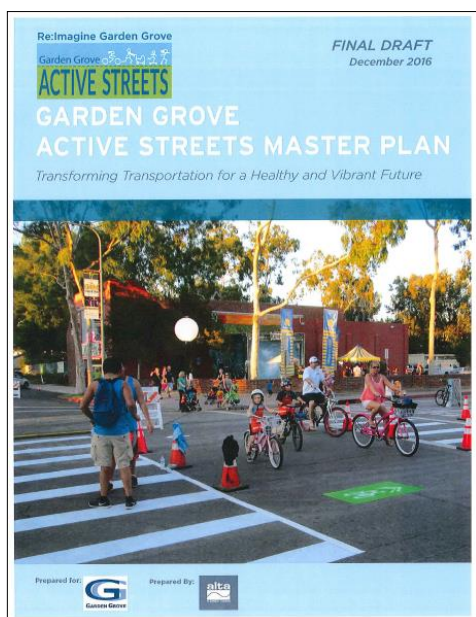
KEY DATES (PST)	TASKS
April 30, 2019	+ Issue RFP
May 17, 2019	+ Pre-Proposal Conference (Optional)
June 10, 2019 at 3:00 p.m.	+ Submittal of Developer's/Proposer's Written Questions Deadline*
June 17, 2019 at 3:00 p.m.	+ City Responses to Developer's/Proposer's Questions
June 28, 2019 at 3:00 p.m.	+ RFP Proposal Deadline
July 2019	+ Proposal Evaluation
August 2019	+ Interviews of Top 10 Developers
Fall 2019	+ Joint City Council Study Session Meeting and Top 3 Developer Presentations
Fall 2019	+ Garden Grove City Council Review and Developer/Proposer Selection

2019 GARDEN GROVE ANNUAL REPORT ON THE STATUS OF THE GENERAL PLAN

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.

Bike and Pedestrian Master Plan (BPMP) "Garden Grove Active Streets"



In 2018, the City adopted a citywide active transportation plan that provided comprehensive guidance to creating a more walkable and bikeable Garden Grove. The Active Streets Bike and Pedestrian Master Plan provided a network and programming recommendations, it also identified the development of an Active Downtown Plan as a priority project. Therefore, in 2018 the Community and Economic Development Department applied for and was awarded a grant to prepare a Garden Grove Active Downtown Plan to improve safety, mobility, and connectivity for the Downtown.

Garden Grove Active Downtown Plan (GGADP)



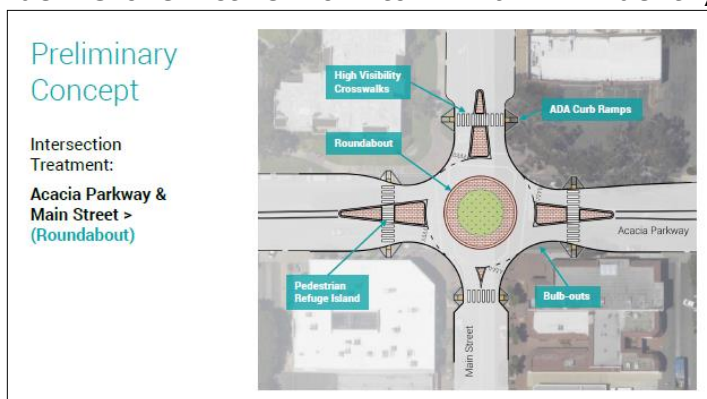
Using the City's 2016 Active Streets Master Plan that identifies possible concepts for bikeway and pedestrian improvements, the City and the consultant firm, KOA Corporation, evaluated the recommendations and assessed feasibility, roadway characteristics, traffic, and more to develop engineering-level concepts for future grant funding opportunities for the Garden Grove Active Downtown Plan.

Building upon the momentum of Re:Imagine Garden Grove and other recent efforts, the Garden Grove Active Downtown Plan is a project that aims

to create a safer, more connected, and more active downtown Garden Grove community. The City envisions downtown as a unique and inclusive place where Garden Grove's diverse residents and visitors can easily walk, bike, and use alternative modes of transportation. Contributing to a dynamic downtown environment and economy, the Garden Grove Active Downtown Plan will identify mobility strategies to increase both regional and local connectivity to the downtown core.

The plan's goals and objectives are:

- **Connectivity:** Create better and improved connections to get to and from downtown Garden Grove
- **Accessibility:** Help people get to



2019 GARDEN GROVE ANNUAL REPORT ON THE STATUS OF THE GENERAL PLAN

the places they most want to in downtown by developing a supportive culture for walking, biking, and other emerging alternative modes of transportation

- Arts & Downtown Culture: Create a more vibrant downtown that integrates public art and spaces through the context and cultures of Garden Grove's community
- Community Health: Provide opportunities for the community to utilize downtown parks, off-street paths, routes, and public spaces through walking, biking, and other alternative modes of transportation
- Safety: Improve the overall safety of people walking and biking to, from, and within downtown Garden Grove

The Garden Grove Active Downtown Plan team hosted pop-up booths at several key events during the summer 2019 and the plan is expected to be adopted by City Council in February 2020.

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. 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 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.

BikeSafe Garden Grove (BSGG)

Funded by the Caltrans' ATP grant, "BikeSafe Garden Grove" is the non-infrastructure component of the larger infrastructure project for the Bike and Pedestrian Path along the PE ROW called "The First Mile". The Community and Economic Development Department is working collaboratively with the Police Departments Community Services/ Crime Prevention Unit, Accident Reduction Team (ART), and Office of Community Relations to promote, market, and implement the program. In addition, the City will partner with the Boys and Girls Club and the

2019 GARDEN GROVE ANNUAL REPORT
ON THE STATUS OF THE GENERAL PLAN

Orange County Health Care Agency who will provide afterschool programs that support and encourage BikeSafe activities focused on healthy lifestyles.

The program aims to conduct education and encouragement activities at various intermediate and elementary schools, including surrounding low-income neighborhoods, parks, churches, and community outreach events. Encouragement activities include bike rodeos, ride-alongs, participation and booth giveaways to celebrate Walk to School Day and Bike to School events. Education activities include Safe Moves City bicycle and traffic hazard training using hands-on exhibits that was programmed at the recent Meet on Beach event. Future Open Streets and Complete Streets events will feature a BikeSafe Garden Grove booth with activity boards, learning materials, and other bike safety giveaways for the community. Open Streets 4 will occur in Fall 2020 with the opening of the new expansion of the Bike and Pedestrian Path which is the “project benefit area” for this grant project.



Bike and Pedestrian Path “The First Mile” along the PE ROW



In 2015, the Community and Economic Development staff applied and was awarded the Caltrans’ Active Transportation Program (ATP) Cycle 2 Grant in the amount of \$1.8 million. The Bike and Pedestrian Path called “The First Mile” is the larger infrastructure project with smaller non-infrastructure project called “BikeSafe Garden Grove”. The construction of the trail is a continuation of a bicycle pilot project that was previously constructed from Nelson Street to Stanford Avenue (800 feet). The extension will continue the trail from Stanford Avenue to Brookhurst Street (3,725 feet), which will result in a ‘one-mile’ bicycle/pedestrian trail once the project is complete.

2019 GARDEN GROVE ANNUAL REPORT ON THE STATUS OF THE GENERAL PLAN

The construction phase includes a 12-foot wide bi-directional bike path made from asphalt concrete pavement and an 8-foot wide pedestrian walk made from decomposed granite. Signing, striping, removable bollards, and trail lighting are also included. The improvements within the street ROW area contain new street crossings with a bulb-out design, pedestrian actuated crossing signals, and traffic signalization upgrades.

To date, the City has completed the first two phases of the project which includes the Environmental Study and the Engineering Design. The award of the contract for the Construction phase was approved by City Council in November 2019, and construction is anticipated to be completed by Summer 2020.

