

**2020  
ANNUAL PROGRESS REPORT  
ON THE STATUS OF  
THE GENERAL PLAN**



Prepared by the Garden Grove Community and Economic Development  
Department

**FEBRUARY 2021**

## **2020 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 2009. More information about the General Plan is available at <https://gqcity.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://gqcity.org/sites/default/files/2020-11/dpu.pdf>. The report is updated every quarter and includes all residential, commercial, and industrial projects that move through the Community and Economic Development Department.

**City of Garden Grove**  
**2020 Annual Report on the Status of the General Plan**

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A G E N D A

GARDEN GROVE PLANNING COMMISSION

REGULAR MEETING

February 18, 2021

COMMUNITY MEETING CENTER  
11300 STANFORD AVENUE

**In an effort to protect public health and prevent the spread of the Coronavirus (COVID-19), the Planning Commission members will be teleconferencing and the meeting recorded. Members of the public who wish to comment on matters before the Commission, in lieu of doing so in person, may submit comments by emailing [planning@ggcity.org](mailto:planning@ggcity.org) no later than 3:00 p.m. the day of the meeting. The comments will be provided to the Commission as part of the meeting record and will be uploaded to the City's website. Members of the public are asked to consider very carefully before attending this meeting in person and are required to wear face masks and maintain a six foot distance from others. Please do not attend this meeting if you have traveled and/or have had direct contact with someone who has travelled to places experiencing high rates of infection or tested positive for COVID-19, or if you are experiencing symptoms such as coughing, sneezing, fever, difficulty breathing or other flu-like symptoms.**

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

ROLL CALL: COMMISSIONERS ARESTEGUI, CUNNINGHAM, LEHMAN, LINDSAY, PEREZ, RAMIREZ, 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.

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

All revised or additional documents and writings related to any items on the agenda, which are distributed to 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

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

- A. SELECTION OF CHAIR AND VICE CHAIR
- B. ORAL COMMUNICATIONS – PUBLIC

- C. APPROVAL OF MINUTES: January 21, 2021
- D. PUBLIC HEARING(S) (Authorization for the Chair to execute Resolution shall be included in the motion.)

- D.1. MITIGATED NEGATIVE DECLARATION  
MITIGATION MONITORING AND REPORTING PROGRAM  
SITE PLAN NO. SP-096-2021  
CONDITIONAL USE PERMIT NO. CUP-200-2021  
TENTATIVE PARCEL MAP NO. PM-2020-174  
VARIANCE NO. V-032-2021

APPLICANT: EPD SOLUTIONS, INC

LOCATION: SOUTH SIDE OF CHAPMAN AVENUE, WEST OF  
BROOKHURST STREET, AT 9852 CHAPMAN AVENUE

REQUEST: Site Plan approval to demolish a 76,000 square foot, vacant grocery store building (formerly Vons Pavilion), to construct an approximately 65,980 square foot shopping center, Pavilion Plaza West, in the form of a 3,500 square foot drive-thru restaurant pad building, a 11,200 square foot restaurant pad building, and a 51,280 square foot multi-tenant building. Also, Conditional Use Permit approval to operate and construct the drive-thru restaurant pad building, Variance approval to deviate from the Title 9 Municipal Code Section 9.18.090.070.B (Neighborhood Mixed Use Zone Development Standards) requirement for any gross building footprint of structures at ground level to not exceed 40,000 square feet of contiguous floor area, and Tentative Parcel Map approval to subdivide the 7.03-acre (306,411 square feet) property into two (2) parcels to create a new 0.45-acre (9,459 square feet) parcel for the proposed drive-thru restaurant pad building. The site is in the NMU (Neighborhood Mixed Use) zone. In conjunction with the request, the Planning Commission will also consider the adoption of a Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program for the project.

STAFF RECOMMENDATION: Adoption of the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program and approval of Site Plan No. SP-096-2021, Conditional Use Permit No. CUP-200-2021, Tentative Parcel Map No. PM-2020-174, and Variance No. V-032-2021, subject to the recommended Conditions of Approval.

E. ITEM(S) FOR CONSIDERATION

E.1. ACKNOWLEDGEMENT OF THE 2020 ANNUAL PROGRESS REPORT ON  
THE STATUS OF THE GENERAL PLAN AND HOUSING ELEMENT

F. MATTERS FROM COMMISSIONERS

G. MATTERS FROM STAFF

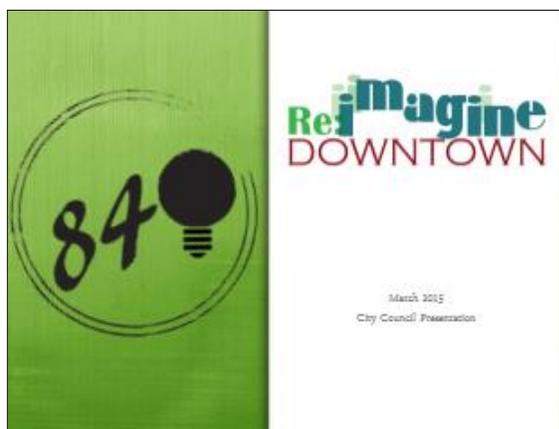
H. ADJOURNMENT

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

### **LAND USE ELEMENT**

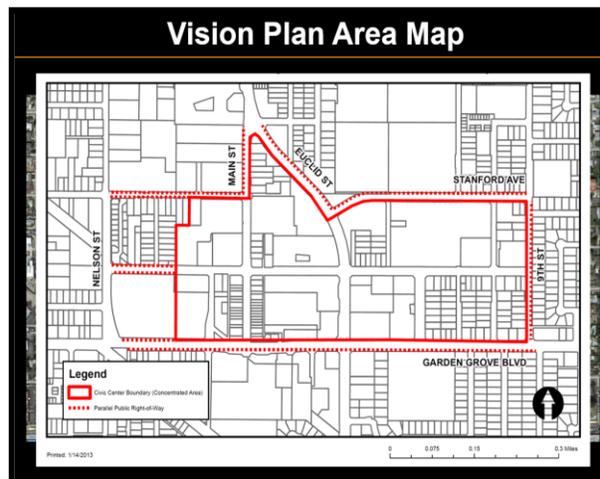
The Land Use Element is often seen as the framework element for the General Plan as it sets forth the patterns of development activity and land use that will support and enhance the character of the City. It will serve as a guide for both public officials and private citizens in its description of the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

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



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

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

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

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

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

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

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

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

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

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

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

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

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

**Policy LU-11.1:** Revitalize the commercial properties on the southwest and southeast corners of the Brookhurst Street/Chapman Avenue intersection.

## 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 Re:Imagine 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 4<sup>th</sup> Open Streets event due to COVID-19, 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 Re:Imagine Garden Grove. The website will explain the evolution of Re:Imagine 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

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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 2021.

### **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. Outreach was conducted from February 2020 to November 2020. The first draft is currently being reviewed and is expected to be completed by April 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. A tree canopy assessment was performed in 2019 and tree improvements are expected in January 2021.

### **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



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approved by the Planning Commission in March 2018. Phase two was approved by the Planning Commission in December 2019. Due to COVID, the project was briefly on hold and since re-engaged in June 2020 with improvements anticipated to begin in spring 2021. 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.

### **Smallwood Plaza Project on Main Street**



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

oriented district that provides opportunities for people to engage in civic, business, educational, and recreational activities near their homes. Main Street will be enhanced with a carefully designed building intended to preserve the character of the street and new neighbors that will add activity and engagement to the most-walkable part of town. 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 2021.