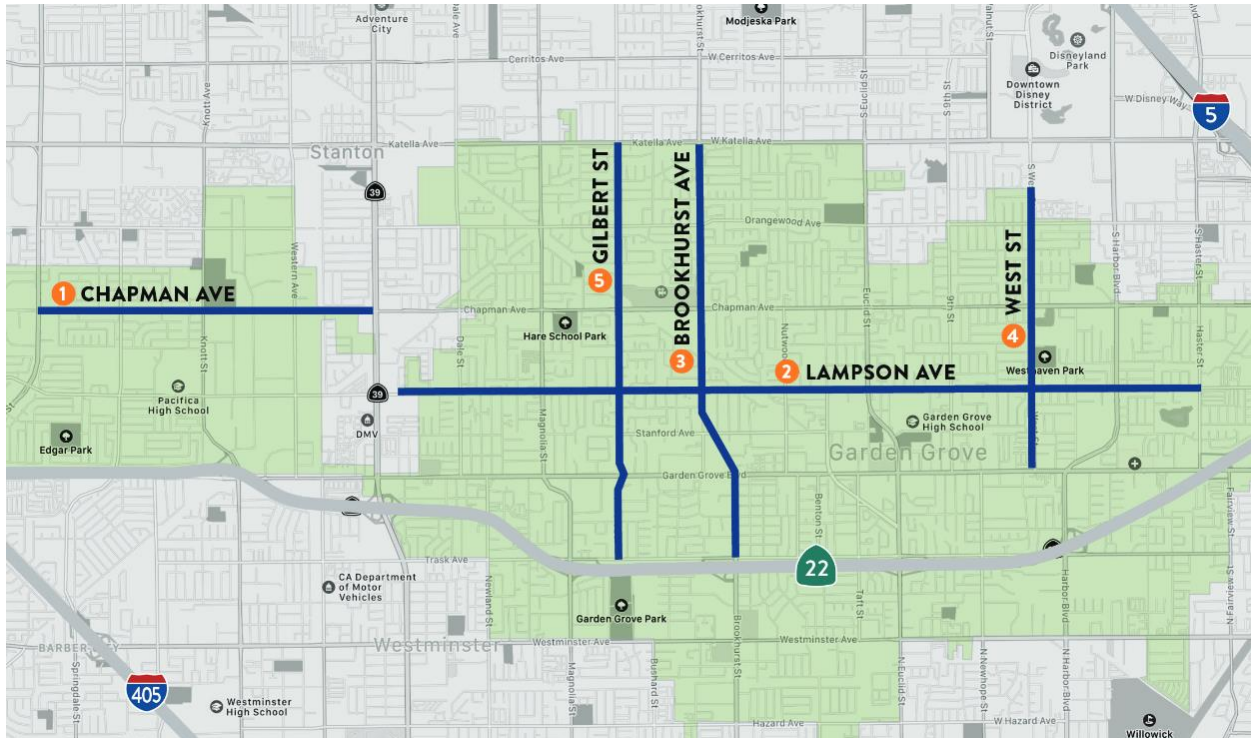


Installation of the irrigation, landscaping, and signage will be funded through the Calfire Urban Forestry Grant along the “The First Mile” expansion, and the final reveal and grand opening of the Bike and Pedestrian Path will be celebrated at Open Streets 4 in Fall 2020.

Bicycle Corridor Improvement Program (BCIP) Cycle 1 Grant

In 2017, The City received a Caltrans federal grant award under OCTA Active Transportation Program Cycle 1, Bicycle Corridor Improvement Program (BCIP) grant funding. The project scope includes two phases for Engineering Design and Construction Phase of new bikeways and improvement to existing underutilized bikeways. The bicycle facility improvements include creating new bike lanes through road rebalancing, striping buffers, and providing bicycle wayfinding signs along all the proposed corridors. The City has selected a network of five (5) high-priority streets located within the City road public right-of-way (ROW), identified in the City of Garden Grove 2016 Draft Active Streets Bike and Pedestrian Master Plan and is reflected in the Project Corridor Map.

2019 GARDEN GROVE ANNUAL REPORT ON THE STATUS OF THE GENERAL PLAN



In 2018, following a competitive RFP process, Community and Economic Development staff requested award with City Council approval to Mark Thomas & Company, Inc. to provide engineering design services for the BCIP. In Summer 2019, the City has completed the first phase of Engineering Design, and currently submitting for the E-76 Construction Phase in Spring 2020. The construction is anticipated to be completed by Fall 2020, in coordination with the final reveal and of the Bike and Pedestrian Path and to also be celebrated at Open Streets 4.

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.

Policy PRK-4.5: Foster community participation and public participation programs regarding open space resources.

Policy PRK-4.1: Preserve and enhance open space resources in Garden Grove.

Parks, Recreation, and Facilities Master Plan

The Garden Grove City Council approved a 15-year master plan in October 2019 that will set the framework for the planning, maintenance, development and/or rehabilitation of City parks and facilities. Improvements recommended by the public and the Garden Grove City Council include updating irrigation systems, security lighting systems, park restrooms, and playground equipment.

LET'S TALK PARKS

The Master Plan will provide a systematic approach to the implementation of parks and recreation projects, services, and programs based on available budgets, and identify grant opportunities and other funding sources in order to prioritize and address evolving community needs. Public input on the Master Plan was obtained through an extensive community-wide engagement process conducted earlier this year which included an online, multi-language survey and public meetings.

Safe Routes To School (SRTS)

In 2016, the Community and Economic Development staff applied for and received award of a statewide planning grant under Southern California Association of Governments (SCAG) in the amount of \$160,000. Following a comprehensive RFP process in 2017, KOA Corporation was awarded the contract to partner with the Garden Grove Unified School District (GGUSD) and assist the City in selecting six (6) target schools to be included in the project area. The scope of work took into consideration community feedback captured from earlier RE:Imagine initiative in which stakeholders expressed the desire to encourage more community outreach programs and advocate for student safety and health.

The Plan focused on six (6) schools: A.J. Cook Elementary, Donald S. Jordan Intermediate, Thomas Paine Elementary, Brookhurst Elementary, John Murdy Elementary, and Merton E. Hill Elementary. The schools were selected using a needs-based criterion which include student participation in free lunch programs, income, high risk bike/pedestrian collisions, and school readiness to participate in the planning process.

In May 2019, City Council adopted the Garden Grove SRTS Phase 1 Plan. The STRS Plan would serve as a road map and a guiding document that will assist the City in identifying the existing conditions at each school and explore potential improvements when additional funding opportunities arise. The “tool box” components include:

1. Baseline Data Analyses
2. School Zone Traffic Control Guide
3. Engineering Toolbox
4. Programming Toolbox



2019 GARDEN GROVE ANNUAL REPORT
ON THE STATUS OF THE GENERAL PLAN

Woodbury Park Enhancements

The City of Garden Grove invited neighborhood residents of Woodbury Park to attend two community meetings in May and June 2019 to discuss future park renovations. The planned Woodbury Park renovation is part of the City's grant application for California Proposition 68, the Parks, Environment, and Water Bond approved by state voters in June 2018. Through Proposition 68's Statewide Park Development and Community Revitalization Program (SPP), the City can apply for a minimum of \$200,000 to renovate a local park. Currently, Woodbury Park serves as the best opportunity to apply for the SPP grant due to the park's acreage-per-resident and surrounding median household income.



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. On-going efforts continued during 2019.

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.

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.

School Resource Officer (SRO) Program



In June 2019, the Garden Grove Unified School District Board of Education and the Garden Grove City Council approved an agreement with the City of Garden Grove to expand the School Resource Officer (SRO) program, increasing police resources and school safety.

The SRO program will now include specially-selected and trained full-time sworn police officers. In addition to

2019 GARDEN GROVE ANNUAL REPORT
ON THE STATUS OF THE GENERAL PLAN

providing active law enforcement for GGUSD schools, the sworn officers will provide classroom education, hold monthly meetings with district administrators, assist in emergency disaster protocols, serve as a resource to GGUSD students, and work closely with the Boys and Girls Clubs of Garden Grove through their Family Youth Outreach Program.

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 six (6) of eight (8) years, which covers the periods from January 1, 2014 through December 30, 2021.

As of December 31, 2019 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 2019.

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.

2019 GARDEN GROVE ANNUAL REPORT ON THE STATUS OF THE GENERAL PLAN

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).

2019 GARDEN GROVE ANNUAL REPORT
ON THE STATUS OF THE GENERAL PLAN

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

Program 14: Homeless Housing Needs

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

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

Program 15: Implementation and Community Engagement

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

Jurisdiction	Garden Grove	
Reporting Year	2019	(Jan. 1 - Dec. 31)

ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation

(CCR Title 25 §6202)

Note: "+" indicates an optional field

Cells in grey contain auto-calculation formulas

Table A Housing Development Applications Submitted																			
Project Identifier					Unit Types		Date Application Submitted	Proposed Units - Affordability by Household Incomes							Total Approved Units by Project	Total Disapproved Units by Project	Streamlining	Notes	
1					2	3	4	5							6	7	8	9	10
Prior APN*	Current APN	Street Address	Project Name*	Local Jurisdiction Tracking ID*	Unit Category (SFA,SFD,2 to 4,5+,ADU,MH)	Tenure R=Renter O=Owner	Date Application Submitted	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	Total PROPOSED Units by Project	Total APPROVED Units by project	Total DISAPPROVED Units by Project (Auto-calculated Can Be Overwritten)	Was APPLICATION SUBMITTED Pursuant to GC 65913.4(b)? (SB 35 Streamlining)	Notes*
Summary Row: Start Data Entry Below								0	0	126	0	0	0	495	621	621	0	0	
	9942204	10582 MALLARD DR			ADU	O	2/20/2019							1	1	1	0	No	
	13331310	9341 MAYRENE DR			ADU	O	2/21/2019							1	1	1	0	No	
	13332307	12581 OCEAN BREEZE DR			ADU	O	1/9/2019							1	1	1	0	No	
	23147148	12261 TAMERLANE DR			ADU	O	1/14/2019							1	1	1	0	No	
	23104128	13467 GARDENIA AVE			SFA	O	2/8/2019							1	1	1	0	No	
	23104128	13473 GARDENIA AVE			SFA	O	2/8/2019							1	1	1	0	No	
	23104128	13453 GARDENIA AVE			SFA	O	2/8/2019							1	1	1	0	No	
	23104128	13461 GARDENIA AVE			SFA	O	2/8/2019							1	1	1	0	No	
	23104128	13447 GARDENIA AVE			SFA	O	2/8/2019							1	1	1	0	No	
	21509123	12732 DALE ST			SFA	O	1/10/2019							1	1	1	0	No	
	23104128	13439 GARDENIA AVE			SFA	O	2/19/2019							1	1	1	0	No	
	23104128	13425 GARDENIA AVE			SFA	O	2/19/2019							1	1	1	0	No	
	23104128	13433 GARDENIA AVE			SFA	O	2/19/2019							1	1	1	0	No	
	23104128	12891 LOTUS ST			SFA	O	2/19/2019							1	1	1	0	No	
	23104128	12899 LOTUS ST			SFA	O	2/19/2019							1	1	1	0	No	
	23104128	12907 LOTUS ST			SFA	O	2/19/2019							1	1	1	0	No	
	23104128	12908 LOTUS ST			SFA	O	2/19/2019							1	1	1	0	No	
	23104128	12915 LOTUS ST			SFA	O	2/19/2019							1	1	1	0	No	
	23104128	12916 LOTUS ST			SFA	O	2/19/2019							1	1	1	0	No	
	23104128	12932 LOTUS ST			SFA	O	2/19/2019							1	1	1	0	No	
	23104128	12923 LOTUS ST			SFA	O	2/19/2019							1	1	1	0	No	
	23104128	12924 LOTUS ST			SFA	O	2/19/2019							1	1	1	0	No	
	23104128	12940 LOTUS ST			SFA	O	2/19/2019							1	1	1	0	No	
	23104128	12931 LOTUS ST			SFA	O	2/19/2019							1	1	1	0	No	
	23104128	12939 LOTUS ST			SFA	O	2/19/2019							1	1	1	0	No	
	23104128	13411 GARDENIA AVE			SFA	O	5/30/2019							1	1	1	0	No	
	23104128	12889 LILY ST			SFA	O	5/30/2019							1	1	1	0	No	
	23104128	12873 LILY ST			SFA	O	5/30/2019							1	1	1	0	No	
	23104128	12890 LILY ST			SFA	O	5/30/2019							1	1	1	0	No	
	23104128	13419 GARDENIA AVE			SFA	O	5/30/2019							1	1	1	0	No	
	23104128	12881 LILY ST			SFA	O	5/30/2019							1	1	1	0	No	
	23104128	12897 LILY ST			SFA	O	5/30/2019							1	1	1	0	No	
	23104128	12898 LILY ST			SFA	O	5/30/2019							1	1	1	0	No	
	13330107	12632 JEROME LN			ADU	O	4/2/2019							1	1	1	0	No	
	9838404	9542 OASIS AVE			ADU	O	4/25/2019							1	1	1	0	No	
	13223210	11311 BOWLES AVE			ADU	O	3/12/2019							1	1	1	0	No	
	9907117	10341 TRASK AVE			ADU	O	3/28/2019							1	1	1	0	No	
	13331143	12642 DOTTIE CIR			ADU	O	5/6/2019							1	1	1	0	No	
	10037110	11641 PALOMA AVE			ADU	O	3/21/2019							1	1	1	0	No	
	13246212	8971 MAC ALPINE RD			ADU	O	4/23/2019							1	1	1	0	No	
	10146122	13531 PARTRIDGE ST			ADU	O	5/30/2019							1	1	1	0	No	
	9804187	9461 TRASK AVE			ADU	O	6/13/2019							1	1	1	0	No	
	23137335	12572 JANET LN			ADU	O	8/1/2019							1	1	1	0	No	
	10132308	12851 GLORIA ST			ADU	O	4/29/2019							1	1	1	0	No	
	13085313	5851 RICHMOND AVE			ADU	O	11/13/2018							1	1	1	0	No	
	9036208	11771 ROBERT LN			ADU	O	5/10/2018							1	1	1	0	No	
	10040102	11451 SALINAZ DR			ADU	O	12/12/2018							1	1	1	0	No	
	10008113	13311 SANDRA PL			ADU	O	10/18/2018							1	1	1	0	No	
	9939307	14131 STENGEL ST			ADU	O	11/28/2018							1	1	1	0	No	
	1031426	5321 SANTA GERTRUDES AVE			ADU	O	12/19/2018							1	1	1	0	No	
	10132401	12762 GLORIA ST			ADU	O	4/24/2019							1	1	1	0	No	
	23138217	12661 DUNGAN LN			ADU	O	5/8/2019							1	1	1	0	No	
	9036209	11781 ROBERT LN			ADU	O	8/1/2019							1	1	1	0	No	
	13313301	9782 BEVERLY LN			ADU	O	5/21/2019							1	1	1	0	No	
	13329113	12642 LEROY AVE			ADU	O	11/21/2017							1	1	1	0	No	
	8953121	10871 WOODWARD LN			ADU	O	9/28/2017							1	1	1	0	No	
	13245409	11952 MAC MURRAY ST			ADU	O	7/25/2018							1	1	1	0	No	
	9008117	12452 ELMWOOD ST			ADU	O	8/13/2018							1	1	1	0	No	
	9912206	10662 PALOMA AVE			ADU	O	5/3/2018							1	1	1	0	No	
	13153153	12772 WYNANT DR			ADU	O	10/3/2018							1	1	1	0	No	
	13231106	9032 MARCHAND AVE			ADU	O	10/11/2018							1	1	1	0	No	
	8944216	10161 ROSELEE DR			ADU	O	9/7/2018							1	1	1	0	No	
	13228206	11561 MAC ST			ADU	O	5/6/2019							1	1	1	0	No	