### **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



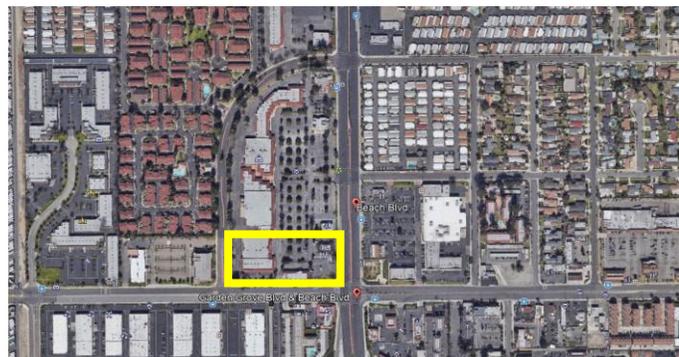
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Community Residential to increase the residential density from 42 dwelling units per acre to 60 dwelling units per acre specifically for senior housing.

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 began construction in 2020.

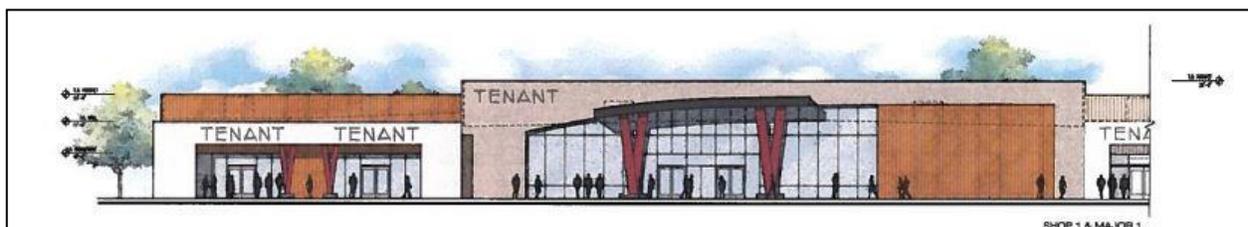
### **Stanton Village Center Project**

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 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 was 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 primarily 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. Rodeo 39 Public Market, a food court located in the City of Stanton, joined the center in 2020. 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 Summer 2021.

### **Starlight Cinema Center Redevelopment Project**

The property owner of the Starlight Cinema Center obtained Planning Commission approvals to redevelop the 2.71-acre site, currently improved with the Starlight 4 Star Cinema and a vacant 6,040 square foot restaurant, with a new automatic car wash, a new pad drive-thru restaurant, a new sit-down restaurant, and an expansion of the existing movie theater. The center is currently under construction and is expected to be fully completed in 2021. The improvements will meet the intent of the 2030 General Plan, which encourages revitalization of aging, underused or deteriorated commercial corridors, centers, and properties in the City, particularly along certain corridors, such as Valley View Street.



### **7-Eleven Project**

In July 2020, the Planning Commission approved the demolition of an existing convenience store to construct and operate a new 1,800 square foot fueling canopy with four (4) multi-product dispensing units, each with two pumps, and a new 2,232 square foot 24-hour convenience store, 7-Eleven. The improvements will meet the intent of the 2030 General Plan, which encourages revitalization of aging, underused or deteriorated commercial corridors, centers, and properties in the City. The 2030 General Plan also encourages shopping facilities to be integrated into the surrounding area to maintain the image of the neighborhood and to ensure operational compatibility. The building is expected to be completed in 2022.



### **CitiBank Project**

In June 2020, the Planning Commission approved a request for Site Plan approval to construct a new, 4,200 square foot, one-story bank building for Citi Bank along with associated site improvements at the Garden Grove Promenade shopping center.



The improvements meet the goals of the 2030 General Plan, which encourages a mix of retail shops and services along the commercial corridors and in centers that better meet the needs of area's present and potential clientele. The building is expected

to be completed in 2021.

### **Huyndai Car Dealership Façade Improvement Project**

In November 2020, the Planning Commission approved a request for Site Plan approval for site and façade improvements at the Huyndai Car Dealership. The approval included a request to enclose approximately 3,000 square feet of an existing covered service area into an indoor service area for the existing Huyndai

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car dealership. An additional 500 square feet of building area will be added to the existing service customer waiting area and showroom building, and a new 709 square foot vehicle pick-up canopy will also be added. The façade improvements feature a more contemporary design, to satisfy the goals of the 2030 General Plan, which encourages façade renovations of aged commercial buildings. The improvements are expected to be completed in 2021.



### **Land Use Element Update**

The City of Garden Grove is updating the Housing Element, Safety Element, Land Use Element, and adopting a new Environmental Justice Element to the Garden Grove General Plan. Throughout 2020, the community has been invited to participate in an online surveys to provide input towards creating a community housing strategy for the next eight years as well as a healthier community.

In California, cities are required to develop a general plan, a blueprint for future developments in the city that establishes goals, objectives, and policies. The Housing Element, a component to the general plan, is mandated by the state to be updated every eight years to identify housing needs for all income levels during specific planning periods by meeting its Regional Housing Needs Assessment (RHNA) allocation. The City of Garden Grove's RHNA housing allocation for the 2021-2029 planning period is projected to be 19,122 units.

The City is also updating the Safety and Land Use elements and adopting a new Environmental Justice Element to establish policies mandated by the state. The Safety Element establishes policies that will minimize the risk of personal injury, loss of life, property damage, and environmental damage associated with natural and man-made hazards. The Land Use Element reviews the uses of land for housing, businesses, industries, agriculture, open space, public facilities, and other categories. The new Environmental Justice Element will establish policies to reduce pollution, and to provide residents with access to healthy food, physical activity, and safe and sanitary housing. The updates are expected to be adopted in October 2021.

## 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 second 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 7, 2020. The event included a LEGO® Creation Station, hosted by LUGOLA (LEGO® User Group of LA); DIY mini-koinobori, also known as a Japanese flying carp kite, led by GGUSD alumna Tiffany Le; a “no bake” culinary class led by a professional chef; and a “Paint and Sip” experience with local artist Melissa Murphy and SteelCraft Garden Grove’s Beachwood Brewing. Art in the Park also featured a number of other interactive craft booths; live performances from GGUSD students; and a 6-foot high by 50-foot long temporary art installation of the word “RE:IMAGINE,” designed by GGUSD intermediate and high school students.



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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 Re:Imagine 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.

### **Urban Forest Management Plan Art Contest**

As part of the City's upcoming 40-year plan to maintain, enhance, and grow an urban forest in Garden Grove, the City held the Urban Forest Management Plan (UFMP) Tree Art Contest. Local youth, kindergarten through 12th grade, were invited to draw, paint, or photograph current or future trees in Garden Grove. Due to COVID-19, the artwork was submitted and displayed online at the City's Facebook page for judging. The post with the most "likes" in each age category was determined as the winner for a cash prize of \$100.



The UFMP project complements the City's continuing efforts to beautify Garden Grove's open spaces with living canopy covers along bike- and pedestrian-friendly pathways through the Re:Imagine Garden Grove campaign.

## **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.

### **SteelCraft Garden Grove**

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 project located on the southwest side of City Hall at 12900 Euclid Street celebrated its Grand Opening in September 2019 and is now open for business.

### **Cottage Industries**

In May 2016, the City approved the sale of city-owned properties to Lab Holdings for future development of Cottage Industries, an adaptive reuse of residential properties as artisan retail and commercial uses. The Planning Commission

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approved the first phase of Cottage Industries known as the Farm Block in March 2018. On November 2019 the Planning Commission approved the second phase known as Art Block. Due to COVID, the project was briefly on hold and since re-engaged in June 2020 with improvements anticipated to begin in spring 2021.

### **Home2 Suites by Hilton**

The BN Group acquired the city-owned property located at 13650 Harbor Boulevard and completed entitlement approvals for development of a Home2 Suites by Hilton. The new Home 2 Hilton hotel is the first new hotel to be built south of the Garden Grove freeway. A ground-breaking ceremony was held on June 27, 2019 and anticipated to open summer 2021.



### **NOVA Kitchen & Bar**

On July 29, 2019, the opening of NOVA Kitchen & Bar launched a new Asian-fusion restaurant adjacent to the Hyatt Regency of Orange County. Nova Kitchen & Bar occupies over 10,828 square foot and expanded capacity to host private events and seat approximately 475 guests.

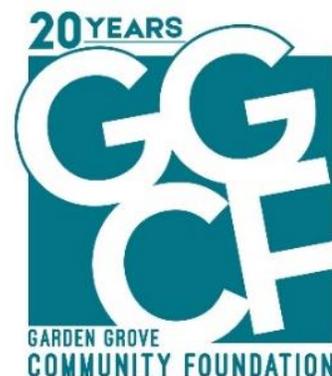


### **Kam Sang Company - Nickelodeon Resort**

Pursuant to an Exclusive Negotiation Agreement (ENA) between the City and New Age Garden Grove, LLC, the developer is proposing to bring forth development of a Nickelodeon Resort comprised of a 500-room resort hotel and amenities. COVID has temporarily delayed the project with efforts to re-engage the planning entitlement process.

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

The annual report for the Garden Grove Tourism Improvement District (GGTID) was approved in June 2020. Established in 2010, the GGTID provide collective support for tourism marketing efforts under the umbrella of the Anaheim/Orange County Visitor & Convention Bureau, now Visit Anaheim in areas of tourism promotion, specifically for conventions benefiting the hotels within the Grove District. GGTID continued its Community Give Back Initiative to support local non-profit organizations such as the Boys & Girls Club, the Orange County Food Bank, The Hope Foundation, and the Garden Grove Community Foundation.



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### **Site C Project**

The Planning Commission approved a Site Plan and Tentative Tract Map at the November 2017 meeting to implement a resort hotel project known as the Site C. The approvals provided for a proposed development program of a hotel project of 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 Spring 2021.

### **New Residential and Development Projects**

#### **Brookhurst Place**

Following the completion of Phase I of Brookhurst Place in July 2018, Kam Sang Company work continued to advance Phase II comprised of 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 14-acre community



upon completion will include 700 new residential units and a 1-acre park. Pending concurrence with the State Department of Finance (DOF) and is awaiting a response, conveyance of the Phase II properties would begin.

#### **Garden Brook Senior Village**

Construction of Garden Brook Senior Village by AMG & Associates continued in FY 2019-20 in which development of an affordable housing project comprised of 394 new affordable senior units, along with up to 12,938 square feet of commercial space. The Garden Brook Senior Village is collaboration between City of Garden Grove, AMG & Associates, the Hoag Foundation, the Boys and Girls Club of Garden Grove to progress an Intergenerational Program to bring youth and seniors together. Completion is anticipated in fall 2021.

#### **Willowick Golf Course**

Efforts to work in collaboration with the Cities of Garden Grove and Santa Ana to explore possible redevelopment of the Willowick Golf Course property began in April 2018. Development of a visioning plan, community engagement, and a market assessment analysis were completed. With the passage of Assembly Bill 1486,

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implementation of the Surplus Land Act changed necessitating review of the disposition process.

**Business Development Programs**

**Garden Grove ABRB Contract**

On July 1, 2019, the City entered into an agreement with the Garden Grove Chamber of Commerce to provide business development services for FY 2019-20 as part of the Ambassador/Business Retention Bureau (ABRB) program. During COVID, the Garden Grove Chamber implemented modified business outreach and assistance to support businesses during reopening and assisted over 40 business via virtual tele-conferences.

**Multi-Chamber Collaboration**

In 2019, the City continued to collaborate with the Vietnamese American Chamber of Orange County, 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. During COVID, the chambers provided support with translation for the City's Business Resource and Resiliency Plan.

**Breakfast with Police Chiefs**

On July 25, 2020 the Economic Development Division partnered with the Korean American Chamber of Commerce of Orange County to host a panel discussion about public safety with Police Chiefs from Buena Park, Fullerton, Irvine and Garden Grove.

**Orange County Small Business Summit**

In partnership with the Orange County/Inland Empire Small Business Development Center Network and Wells Fargo Corporate Philanthropy and Community Relations Group, the City participated in the Orange County Small Business Summit on November 19, 2019. The conference featured regional, state and federal economic development leaders discussing opportunities to grow the regional small business economy of Orange County, with a specific focus on advancing access to capital, small business development and innovative public-private partnerships.

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

In partnership with SBDC Orange County, a series of workshops were planned 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
October 16 & 23, 2019	12:00pm-1:30pm	Join the Fast Track to Starting Your Business
November 13, 2019	9:00am-12:00pm	Crack the Code of Online Retail
June 11, 2020	2:00pm VIRTUAL	How to Start Your Own Home-Based Food Business

\*As a result of COVID-19 all March & April 2020 workshops were cancelled and virtual meetings held all subsequent workshops.

### Small Business Tax Seminar and Resource Expo

In partnership with Assembly member, 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:

PARTNER AGENCY	TOPICS
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.

### Buy in Garden Grove Program (BiGG)



BiGG is the City's "Shop Local" program was redesigned 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 mention the BiGG program to any participating business. Some new features of the BiGG include the Vehicle Rebate Program (VRP) that offers Garden Grove residents and businesses a \$500 rebate when purchasing a new vehicle from one of the six franchised local auto dealers. Participating auto dealers include Volkswagen Garden Grove, Simpson Chevrolet of Garden Grove, Russell Westbrook Hyundai of Garden Grove, Toyota Place, Garden Grove Nissan, and Garden Grove Kia. The VRP program commenced on July 1, 2019.

### Office of Economic Development Website

In March 2020, the Office of Economic Development revamped its website to include new resources to help business affected by the Covid-19 pandemic. These new resources included: a new business recourse kit linking to city's partners with for business reopening, the City Jobs First Program, the City's Micro Grant Program, and Accessible Businesses Program.

### JOBS 1<sup>st</sup> Program

The JOBS 1st Program was modified in response to the COVID and subsequent allocation of Community Development Block Grant - Coronavirus (CDBG-CV) funding. The JOBS 1st Program offers job creation loans of up to \$50,000 and job retention grants of up to \$25,000 to assist Garden Grove business owners affected by the pandemic. The JOBS 1st Program will utilize \$830,000 in CDBG-CV funds to create and/or retain over 137 jobs for low-income Garden Grove residents.

### **Micro Business Relief Program (Micro Biz Program)**

Through the County of Orange and the First District Supervisor, the City received Coronavirus Relief Funds for economic support in the amount of \$617,600 to assist small businesses impacted by COVID-19. In June 2020, the Micro Biz Program was established in conjunction with an online application portal ([ggcity.org/businesses](http://ggcity.org/businesses)) to streamline the application submittal process for eligible small businesses and non-profit organizations. The Micro Biz Program has provided economic support to 125 Garden Grove small businesses of up to \$5,000 grants, which are used for rent relief payments and business innovation activities. The City has estimated the balance of this portion of the Coronavirus Relief Funds will be exhausted by November 2020.