	9823327	9302 CROSBY AVE		ADU	O	5/6/2019							1	1	1	0	No
	13017518	6841 LAURELTON AVE		ADU	O	3/6/2019							1	1	1	0	No
	9741104	13272 WILSON ST		ADU	O	4/1/2019							1	1	1	0	No
	13203302	8702 ELMER LN		ADU	O	3/25/2019							1	1	1	0	No
	10002216	11111 SHERMAN AVE		ADU	O	3/27/2019							1	1	1	0	No
	13213305	9812 JOYZELLE DR		ADU	O	2/27/2019							1	1	1	0	No
	9939505	14152 BOWEN ST		ADU	O	3/18/2019							1	1	1	0	No
	23157315	12852 OERTLY DR		ADU	O	4/1/2019							1	1	1	0	No
	8943310	12212 SHERIDAN LN		ADU	O	3/26/2019							1	1	1	0	No
	23139216	12092 ACACIA AVE		ADU	O	5/2/2019							1	1	1	0	No
	21508112	12292 ADELLE ST		ADU	O	1/7/2019							1	1	1	0	No
	13219336	11441 HOMEWAY DR		ADU	O	4/22/2019							1	1	1	0	No
	9820109	9621 CROSBY AVE		ADU	O	4/10/2019							1	1	1	0	No
	13219108	9171 VONS DR		ADU	O	4/15/2019							1	1	1	0	No
	13329430	9122 LAMPSON AVE		ADU	O	4/22/2019							1	1	1	0	No
	9756105	8552 BOYD AVE		ADU	O	4/2/2019							1	1	1	0	No
	13310227	12232 CARTHAY CIR		ADU	O	4/18/2019							1	1	1	0	No
	9826405	13311 GILBERT ST		ADU	O	4/1/2019							1	1	1	0	No
	13306122	12212 FERRARI LN		ADU	O	3/7/2019							1	1	1	0	No
	9031105	11541 COLLEGE AVE		ADU	O	5/23/2019							1	1	1	0	No
	23157411	12891 OERTLY DR		ADU	O	4/17/2019							1	1	1	0	No
	9841303	13711 LA VAUGHN ST		ADU	O	4/16/2019							1	1	1	0	No
	9826326	13382 GILBERT ST		ADU	O	2/28/2019							1	1	1	0	No
	21506305	8832 BLOSSOM AVE		ADU	O	6/18/2019							1	1	1	0	No
	9727226	13521 PURDY ST		ADU	O	5/3/2019							1	1	1	0	No
	8957608	10631 PERRIN DR		ADU	O	6/10/2019							1	1	1	0	No
	23117110	13342 DAWN AVE		ADU	O	3/6/2019							1	1	1	0	No
	9020303	11892 ROXBURY RD		ADU	O	3/4/2019							1	1	1	0	No
	13222101	11311 MAC ST		ADU	O	4/22/2019							1	1	1	0	No
	13234109	11671 CAPRI DR		ADU	O	3/6/2019							1	1	1	0	No
	9.92711E+14	10781 TRASK AVE		ADU	O	4/24/2019							1	1	1	0	No
	10106214	12722 RANCHERO WAY		ADU	O	4/16/2019							1	1	1	0	No
	13224201	11362 WASCOW RD		ADU	O	5/16/2019							1	1	1	0	No
	8931308	10091 GERALDINE RD		ADU	O	3/21/2019							1	1	1	0	No
	13207115	9471 MAUREEN DR		ADU	O	3/12/2019							1	1	1	0	No
	10037105	11561 PALOMA AVE		ADU	O	4/16/2019							1	1	1	0	No
	13332207	12581 JANE DR		ADU	O	7/10/2019							1	1	1	0	No
	23315127	12011 CLIFFWOOD AVE		ADU	O	7/17/2019							1	1	1	0	No
	9823422	13122 VENER DR		ADU	O	9/24/2018							1	1	1	0	No
	9926307	13692 LOMBARDY RD		ADU	O	3/15/2018							1	1	1	0	No
	9735711	8841 DAKOTA AVE		ADU	O	9/24/2018							1	1	1	0	No
	13138403	12041 SANTA ROSALINA ST		ADU	O	11/13/2018							1	1	1	0	No
	9826409	13371 GILBERT ST		ADU	O	6/18/2018							1	1	1	0	No
	23158207	12802 FALLINGLEAF ST		ADU	O	5/31/2019							1	1	1	0	No
	13222104	11261 MAC ST		ADU	O	4/30/2019							1	1	1	0	No
	9735701	8862 IMPERIAL AVE		ADU	O	6/13/2019							1	1	1	0	No
	9930410	10192 TRAYLOR WAY		ADU	O	8/13/2018							1	1	1	0	No
	8947706	11191 DALLAS DR		ADU	O	6/19/2018							1	1	1	0	No
	9031217	11611 DORADA AVE		ADU	O	8/2/2018							1	1	1	0	No
	9837215	9682 READING AVE		ADU	O	7/17/2018							1	1	1	0	No
	13312225	9842 WILLIAM DALTON WAY		ADU	O	7/26/2018							1	1	1	0	No
	9026113	11542 SAFFORD W		ADU	O	6/20/2018							1	1	1	0	No
	13216314	11331 BARCLAY DR		ADU	O	8/2/2018							1	1	1	0	No
	10037210	11642 PALOMA AVE		ADU	O	2/13/2018							1	1	1	0	No
	9046205	11091 PALMA VISTA ST		ADU	O	10/16/2018							1	1	1	0	No
	13213209	11272 RAINIER CT		ADU	O	8/8/2018							1	1	1	0	No
	9824315	13382 GALWAY ST		ADU	O	6/7/2018							1	1	1	0	No
	9907203	13271 ADLAND ST		ADU	O	10/4/2018							1	1	1	0	No
	10130304	13432 LILLY ST		ADU	O	6/12/2018							1	1	1	0	No
	9838303	14152 ERIN RD		ADU	O	9/11/2018							1	1	1	0	No
	13248204	8642 MAC KAY RD		ADU	O	10/4/2018							1	1	1	0	No
	10037234	11531 BANNER DR		ADU	O	10/10/2018							1	1	1	0	No
	21504217	8692 AMY AVE		ADU	O	8/21/2018							1	1	1	0	No
	8930504	11001 SONGISH ST		ADU	O	3/14/2018							1	1	1	0	No
	8945202	12041 BROOKHAVEN PARK		ADU	O	5/24/2018							1	1	1	0	No
	10106305	12652 GLORIA ST		ADU	O	8/14/2018							1	1	1	0	No
	10151209	12651 CARDINAL AVE		ADU	O	4/3/2018							1	1	1	0	No
	9755211	13911 HARPER ST		ADU	O	5/24/2018							1	1	1	0	No
	13213224	11271 BISCAVNE CT		ADU	O	8/30/2018							1	1	1	0	No
	13333222	12701 ABBOTT ST		ADU	O	10/29/2018							1	1	1	0	No
	8951126	12062 HACKAMORE RD		ADU	O	10/5/2018							1	1	1	0	No
	8945108	12112 BROOKHAVEN PARK		ADU	O	11/5/2018							1	1	1	0	No
	9937113	10351 MALLARD DR		ADU	O	9/12/2018							1	1	1	0	No
	9020406	11871 REXFORD RD		ADU	O	10/4/2018							1	1	1	0	No
	13345216	8811 ACACIA AVE		ADU	O	11/7/2018							1	1	1	0	No
	10004135	13118 NEWELL ST		ADU	O	9/13/2018							1	1	1	0	No
	9030223	12602 GLEN ST		ADU	O	11/5/2018							1	1	1	0	No
	10134221	13231 PALM ST		ADU	O	11/13/2018							1	1	1	0	No
	10009207	13392 BARNETT WAY		ADU	O	5/3/2019							1	1	1	0	No
	10152332	12651 LINNELL AVE		ADU	O	6/17/2019							1	1	1	0	No
	8928219	10291 JULIANA LN		ADU	O	5/22/2019							1	1	1	0	No
	13231111	11561 PORTIA CIR		ADU	O	7/22/2019							1	1	1	0	No
	13242303	9421 SKYLARK BLVD		ADU	O	5/2/2019							1	1	1	0	No
	9053907	11511 JANETTE LN		ADU	O	7/29/2019							1	1	1	0	No
	8938204	12311 BROWNING RD		ADU	O	6/18/2019							1	1	1	0	No
	13330236	12672 LORALEEN ST		ADU	O	9/3/2019							1	1	1	0	No
	9852309	9621 INGRAM AVE		ADU	O	7/26/2019							1	1	1	0	No
	8945109	12122 BROOKHAVEN PARK		ADU	O	4/24/2019							1	1	1	0	No
	8923212	12641 GROVEVIEW ST		ADU	O	7/17/2019							1	1	1	0	No
	9756305	8522 MAYS AVE		ADU	O	9/10/2019							1	1	1	0	No