### **Accessible Businesses Program**

The City's Office of Economic Development strives to deliver innovative business development programs and initiatives to assist local business owners navigate their business operations through Stage 2 reopening. The creation of the Accessible Businesses Program provided a process for local business to apply for a 60-day Temporary Outdoor Businesses Permit to expand areas onto adjacent sidewalks within a shopping center or in privately owned parking lots to be used for outdoor dining and/or retail uses.

### **International Council of Shopping Centers (ICSC)**

On September 16 – 18, 2019, the Office of Economic Development attended the ICSC Western Conference & Deal Making at the Los Angeles Convention Center. The three-day event offered opportunities to learn about industry trends, network with other industry professionals and make deals with colleagues in the same region. One optional item that was available to attendees was a Downtown L.A. Retail Tour. The tour was a great-added feature to the conference; it gave attendees who were not familiar with the downtown LA area, a chance to see up and coming development trends and expanding retailers.

### **Industrial Development Authority (IDA)**

In December 2019, 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.

### **Community Development Block Grant (CDBG) and Emergency Solutions Grant (ESG) Activities**

ESG, CDBG, and HOME programs are funded by the U.S. Department of Housing and Urban Development (HUD). The ESG program provides funds to support homeless prevention and intervention services. The CDBG program offers a variety of tools for public service grants and community improvement grants and projects. The HOME Investment Partnership (HOME) program makes available a wide range of affordable housing activities.

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**Public Programs, Services and Infrastructure**

In FY 2019-20, CDBG funds in the amount of \$2,100,000 was programmed to benefit low-moderate income residents through housing rehabilitation, senior services, fair housing activities, infrastructure improvements, and gang suppression activities. Additionally, \$95,000 in CDBG-CV funding was allocated to provide hot meals and boxes of food to seniors and low-income Garden Grove residents.

**Homeless Services**

In FY 2019-20, the amount of \$177,733 of ESG funds were programmed to provide homeless services to individuals who are at-risk of becoming homeless, as well as those who are literally homeless. Homeless services include: street outreach, emergency shelter, rapid rehousing, homeless prevention, and homeless information management system. Additionally, \$500,000 in HOME Investment Partnership (HOME) funding was used to provide rapid rehousing and homeless prevention services to at risk and literally homeless Garden Grove residents.

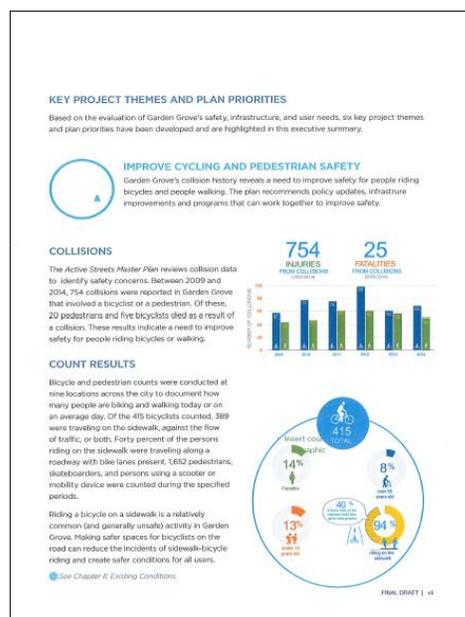
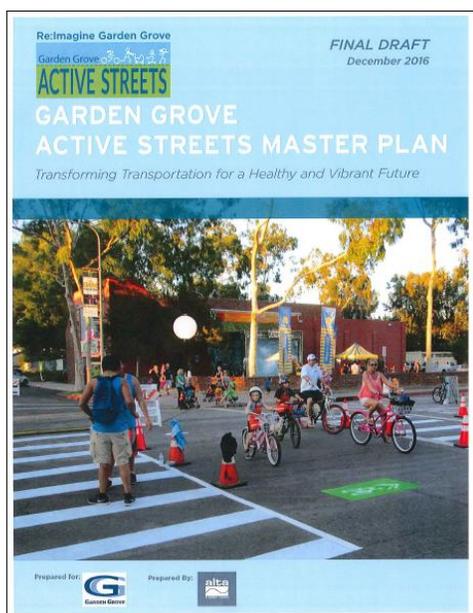
Additionally, the amount of \$602,486 in Emergency Solutions Grant Coronavirus (ESG-CV) funds was programmed to expand homeless services to individuals who are at risk of becoming homeless, as well as those who are literally homeless as a result of the Covid-19 pandemic.

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

## 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.

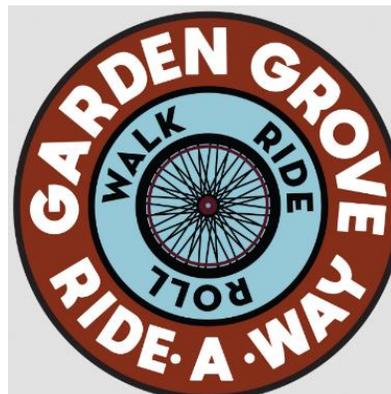
**Goal CIR-5:** Increased awareness and use of alternative forms of transportation generated in, and traveling through, the City.

**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.

### **Congressional Medal of Honor Bike and Pedestrian Trail**

In 2015, the City was awarded approximately \$1.8 million for the bike and pedestrian path project called "The First Mile." On June 9, 2020, the Garden Grove City Council approved the official naming of the trail as the "Congressional Medal of Honor Bike and Pedestrian Trail." Part of the Caltrans Active Transportation Program (ATP) Cycle 2 Grant, the City has completed all four phases of the project which includes the engineering design, environmental study, Right-of-Way (ROW) certification, and construction. The construction of the trail extended a bicycle pilot project that was previously constructed from Nelson St. to Stanford Ave. The extension continues the trail from Stanford Ave. to Brookhurst St., which results in a one-mile bicycle and pedestrian trail. The construction phase included a 12-foot wide bi-directional bike path was completed June 2020.



### **Garden Grove Active Downtown Plan (GGADP)**



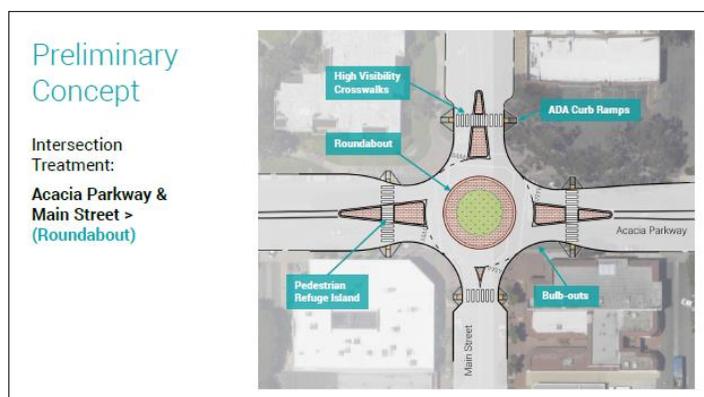
Using the City's 2016 Active Streets Master Plan that identifies possible concepts for bikeway and pedestrian improvements, the City and the consultant firm, KOA Corporation, evaluated the recommendations and assessed feasibility, roadway characteristics, traffic, and more to develop engineering-level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



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and from downtown Garden Grove

- **Accessibility:** Help people get to 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 was 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 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

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program. In addition, the City will partner with the Boys and Girls Club and the Orange County Health Care Agency who will provide afterschool programs that support and encourage BikeSafe activities focused on healthy lifestyles.