13217309	9382 VONS DR	ADU	O	9/18/2019						1	1	1	0	No	
13308223	12022 LORALEEN ST	ADU	O	6/17/2019						1	1	1	0	No	
9944413	14432 TAFT ST	ADU	O	8/6/2019						1	1	1	0	No	
10004217	13152 NINA PL	ADU	O	8/21/2019						1	1	1	0	No	
9823404	9332 CENTRAL AVE	ADU	O	9/16/2019						1	1	1	0	No	
9029415	12941 LEMONWOOD LN	ADU	O	7/18/2019						1	1	1	0	No	
23154308	12621 SWEETBRIAR DR	ADU	O	7/23/2019						1	1	1	0	No	
9046402	11202 LINDALOA LN	ADU	O	7/2/2019						1	1	1	0	No	
9950220	13882 BARNEY ST	ADU	O	1/25/2019						1	1	1	0	No	
9031216	12701 GEORGE ST	ADU	O	2/14/2019						1	1	1	0	No	
13202109	11111 MAC MURRAY ST	ADU	O	1/31/2019						1	1	1	0	No	
9841203	13691 MCMAINS ST	ADU	O	2/26/2019						1	1	1	0	No	
9837308	9712 OASIS AVE	ADU	O	2/22/2019						1	1	1	0	No	
9031214	12681 GEORGE ST	ADU	O	2/26/2019						1	1	1	0	No	
13247232	8605 MAC KAY RD	ADU	O	2/26/2019						1	1	1	0	No	
21504211	8612 AMY AVE	ADU	O	1/30/2019						1	1	1	0	No	
21513223	12541 ARISTOCRAT AVE	ADU	O	1/16/2019						1	1	1	0	No	
9040216	11792 BROOKSHIRE AVE	ADU	O	2/19/2019						1	1	1	0	No	
10039403	11212 CYNTHIA AVE	ADU	O	1/30/2019						1	1	1	0	No	
13209306	9572 DEWEY DR	ADU	O	1/29/2019						1	1	1	0	No	
9006501	11412 SCHRANDT DR	ADU	O	2/25/2019						1	1	1	0	No	
9021103	12031 NORMA LN	ADU	O	2/21/2019						1	1	1	0	No	
8929313	10571 ARTCRAFT AVE	ADU	O	2/21/2019						1	1	1	0	No	
9903603	10186 IMPERIAL AVE	SFA	O	2/1/2019						1	1	1	0	No	1
10015310	13942 LA BONITA AVE	2 to 4	O	3/1/2019						2	2	2	0	No	DEMO +2, DUPLEX
13343102	12751 LUCILLE AVE	2 to 4	O	4/1/2019						1	1	1	0	No	1
9904308	10232 RUSSELL AVE	SFA	O	5/1/2019						2	2	2	0	No	DEMO +2 SFA'S
23144121	12332 LAMPSON AVE	SFD	O	6/1/2019						2	2	2	0	No	DEMO +2, SFD & ADU(D)
9904622	10232 DAKOTA AVE	2 to 4	O	7/1/2019						2	2	2	0	No	DEMO +2, DUPLEX
10035229	11831 TRASK AVE	SFA	O	8/1/2019						1	1	1	0	No	1
9812018	9861 11TH ST	SFA	O	9/1/2019						31	31	31	0	No	31
9013217	12671 9TH ST	2 to 4	R	2/1/2019						4	4	4	0	No	DEMO -3, +4 APARTMENTS
13347407	12931 LOUISE ST	2 to 4	R	3/1/2019						4	4	4	0	No	DEMO -1 SFA, +4 APARTMENTS
9903602	10182 IMPERIAL AVE	2 to 4	R	4/1/2019						2	2	2	0	No	DEMO -1, +2 APARTMENTS
9701106	8218 GARDEN GROVE BLVD	5+	R	5/1/2019		8				38	46	46	0	No	8 60% UNITS
9903109	10052 CENTRAL AVE	2 to 4	O	6/1/2019						2	2	2	0	No	2
9807072	10080 GARDEN GROVE BLVD	5+	R	7/1/2019		118				276	394	394	0	No	394
9826401	9241 IMPERIAL AVE	SFA	O	8/1/2019						2	2	2	0	No	Demo -1, +2 SFA

Jurisdiction	Garden Grove	
Reporting Year	2019	(Jan. 1 - Dec. 31)

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

This table is auto-populated once you enter your jurisdiction name and current year data. Past year information comes from previous APRs.
 Please contact HCD if your data is different than the material supplied here

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		14			33					47	73
	Non-Deed Restricted												
Moderate	Deed Restricted	135										82	53
	Non-Deed Restricted		3	50	7	9	13						
Above Moderate		328	38	37	46	10	9	274	125			539	
Total RHNA		747											
Total Units			41	101	53	19	68	274	125			681	277

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 Year	2019	(Jan. 1 - Dec. 31)	
Table D			
Program Implementation Status pursuant to GC Section 65583			
Housing Programs Progress Report			
Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.			
1	2	3	4
Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
Housing Rehabilitation Grants	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.	2014-2021	Since the reimplementation of the Senior Home Improvement Grant Program in 2016, the City has assisted a total of 60 Garde Grove residents with housing rehabilitation grants.
Multi-Family Acquisition and Rehabilitation	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.	2014-2021	In CY 2018, the City provided funds to assist in the acquisition and rehabilitation of a 78-unit apartment complex at-risk of converting to market rate. All 78 units are for very-low income (50% AMI) households.

Affordable Housing Construction	Provide technical and financial (as available) assistance for the construction of 15 affordable units annually (90 units total) using a combination of HUD and City funds to provide land cost write-downs and other construction assistance. Offer priority processing for projects that include affordable housing units.	2014-2021	In CY 2017, the City provided funds to assist in the new construction of a 46-unit apartment complex for low (60% AMI) and very-low (50% AMI) income households.
Rental Assistance	Provide rental assistance to 2,337 very low-income persons or households.	2014-2021	The City annually provides up to 2,300 Housing Choice Vouchers to eligible households. In CY 2019, the City implemented a rental assistance program for literally homeless individuals. The program anticipates providing rent assistance with wrap-around services to 20 homeless households.
Home Ownership Assistance	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.	2014-2021	In partnership with the Federal Home Loan Bank of San Francisco, the City designed and implemented a first-time homebuyer program to assist low-income households with down payment assistance. Since CY 2018, the City has assisted 8 households with down payment assistance.
Fair Housing Services	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).	2014-2021	Since CY 2014, the City has funded the Fair Housing Foundation to provide fair housing services to 2,831 Garden Grove residents.