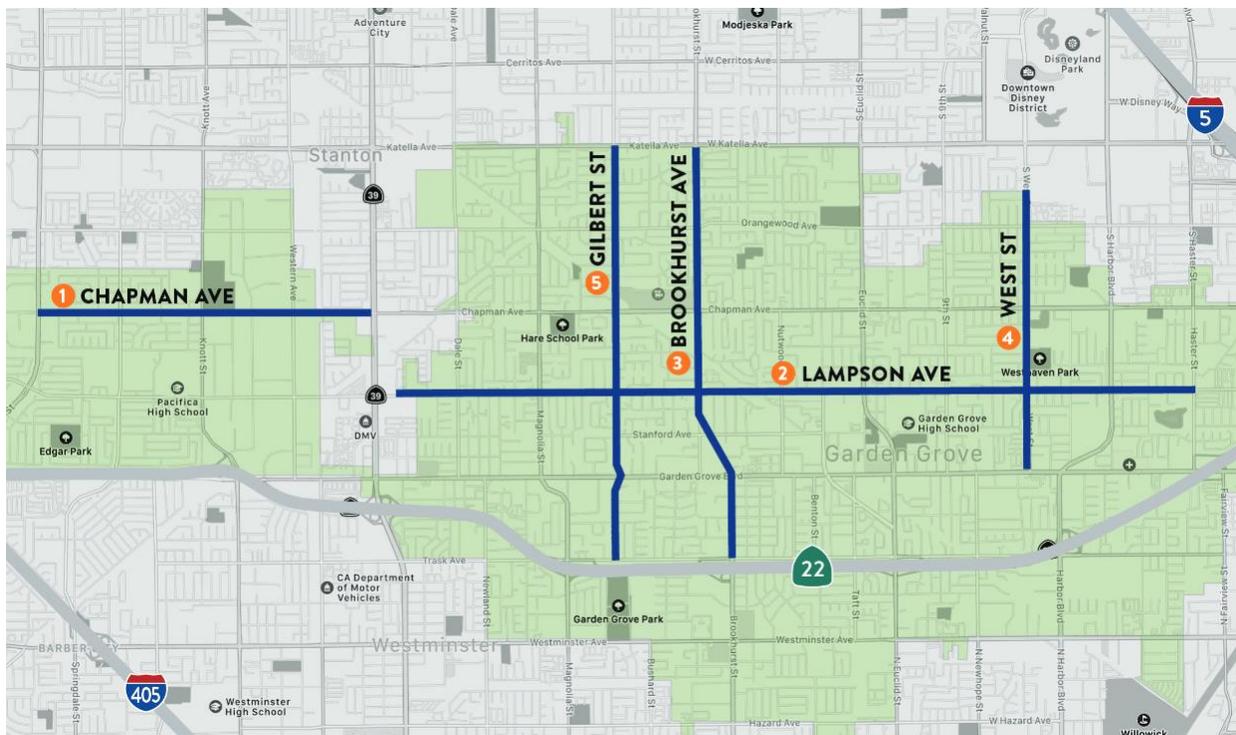
The program aims to conduct education and encouragement activities at various intermediate and elementary schools, including surrounding low-income neighborhoods, parks, churches, and community outreach events. Encouragement activities include bike rodeos, ride-alongs, participation and booth giveaways 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. In February 2020, the City received authorization to proceed with the project and planned for events to take place from March 2020 through June 2020. Due to COVID all outreach programs including a bike trailer with bike repair workshops were cancelled.



### **Bicycle Corridor Improvement Program (BCIP) Cycle 1 Grant**

In 2018, following a competitive RFP process, City Council awarded the contract to Mark Thomas & Company, Inc. to provide engineering design services for the BCIP. The City received the grant award through OCTA/Caltrans to improve the on-street bicycle infrastructure by 75%. The project scope incorporates 15 miles of both new and improved bike lanes located along five (5) priority corridors including: Brookhurst Street, West Street, Gilbert Street, Chapman Avenue, and Lampson Avenue. The first phase of Engineering Design was completed in fall 2019. The second phase of construction is anticipated to be completed in Winter 2021.

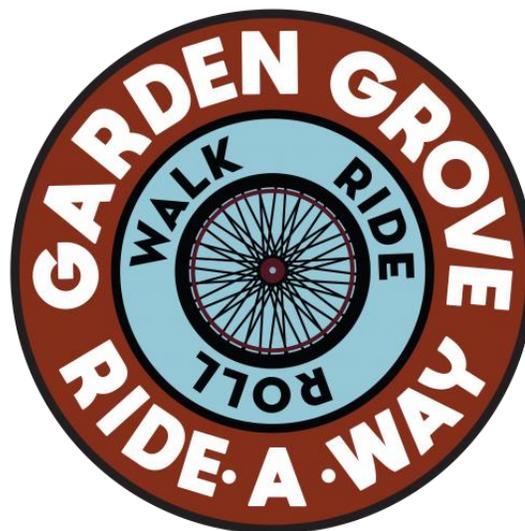
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### **Active Transportation Program Webpage**

The City of Garden Grove announced the launch of a new Garden Grove Active Transportation Program webpage on November 2020 to highlight the City's ongoing efforts to improve active transportation in the city and support grant-funded projects such as the Congressional Medal of Honor Bike and Pedestrian Trail, and BikeSafe Garden Grove.

The webpage features grant details, program development and timeline, community outreach programming, City and staff reports, partnerships with outside agencies and organizations, and photos from various community events.



The City was awarded approximately \$1.8 million for the Congressional Medal of Honor Bike and Pedestrian Trail in 2015. The project was part of the Caltrans Active Transportation Program (ATP) Cycle 2 Grant. The City has completed all four phases of the project which includes the engineering design, environmental study, Right-of-Way (ROW) certification, and construction. The trail is currently undergoing improvements, which includes installation of new irrigation and landscaping, and is expected to be completed in January 2021.

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In 2017, the City was awarded \$74,000 for the fifth phase of the bike and pedestrian path project which is the non-infrastructure component. Funded by the ATP Cycle 2 Grant, the BikeSafe Garden Grove program aims to educate and encourage healthy lifestyle activities. Due to COVID-19, all outreach programs have been postponed. The City is in the process of developing outreach programs that follow current state and county guidelines.

## **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.

### **Woodbury Park Enhancements**

The City of Garden Grove invited neighborhood residents of Woodbury Park to participate in a community meeting in November 2020 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),



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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 2020 and will continue in 2021.

## **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.

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

### **Safety Element Update**

The City of Garden Grove is updating the Housing Element, Safety Element, Land Use Element, and adopting a new Environmental Justice Element to the Garden Grove General Plan. Throughout 2020, the community has been invited to participate in an online surveys to provide input towards creating a community housing strategy for the next eight years as well as a healthier community.

In California, cities are required to develop a general plan, a blueprint for future developments in the city that establishes goals, objectives, and policies. The Housing Element, a component to the general plan, is mandated by the state to be updated every eight years to identify housing needs for all income levels during specific planning periods by meeting its Regional Housing Needs Assessment (RHNA) allocation. The City of Garden Grove's RHNA housing allocation for the 2021-2029 planning period is projected to be 19,124 units.