Homeless Housing Needs	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).	2014-2021	Since CY 2014, the City has used HUD ESG funds to assist 3,502 homeless individuals with services.
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Jurisdiction	Garden Grove	
Reporting Period	2019	(Jan. 1 - Dec. 31)

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

Note: "+" indicates an 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									

Jurisdiction	Garden Grove	
Reporting Year	2019	(Jan. 1 - Dec. 31)

Building Permits Issued by Affordability Summary		
Income Level		Current Year
Very Low	Deed Restricted	0
	Non-Deed Restricted	0
Low	Deed Restricted	0
	Non-Deed Restricted	0
Moderate	Deed Restricted	0
	Non-Deed Restricted	0
Above Moderate		125
Total Units		125

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

Housing Applications Summary	
Total Housing Applications Submitted:	191
Number of Proposed Units in All Applications Received:	621
Total Housing Units Approved:	621
Total Housing Units Disapproved:	0

Use of SB 35 Streamlining Provisions	
Number of Applications for Streamlining	0
Number of Streamlining Applications Approved	0
Total Developments Approved with Streamlining	0
Total Units Constructed with Streamlining	0

Units Constructed - SB 35 Streamlining Permits			
Income	Rental	Ownership	Total
Very Low	0	0	0
Low	0	0	0
Moderate	0	0	0
Above Moderate	0	0	0
Total	0	0	0

Cells in grey contain auto-calculation formulas

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 2018-19 for the Community and Economic Development Department included the following:

OFFICE OF ECONOMIC DEVELOPMENT

ULI Focus Group – Garden Grove Westside

Technical Assistance Panels (TAPs) are part of the ULI Advisory Services program and were designed to be run and implemented by District Councils, ULI's local chapters. Panelists for these one- to two-day work sessions are selected from the District Council's membership to address land use challenges that require local knowledge to resolve. In the summer of 2018 the TAP process conducted for the City of Garden Grove's West Grove retail corridor served as a replicable study tool by identifying key considerations and data points that inform both public and private perspectives on what determines retail success within cities. The examination and TAP study included a physical and demographic analysis to inform retail market viability. The following components were examined as they relate to creating a viable environment that encourages patronization and attracts retailers:

- Retail Gap Analysis
- Market Analysis

2019 GARDEN GROVE ANNUAL REPORT
ON THE STATUS OF THE GENERAL PLAN

- Branding/Placemaking

A presentation of recommendations was made to the City of Garden Grove, local community members, and the Association of California Cities of Orange County to increase awareness and application of vetted recommendations and findings for the local community of West Garden Grove.

Economic Development Strategic Plan

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 purpose of the 2018 EDSP is to serve as a guide to sustain ongoing efforts for economic development activities and policies, which will result in job creation and new revenue generation for the City.

The 2018 EDSP identifies six economic development goals to be addressed over the next three years. These strategic recommendations will enhance Garden Grove’s business climate, which will ensure the fiscal health of the City and support economic growth in a manner consistent with the City’s character.



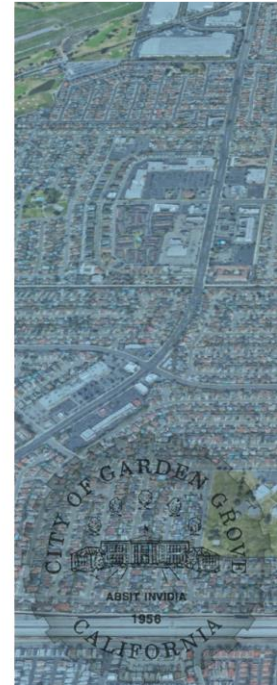
evaluated on an annual basis.

Urban Land Institute
Orange County | Inland Empire
Summer 2018

**Valley View
Business Corridor**

Technical Assistance Panel
REPORT

THE CITY OF GARDEN GROVE



- GOAL 1: Enhancement of Job Opportunities
- GOAL 2: Leverage Creative Funding and Financing Tools
- 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

The EDSP includes strategic actions for each goal included in the plan. The plan also includes a summary action plan matrix that identifies the Community Development departments associated with each strategic action. The three-year 2018 EDSP will be

13650 Harbor Boulevard

The City approved the sale of the City-owned real property consisting of approximately 1.45 acres located at 13650 Harbor Boulevard. The developer, BN Group, has secured a franchise agreement for the development of a Home 2 Suites hotel by Hilton. BN Group has completed entitlements and construction drawings for this new 124 room establishment. The ground breaking ceremony was held on June 27, 2019. The hotel is expected to start construction 1st quarter 2019. This project is the first new hotel to be built south of the Garden Grove Freeway.



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 November 2018, City Council approved an extension of term of negotiation period to the Amended and Restated 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

2019 GARDEN GROVE ANNUAL REPORT ON THE STATUS OF THE GENERAL PLAN

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). The GGTID was established in 2010 to fund collective tourism marketing efforts under the umbrella of the Anaheim/Orange County Visitor & Convention Bureau, now Visit Anaheim. GGTID's main task is marketing and promotion of tourism, specifically, conventions benefiting the hotels within the Grove District. This year's GGTID budget included a component for community give back for 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 Garden Grove Planning Commission approved a Site Plan and Tentative Tract Map at the November 2017 meeting to implement a resort hotel development project known as the Site C Project. The Developer has approvals for a proposed program with up to 769 rooms and ancillary hotel uses such as pools, spas, and fitness centers within three resort hotels, one full-service and one limited-service, with up to 104,000 aggregate square feet of conference/meeting banquet space, hotel restaurant space, freestanding pad restaurant, and a multi-level parking garage with 1,297 parking spaces on approximately 4.3 acres of the PUD-128-12. Upon completion, it is anticipated the project will generate approximately \$3.8 to \$4.9 million in additional annual tax revenue to the City. The project is anticipated to start construction in the second quarter of 2020.

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

2019 GARDEN GROVE ANNUAL REPORT ON THE STATUS OF THE GENERAL PLAN

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 the Farm Block was approved by the Planning Commission in March 2018. The second Phase of Cottages Industries, known as the Art Block, will be going to Planning Commission in late 2019.

Brookhurst Place

In July 2018, City officials and developer Kam Sang Company celebrated the grand opening and ribbon cutting for Phase I of Brookhurst Place—the City’s largest residential and commercial mixed-use development. 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 will offer 462 apartment homes, of which up to 120 will be affordable housing units and 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. Upon completion, Brookhurst Place will offer easy access to downtown areas and urban live-work-play environments.



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. This was completed in April 2019 and the dealership is now 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 will open in August 2019.



Garden Brook Senior Village

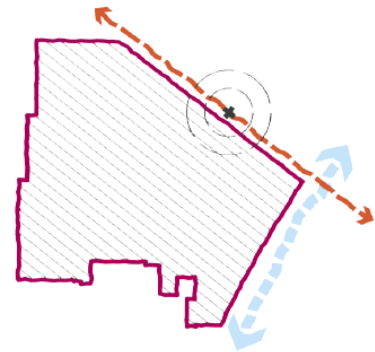
AMG & Associates is developing the Garden Brook Senior Village located at Garden Grove Boulevard and Brookhurst Street. AMG is developing an affordable housing project with

2019 GARDEN GROVE ANNUAL REPORT
ON THE STATUS OF THE GENERAL PLAN

approximately 394 affordable senior units, along with up to 12,938 square feet of commercial space. Garden Brook Senior Village is a collaboration between City of Garden Grove, AMG & Associates, the Hoag Foundation, and the Boys and Girls Club of Garden Grove (BGCGG). AMG & Associates worked tirelessly with the BGCGG to develop Intergenerational Programming to bring youth and seniors together.