The City is also updating the Safety and Land Use elements and adopting a new Environmental Justice Element to establish policies mandated by the state. The Safety Element establishes policies that will minimize the risk of personal injury, loss of life, property damage, and environmental damage associated with natural and man-made hazards. The Land Use Element reviews the uses of land for housing, businesses, industries, agriculture, open space, public facilities, and other categories. The new Environmental Justice Element will establish policies to reduce pollution, and to provide residents with access to healthy food, physical activity,

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and safe and sanitary housing. The updates are expected to be adopted in October 2021.

### **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 seven (7) of eight (8) years, which covers the periods from January 1, 2014 through December 30, 2021.

As of December 31, 2020 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 2020.

### **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.

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

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

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

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

### **Program 4: Affordable Housing Construction**

Objectives:

#### *Affordable Housing*

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

#### *Senior Housing*

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

#### *Marketing*

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

#### *Energy Conservation*

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

### **Program 5: Rental Assistance**

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

### **Program 6: Home Ownership Assistance**

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

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

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

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

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

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

### **Program 8: Sites Inventory**

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

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

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

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

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

### **Program 9: Mixed-Use Development**

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

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

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

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

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

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

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

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

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

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

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

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

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

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

## 2020 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.

### **Housing Element Update**

The City of Garden Grove is updating the Housing Element, Safety Element, Land Use Element, and adopting a new Environmental Justice Element to the Garden Grove General Plan. Throughout 2020, the community has been invited to participate in an online surveys to provide input towards creating a community housing strategy for the next eight years as well as a healthier community.

In California, cities are required to develop a general plan, a blueprint for future developments in the city that establishes goals, objectives, and policies. The Housing Element, a component to the general plan, is mandated by the state to be updated every eight years to identify housing needs for all income levels during specific planning periods by meeting its Regional Housing Needs Assessment (RHNA) allocation. The City of Garden Grove's RHNA housing allocation for the 2021-2029 planning period is projected to be 19,124 units.

The City is also updating the Safety and Land Use elements and adopting a new Environmental Justice Element to establish policies mandated by the state. The Safety Element establishes policies that will minimize the risk of personal injury, loss of life, property damage, and environmental damage associated with natural and man-made hazards. The Land Use Element reviews the uses of land for housing, businesses, industries, agriculture, open space, public facilities, and other categories. The new Environmental Justice Element will establish policies to reduce pollution, and to provide residents with access to healthy food, physical activity,

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and safe and sanitary housing. The updates are expected to be adopted in October 2021.

Jurisdiction	Garden Grove	
Reporting Year	2020	(Jan. 1 - Dec. 31)

**ANNUAL ELEMENT PROGRESS REPORT**  
**Local Early Action Planning (LEAP) Reporting**  
 (CCR Title 25 §6202)

Please update the status of the proposed uses listed in the entity's application for funding and the corresponding impact on housing within the region or jurisdiction, as applicable, categorized based on the eligible uses specified in Section 50515.02 or 50515.03, as applicable.

<b>Total Award Amount</b>	\$ 500,000.00
---------------------------	---------------

Task	\$ Amount Awarded	\$ Cumulative Reimbursement Requested	Task Status	Other Funding	Notes
Land Use Element Update	\$ 360,750.00		In Progress	None	
Pre-Approved ADU Plans	\$ 50,000.00		In Progress	None	
Objective MF Dev Standards	\$ 14,250.00		In Progress	None	
HQTA Overlay Districts	\$ 25,000.00		In Progress	None	
Building/Planning Software	\$ 50,000.00		In Progress	None	

Summary of entitlements, building permits, and certificates of occupancy (auto-populated from Table A2)

Completed Entitlement Issued by Affordability Summary		
Income Level		Current Year
Very Low	Deed Restricted	1
	Non-Deed Restricted	0
Low	Deed Restricted	0
	Non-Deed Restricted	0
Moderate	Deed Restricted	0
	Non-Deed Restricted	0
Above Moderate		20
<b>Total Units</b>		<b>21</b>

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		287
<b>Total Units</b>		<b>287</b>

Certificate of Occupancy 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		249
<b>Total Units</b>		<b>249</b>

<b>Jurisdiction</b>	Garden Grove	
<b>Reporting Year</b>	2020	(Jan. 1 - Dec. 31)

<b>Building Permits Issued by Affordability Summary</b>		
<b>Income Level</b>		<b>Current Year</b>
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		287
<b>Total Units</b>		<b>287</b>

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

<b>Housing Applications Summary</b>	
Total Housing Applications Submitted:	182
Number of Proposed Units in All Applications Received:	198
Total Housing Units Approved:	198
Total Housing Units Disapproved:	0

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

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

Cells in grey contain auto-calculation formulas

# ANNUAL ELEMENT PROGRESS REPORT

## Housing Element Implementation

(CCR Title 25 §6202)

<b>Jurisdiction</b>	Garden Grove		
<b>Reporting Year</b>	2020	(Jan. 1 - Dec. 31)	
<b>Table D</b>			
<b>Program Implementation Status pursuant to GC Section 65583</b>			
<b>Housing Programs Progress Report</b>			
Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.			
<b>1</b>	<b>2</b>	<b>3</b>	<b>4</b>
<b>Name of Program</b>	<b>Objective</b>	<b>Timeframe in H.E</b>	<b>Status of Program Implementation</b>
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 73 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.

<p><b>Affordable Housing Construction</b></p>	<p>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.</p>	<p>2014-2021</p>	<p>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.</p>
<p><b>Rental Assistance</b></p>	<p>Provide rental assistance to 2,337 very low-income persons or households.</p>	<p>2014-2021</p>	<p>The City annually provides up to 2,300 Housing Choice Vouchers to eligible households.</p> <p>In CY 2019, the City implemented a rental assistance program for literally homeless individuals. Since inception, the program has provided rent assistance with wrap-around services to over 60 homeless households.</p>
<p><b>Home Ownership Assistance</b></p>	<p>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.</p>	<p>2014-2021</p>	<p>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.</p>
<p><b>Fair Housing Services</b></p>	<p>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).</p>	<p>2014-2021</p>	<p>Since CY 2014, the City has funded the Fair Housing Foundation to provide fair housing services to 3,063 Garden Grove residents.</p>







Jurisdiction	Garden Grove	
Reporting Year	2020	(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		164					13					13	151
Low	Deed Restricted	120		14			33					47	73
	Non-Deed Restricted												
Moderate	Deed Restricted	135										79	56
	Non-Deed Restricted			50	7	9	13						
Above Moderate		328		37	46	10	9	273	125	287		787	
Total RHNA		747											
Total Units				101	53	19	68	273	125	287		926	280