Willowick Golf Course

On April 3, 2018 the Garden Grove City Council approved an Agreement between the City of Santa Ana and City of Garden Grove implementing 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 with creating the vision of the 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 to advise the parties on the development possibilities for the property and provide third party market validation of development proposals. SWA architects was selected as the community facilitator. Four Community Engagement meetings were held:

- 1st Community Engagement Meeting – August 30, 2018
- 2nd Community Engagement Meeting – September 27, 2018
- 3rd Community Engagement Meeting (Garden Grove) – October 2, 2018
- 4th Community Engagement Meeting – October 25, 2018

In April 2019 the RFP was issued with the following timeline:

KEY DATES (PST)	TASKS
April 30, 2019	+ Issue RFP
May 17, 2019	+ Pre-Proposal Conference (Optional)
June 10, 2019 at 3:00 p.m.	+ Submittal of Developer's/Proposer's Written Questions Deadline*
June 17, 2019 at 3:00 p.m.	+ City Responses to Developer's/Proposer's Questions
June 28, 2019 at 3:00 p.m.	+ RFP Proposal Deadline
July 2019	+ Proposal Evaluation
August 2019	+ Interviews of Top 10 Developers
Fall 2019	+ Joint City Council Study Session Meeting and Top 3 Developer Presentations
Fall 2019	+ Garden Grove City Council Review and Developer/Proposer Selection

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. For FY 2018-19 the City, visited Enviser in August of 2018 and Bid D Floor Covering Supplies in March of 2019.

International Council of Shopping Centers

On May 19 - 21, 2019, the Office of Economic Development exhibited at the Public Private Partnership (P3) Pavilion at ICSC RECon. The Office of Economic Development 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. This was achieved through meetings held at the City’s booth with Garden Grove shopping center owners. ICSC RECon also provided for many additional impromptu meetings with retailers and brokers interested in doing business in Garden Grove. Prior to the conference, staff emailed requests from the City of Garden Grove to over 150 retailers and restaurants inviting them to meet. 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 and highlights development activity in Garden Grove. It provides a forum that fosters open lines of communication with the brokers who are on the front line when it comes to businesses wanting to expand, relocate or develop new start ups. Several Broker Outreach meetings took place in April and May 2018 with active brokers doing business in Garden Grove including Newmark Grubb 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
July 10, 2018	6:00-8:30pm	Small Business Jump Start
July 25, 2018	6:00-8:30pm	The Art & Science of Creating A Successful Business Plan
May 7, 2019	9:00am-12:00pm	She Soars on Amazon
June 19, 2019	9:00am-12:00pm	Going Global on Amazon & E-Commerce Opportunities

Service Corps of Retired Executives (SCORE) Workshops Series

The Office of Economic Development has continued to partner with SCORE to sponsor quarterly workshops dedicated in assisting small businesses in planning a new business, marketing & sales and finance. SCORE is a nonprofit association

2019 GARDEN GROVE ANNUAL REPORT
ON THE STATUS OF THE GENERAL PLAN

dedicated to helping small businesses get off the ground and grow and achieve their goals through education and mentorship. Recent SCORE Workshops included the following:

Date	Time	Topic
July 24, 2018	6:00–9:00 pm	Avoiding Employment Related Litigation
September 25, 2018	6:00–9:00 pm	Make a DIY Video for Your Business
October 23, 2018	6:00–9:00 pm	Work Smarter, Not Harder: WordPress for Small Business
November 27, 2018	6:00–9:00 pm	Buy/Sell & Valuation of a Business
January 22, 2019	6:00–9:00 pm	Instagram... Creating Awesome Images for Business!
February 26, 2019	6:00–9:00 pm	The Power of PPC Advertising: Google AdWords & Paid Search in Action
March 26, 2019	6:00–9:00 pm	Make a DIY Video for Your Business
April 23, 2019	6:00–9:00 pm	Business Killers Series – Top Mistakes Causing California Businesses to Fail
June 25, 2019	6:00–9:00 pm	The Power of PPC Advertising: Google Ads, Bing Ads & Paid Search in Action

Industrial Development Authority (IDA)

In December 2018, 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 Workshops

The Office of Economic Development Expanding Borders Initiative continues its efforts of providing valuable economic opportunities for local businesses by bringing global partners and resources to the community through informational workshops. In collaboration with the Hong Kong Trade Development Council, the City hosted the Orange County Manufacturer’s Roundtable & International Connection Workshop on Tuesday, March 5, 2019. The workshop consisted of presentations, panel discussions, exhibits, an information session, and a consultation session.

On March 28, 2019, the City hosted the District Export Council of Southern California Plenary Meeting. Members of the Council are all appointed by the U.S. Secretary of Commerce based on their experience and expertise in international trade. The event provided the City an opportunity to continue building partnerships and alliances with agencies and organizations for the purpose of promoting local business growth.

Small Business Tax Seminar and Resource Expo

In partnership with Assemblymember Tyler Diep and Orange County Supervisor Andrew Do, the City hosted a Small Business Tax Seminar & Resource Expo on May 3, 2019. The event provided an opportunity to perform outreach to all local business owners through collaboration with various agencies on the following topics:

2019 GARDEN GROVE ANNUAL REPORT
ON THE STATUS OF THE GENERAL PLAN

<u>Partner Agency</u>	<u>Topic</u>
California Department of Tax and Fee Administration	Sales and Use Tax Basics
Franchise Tax Board	Forms of Ownership
Employment Development Department	Employee or Independent Contractor
Internal Revenue Service	Better Business Through Better Records
Governor's Office of Business and Economic Development	Go-Biz, State Tax Credit, Exemptions & Financing Instruments

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.

Multi-Chamber Collaboration

The City has been in collaboration with the Garden Grove Chamber, Orange County Vietnamese Chamber, Korean American Chamber of Orange County and Orange County Hispanic Chamber to build more established relationships, and work in partnership to better assist all businesses across the City. The City continues to collaborate with all chambers to be more inclusive. One such example is the Asian Business Expo, which was held on September 13, 2018 in collaboration with multiple chambers including the Korean American Chamber of Orange County, the Vietnamese American Chamber of Orange County, and the Garden Grove Chamber of Commerce.

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 is targeted for small businesses and provides a loan of up to \$25,000 affordable, non-conventional financing to eligible businesses and development projects that are not able to receive sufficient funding elsewhere.

On Friday, 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 Tams' Restaurant took advantage of the new Garden Grove Small Business Loan Program.



Buy in Garden Grove Program

Buy in Garden Grove (BiGG) is the City's "Shop Local" program designed to support local businesses, provide shopper discounts, and keep needed tax dollars in the city. The program allows for Garden Grove residents to receive a discount by mentioning

2019 GARDEN GROVE ANNUAL REPORT
ON THE STATUS OF THE GENERAL PLAN

the Buy in Garden Grove program to any participating business. The City is revising BiGG to include the purchase of new cars from automobile dealerships located in the city as well as a “staycation” program for hotel stays in the Grove District hotels.

Economic Development Administration (EDA) Grant

The City of Garden Grove (City) 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 including roads, relocation of water mains, sewer line improvements, removal of utility pipes, installation of new traffic signals, construction of way finding and monument signs, construction of new curb and gutter, median improvements and landscaping, construction of bus stop/pedestrian areas, street lighting, installation of street furniture, and creation of area monuments and entrance signs.

NEIGHBORHOOD IMPROVEMENT DIVISION

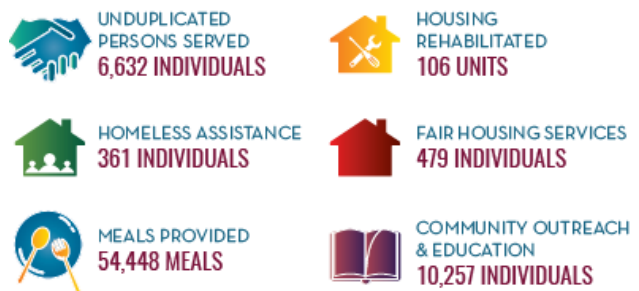
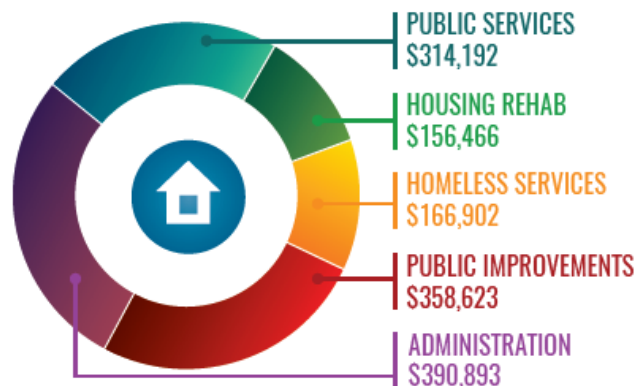
The Neighborhood Improvement division oversees the Emergency Solutions Grant (ESG) program, which provides homeless prevention and intervention services, and the Community Development Block Grant (CDBG) program, which offers a variety of tools for public service grants and community improvement grants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

\$1,245,000 in CDBG funding was used to benefit low/moderate income residents through housing rehabilitation, senior services, fair housing activities, infrastructure improvements, and gang suppression activities. The City leveraged \$2,616,000 in non-federal funds at a ratio of 2:1.

\$1,200,000 in HOME funding was used to develop the Sycamore Court Apartments, a 78-unit affordable housing community for very low-income households. The developer contributed \$22M in non-City funds to deliver the project.

2018 PROJECT EXPENDITURES

During FY 2018-19, the City of Garden Grove utilized \$1,530,780 in HUD grant funds to benefit low/moderate income residents through a variety of programs and services.



2019 GARDEN GROVE ANNUAL REPORT
ON THE STATUS OF THE GENERAL PLAN

\$180,000 in ESG funding was used to provide homeless services through street outreach, emergency shelter, homeless prevention, and rapid rehousing. The City leveraged \$173,000 in non-federal sources at a ratio of 1:1



BUILDING & SAFETY

Code Enforcement

The Code Enforcement Unit is now responsible for all Code Enforcement (CE) related issues including property maintenance and substandard building compliance. Previously, there were two sub-divisions in the Building & Safety Division: Building Abatement, which handled non-permitted structural related issues, and Code Enforcement, which handled property maintenance related issue. In FY 2018-19, the Building Abatement Division was dissolved into development inspections to support the Code Enforcement officers as needed, and outstanding Building Abatement cases were transferred to Code Enforcement.

After the transition, the ability of Code Enforcement to issue citations has created a spike in the number of property owners coming into city hall to resolve their issues. With non-permitted building safety issues, the resolution oftentimes is the complete removal of the violation, which typically results in obtaining a demo permit. A total number of 281 demo permits related to Code Enforcement cases were issued in FY 2018-19, an increase from last fiscal year’s count of 213.

Code Enforcement related cases served at the counter (per month)						
2018	2019	2019	2019	2019	2019	2019
Dec	Jan	Feb	Mar	Apr	May	Jun
52	92	106	127	134	106	135

The Code Enforcement division was approved for a Tobacco grant which funded the hiring of a CE Officer to regulate the commercial areas for tobacco related violations as well as other commercial related violations. A Code Enforcement volunteer program was also implemented to add additional support for non-intensive compliance and educational outreach.

2019 GARDEN GROVE ANNUAL REPORT
ON THE STATUS OF THE GENERAL PLAN

Building Permits & Inspections:

For FY 2018-19, the Building & Safety Division issued a total of 3,868 building permits. Daily inspections averaged 80, for a total of 17,240 for the fiscal year. The permit type generating the most significant increase to the work load was for the Accessory Dwelling Units (ADU). There were a total of 164 permits for new ADUs and 52 for converted areas into ADUs.

Some Key Conditional Use Permits / Land Use Entitlements

Address	Project Description
12361 Chapman Ave.	Approval to allow a Type "68" license for a speakeasy bar at Nova restaurant.
12900 Main St.	Approval to operate a new restaurant (AUM Beer Club) with a Type "47" (On-Sale General) ABC license.
9892 Westminster Ave. #R	Approval to operate a new restaurant (Oc and Lau Restaurant) with a Type "47" (On-sale, General) ABC license.
12900 Euclid St.	Approval to operate a new brew pub (Beachwood Brewing) within the SteelCraft development with a Type "23" (Brew Pub/Micro Brewery) ABC license.
10561 Garden Grove Blvd.	Approval to operate a new TV studio (Saigon Broadcasting Television Network) within an existing 24,614 sq.ft. building.
9106 Garden Grove Blvd.	Approval to operate a new body massage establishment (Healthy Spa Massage) within a 900 sq.ft. tenant space.
9240 Garden Grove Blvd.	Approval to operate an existing 1,440 sq.ft. restaurant with at Type "41" (On-Sale Beer and Wine) ABC license.

PLANNING SERVICES

Some Key Developments (Commercial & Residential)

Address	Project Description
Main St.	Code Amendment to allow outdoor dining in the public right-of-way within the Historical Main Street area.
9861 11 th St.	Approval to develop a 1.8 acre site with a 31-unit townhouse development.
9644 & 9670 Trask Ave.	Approval to reconstruct an existing on-premise freeway-oriented digital sign and increase the digital display area from 298.47 sq.ft. to 477 sq.ft. for Toyota Place automobile dealership.
11800 Monarch St.	Approval to amend an existing PUD to allow professional office uses within Area 4 of the industrial PUD.
14231-14291 Euclid St.	Approval to amend an existing PUD to allow the reduction of the required landscape street setback in order to expand the parking lot for an existing commercial center along with the construction of a two-story commercial/office building on existing vacant building pad.
7051 Garden Grove Blvd.	Approval of a one-year extension for the approved Site Plan and Conditional Use Permit entitlements for the construction of a new service station and convenience store.
12101 Valley View St.	Approval to develop a 2.71 acre site to include expanding an existing movie theatre, and constructing a 2,700 sq.ft. sit-down restaurant, a 1,846 sq.ft. drive-through restaurant and a car wash.
10862-10872 Garden Grove Blvd.	Approval to construct a two-story 9,229 sq.ft. medical and professional office.
12612 Buaro St.	Approval to expand an existing church facility to include the construction of 4,482 sq. ft. ancillary building along with site improvements.

2019 GARDEN GROVE ANNUAL REPORT
ON THE STATUS OF THE GENERAL PLAN

10801 Garden Grove Blvd.	Approval to construct a 2,485 sq.ft. Taco Bell restaurant in the parking lot of Home Depot.
8218 Garden Grove Blvd.	Approval to construct a 46-unit apartment complex with 8 affordable units.
9845 Chapman Ave.	Approval to demolish an existing 3,695 sq.ft. drive-through McDonald's restaurant and construct a new 3,710 sq.ft. drive-through McDonald's restaurant.
9191 Westminster Blvd.	Approval to construct a 7,140 sq.ft. 3 rd floor addition to an existing medical office building.
10052 Central Ave.	Approval to construct a new duplex consisting of two, two-story attached units.
10150 Trask Ave.	Approval to construct a 3,567 sq.ft. auto repair building at the Simpson Chevrolet automobile dealership.

2019 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.

Planning Commission Date: February 20, 2020

Neighborhood Improvement and Conservation Commission: March 2, 2020

City Council Date: March 10, 2020