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













**Table A2**

**Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units**

Project Identifier			Affordability by Household Incomes - Certificates of Occupancy									
Current APN	Street Address	Project Name <sup>+</sup>	10					11	12			
			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	Certificates of Occupancy or other forms of readiness (see instructions) <u>Date</u> <u>Issued</u>	# of Units issued Certificates of Occupancy or other forms of readiness	
			0	0	0	0	0	0	249		249	
23137335	12572 JANET LN								1	1/2/2020	1	
23137302	12512 SALLY ST								1	1/6/2020	1	
10132308	12851 GLORIA ST								1	1/6/2020	1	
23110137	12741 ARLETTA CIR								1	1/8/2020	1	
9046402	11202 LINDALOA LN								1	1/8/2020	1	
13306111	12211 FERRARI LN								1	1/9/2020	1	
10152405	13801 ROXEY DR								1	1/10/2020	1	
9051307	11402 PRESIDIO WY								1	1/10/2020	1	
8923216	12691 GROVEVIEW ST								1	1/13/2020	1	
9743101	8731 LARIAT AVE								1	1/14/2020	1	
9937211	10321 WOODBURY RD								1	1/14/2020	1	
13306111	12211 FERRARI LN								1	1/14/2020	1	
21505316	12151 LORNA ST								1	1/14/2020	1	
23117123	13465 GREENTREE AVE								1	1/21/2020	1	
8934306	11871 MORRIE LN								1	1/23/2020	1	
9824310	13332 GALWAY ST								1	1/24/2020	1	
9931226	13632 FLOWER ST								1	1/24/2020	1	
9806425	9750 CROSBY AVE								1	1/27/2020	1	
10130307	13472 LILLY ST								1	1/28/2020	1	
13217311	9412 VONS DR								1	1/28/2020	1	
10130342	12891 RANCHERO WAY								1	1/29/2020	1	
10037206	11582 PALOMA AVE								1	1/30/2020	1	
8930126	11031 DADE LN								1	2/3/2020	1	
13237207	9772 SWALLOW LN								1	2/3/2020	1	
8925307	12072 ELLEN ST								1	2/3/2020	1	
10114230	13832 DIEPPE ST								1	2/3/2020	1	
21512315	12291 DITMORE DR								1	2/3/2020	1	
13341101	9271 WELDON DR								1	2/4/2020	1	
10033206	13182 ROCKINGHORSE RD								1	2/4/2020	1	
13204126	8871 ADAH ST								1	2/5/2020	1	
8923316	12531 BLACKTHORN ST								1	2/6/2020	1	
9946301	13902 MERELLO ST								1	2/21/2020	1	
9064108	11071 BIXLER CIR								1	2/24/2020	1	
13227119	11572 VICILIA ST								1	2/24/2020	1	
13227119	11572 VICILIA ST								1	2/24/2020	1	
9034130	12362 ZETA ST								1	3/2/2020	1	
8912322	12471 MCLEOD ST								1	3/2/2020	1	
9050517	11371 CHAPMAN AVE								1	3/3/2020	1	
13334103	12542 EDIETH DR								1	3/3/2020	1	
13307201	9232 BLANCHE AVE								1	3/5/2020	1	
10152313	12721 MICHAEL AVE								1	3/6/2020	1	

















**Table A2**

**Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units**

Project Identifier			Affordability by Household Incomes - Building Permits						8	9	
			7								
Current APN	Street Address	Project Name*	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	Building Permits Date Issued	# of Units Issued Building Permits
			0	0	0	0	0	0	287		287
23137335	12572 JANET LN								1	8/1/2019	1
23137302	12512 SALLY ST								1	9/18/2018	1
10132308	12851 GLORIA ST								1	4/29/2019	1
23110137	12741 ARLETTA CIR								1	2/7/2018	1
9046402	11202 LINDALOA LN								1	7/2/2019	1
13306111	12211 FERRARI LN								1	7/9/2019	1
10152405	13801 ROXEY DR								1	9/17/2019	1
9051307	11402 PRESIDIO WY								1	8/23/2019	1
8923216	12691 GROVEVIEW ST								1	8/5/2019	1
9743101	8731 LARIAT AVE								1	9/9/2019	1
9937211	10321 WOODBURY RD								1	8/6/2019	1
13306111	12211 FERRARI LN								1	7/9/2019	1
21505316	12151 LORNA ST								1	7/20/2019	1
23117123	13465 GREENTREE AVE								1	5/3/2018	1
8934306	11871 MORRIE LN								1	5/28/2019	1
9824310	13332 GALWAY ST								1	9/24/2019	1
9931226	13632 FLOWER ST								1	9/5/2019	1
9806425	9750 CROSBY AVE								1	11/27/2018	1
10130307	13472 LILLY ST								1	8/1/2019	1
13217311	9412 VONS DR								1	7/16/2019	1
10130342	12891 RANCHERO WAY								1	9/11/2019	1
10037206	11582 PALOMA AVE								1	7/10/2019	1
8930126	11031 DADE LN								1	1/25/2019	1
13237207	9772 SWALLOW LN								1	6/25/2019	1
8925307	12072 ELLEN ST								1	5/22/2019	1
10114230	13832 DIEPPE ST								1	9/24/2019	1
21512315	12291 DITMORE DR								1	8/21/2019	1
13341101	9271 WELDON DR								1	7/2/2019	1
10033206	13182 ROCKINGHORSE RD								1	8/5/2019	1
13204126	8871 ADAH ST								1	8/26/2019	1
8923316	12531 BLACKTHORN ST								1	6/10/2019	1
9946301	13902 MERELLO ST								1	11/5/2019	1
9064108	11071 BIXLER CIR								1	11/7/2019	1
13227119	11572 VICILIA ST								1	7/17/2019	1
13227119	11572 VICILIA ST								1	7/17/2019	1
9034130	12362 ZETA ST								1	11/21/2019	1
8912322	12471 MCLEOD ST								1	1/30/2019	1
9050517	11371 CHAPMAN AVE								1	5/27/2019	1
13334103	12542 EDIETH DR								1	5/6/2019	1
13307201	9232 BLANCHE AVE								1	8/20/2019	1
10152313	12721 MICHAEL AVE								1	9/16/2019	1
13217310	9402 VONS DR								1	8/21/2019	1

13153164 12792 JACKSON ST  
 23104128 12921 LILY ST  
 23104128 12913 LILY ST  
 23104128 12929 LILY ST  
 23104128 12905 LILY ST  
 13220110 9062 VONS DR  
 23104128 12914 LILY ST  
 23104128 12906 LILY ST  
 8950504 10432 PATRICIA DR  
 8947206 10372 DEWEY DR  
 23104128 12922 LILY ST  
 10004129 13192 NEWELL ST  
 13337205 9802 STANFORD AVE  
 23104128 12930 LILY ST  
 13317206 12361 JEROME ST  
 13316107 9381 CATHERINE AVE  
 9929309 13401 JESSICA DR  
 23157403 12801 OERTLY DR  
 9837101 14061 KERRY ST  
 9825409 9711 LUDERS AVE  
 10040119 11452 JOLA AVE  
 13318303 12352 CORVETTE ST  
 13336105 9952 STANFORD AVE  
 8922216 12571 FLETCHER DR  
 9944423 10615 HAZARD AVE  
 9727102 13522 PURDY ST  
 23146313 12321 DOWNING ST  
 8931508 11541 PARK LN  
 9820418 13231 GALWAY ST  
 9930523 13631 HOPE ST  
 9901513 10111 LARSON AVE  
 9033307 11702 DONNA LN  
 13222107 11246 MAC ST  
 13236213 9801 ROYAL PALM BLVD  
 13328235 12562 MAGNOLIA ST  
 9764219 13322 HAZEL ST  
 8944116 10161 MCMICHAEL DR  
 13205104 11192 MAGNOLIA ST  
 13205104 11192 MAGNOLIA ST  
 21504106 12082 DALE ST  
 13306128 12201 CUNNINGHAM LN  
 9737224 8241 NILAND WAY  
 9811313 9581 MIRAGE AVE  
 8923227 12511 GROVEVIEW ST  
 9950208 10621 LINNELL AVE  
 23302314 11892 DEBBIE LN  
 9943302 10582 BLAKE ST  
 10034801 13261 ROCKINGHORSE RD  
 23104128 12953 LILY ST  
 23104128 12937 LILY ST  
 23104128 12945 LILY ST  
 23104128 12961 LILY ST  
 23104128 12938 LILY ST  
 23104128 13420 PEONY AVE  
 23104128 13412 PEONY AVE  
 23104128 12946 LILY ST  
 13232118 11551 MONTLAKE DR  
 23313409 11841 TIMMY LN

								1	6/27/2019	1
								1	8/29/2019	1
								1	8/29/2019	1
								1	8/29/2019	1
								1	8/29/2019	1
								1	12/2/2019	1
								1	8/29/2019	1
								1	8/29/2019	1
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								1	7/2/2019	1
								1	8/29/2019	1
								1	8/1/2019	1
								1	10/19/2018	1
								1	8/29/2019	1
								1	11/26/2019	1
								1	5/7/2018	1
								1	11/13/2019	1
								1	6/14/2019	1
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								1	11/4/2019	1
								1	11/4/2019	1
								1	8/29/2019	1
								1	8/22/2019	1

23314208 11691 DARYL LN  
 13153173 12832 FERN ST  
 9007242 12341 WALNUT AVE  
 9802343 9001 BESTEL AVE  
 9942209 10632 MALLARD DR  
 13314113 12472 GILBERT ST  
 13243214 11801 CLOVER LN  
 9056234 12542 STRATHMORE DR  
 9056407 12581 STRATHMORE DR  
 9841201 13671 MCMAINS ST  
 13248217 8661 MARYLEE DR  
 9020503 11952 COMSTOCK RD  
 8941112 11962 STEELE WAY  
 9835303 9802 OASIS AVE  
 9826301 9302 IMPERIAL AVE  
 23314217 11691 JEWEL LN  
 9059206 12577 MORGAN LN  
 13247208 8592 MAC ALPINE RD  
 10135118 13271 PALM ST  
 9041323 11601 EUDORA LN  
 13243206 11762 FAUN LN  
 9756301 8582 MAYS AVE  
 9903514 10141 RUSSELL AVE  
 13151116 12642 WYNANT DR  
 9942221 10681 TEAL DR  
 13335311 12701 SUSAN LN  
 13222129 8851 JOYZELLE DR  
 9930304 13601 BOWEN ST  
 9038223 12062 MORGAN LN  
 9906601 13122 BOWEN ST  
 9907128 13342 ADLAND ST  
 13317109 12291 LORALEEN ST  
 8952322 11761 DINO PL  
 9928113 13242 CYPRESS ST  
 9926304 13652 LOMBARDY RD  
 9029411 12891 LEMONWOOD LN  
 13248218 8651 MARYLEE DR  
 9741105 13282 WILSON ST  
 9041206 11621 SAMUEL DR  
 8956207 10161 PARLIAMENT AVE  
 23117135 13351 GREENTREE AVE  
 13152176 8412 LAMPSON AVE  
 8938106 12292 BROWNING RD  
 9741113 13372 WILSON ST  
 13219111 9186 VONS DR  
 13247121 8681 MAC ALPINE RD  
 13228208 11591 MAC ST  
 21511603 12442 PENTAGON ST  
 13227115 8691 SALISH AVE  
 13340215 9281 MARIETTA AVE  
 9823108 13161 GILBERT ST  
 13246613 11771 MAC MURRAY ST  
 21505211 8591 BARR LN  
 10130306 13462 LILLY ST  
 13241307 9282 CELLINI AVE  
 13201327 11152 BOWLES AVE  
 10034403 13272 PINTO RD

							1	1/10/2020	1
							1	11/4/2019	1
							1	6/19/2019	1
							1	10/31/2019	1
							1	11/6/2019	1
							1	12/16/2019	1
							1	11/25/2019	1
							1	10/23/2019	1
							1	9/24/2019	1
							1	2/11/2020	1
							1	2/7/2020	1
							1	2/11/2020	1
							1	2/10/2020	1
							1	1/14/2020	1
							1	12/2/2019	1
							1	2/13/2020	1
							1	2/3/2020	1
							1	11/4/2019	1
							1	5/7/2019	1
							1	2/19/2020	1
							1	1/22/2020	1
							1	7/3/2019	1
							1	5/12/2019	1
							1	11/20/2019	1
							1	1/22/2020	1
							1	11/14/2019	1
							1	1/9/2020	1
							1	12/5/2019	1
							1	2/20/2020	1
							1	2/25/2020	1
							1	9/4/2019	1
							1	11/4/2019	1
							1	10/22/2019	1
							1	5/25/2020	1
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							1	2/11/2020	1
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							1	11/18/2019	1
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							1	10/18/2019	1
							1	9/18/2019	1
							1	1/23/2020	1
							1	7/9/2019	1

9823414 9462 CENTRAL AVE  
 9940316 10272 JENNRICH AVE  
 39916203 13261 SIEMON AVE  
 9756407 13661 LORNA ST  
 9901501 10082 EMERSON AVE  
 9803101 9231 IMPERIAL AVE  
 9026105 12922 9TH ST  
 8927317 10391 MAHALO WAY  
 13201324 11121 YANA DR  
 9946401 13831 BOWEN ST  
 9034506 11602 BETA AVE  
 13229130 8915 ABERDEEN LN  
 21513111 12612 ARISTOCRAT AVE  
 8937114 10231 BONSER AVE  
 13153126 12822 JEFFERSON ST  
 9738221 8121 BESTEL AVE  
 9033110 11912 JACALENE LN  
 23104128 12949 DAHLIA ST  
 23104128 12962 DAHLIA ST  
 23104128 12941 DAHLIA ST  
 23104128 12942 DAHLIA ST  
 23104128 12954 DAHLIA ST  
 23104128 13468 PEONY AVE  
 23104128 13462 PEONY AVE  
 23104128 12950 DAHLIA ST  
 13243103 11732 MAGNOLIA ST  
 9939602 10252 MORNINGSIDE DR  
 9912402 13361 TAFT ST  
 8952320 11731 DINO PL  
 13229148 11681 MAGNOLIA ST  
 9744104 13792 RIATA ST  
 9020226 11961 COMSTOCK RD  
 13208515 11172 HARCOURT AVE  
 13231318 9202 MARCHAND AVE  
 13216102 9521 VONS DR  
 9811309 9612 SUTHERLAND WAY  
 9824304 9632 IMPERIAL AVE  
 13248308 8592 MARYLEE DR  
 13316311 12461 MEADE ST  
 9020504 11942 COMSTOCK RD  
 23315122 11522 WEST ST  
 9952314 10511 SCHOONER AVE  
 9044210 11352 JACALENE LN  
 9952418 10681 SCHOONER AVE  
 23162309 12321 SUNGROVE ST  
 8934207 11801 MORRIE LN  
 9802331 9109 BESTEL AVE  
 10132511 12862 PEARCE ST  
 8958424 10661 LA DONA DR  
 9029208 12852 WOODLAND LN  
 9034611 12371 ZETA ST  
 13248309 8602 MARYLEE DR  
 23104126 12909 DAHLIA ST  
 8912360 10721 LAMPSON AVE  
 8912360 10721 LAMPSON AVE  
 13226309 8562 TWANA DR  
 9911226 10902 DOROTHY AVE

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								1	5/23/2020	1
								1	5/17/2020	1
								1	12/12/2018	1
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								1	7/1/2019	1
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								1	2/12/2020	1
								1	2/12/2020	1
								1	6/4/2020	1
								1	7/10/2020	1

13243502	9022 TRISTAN DR							1	2/12/2020	1
10007318	11382 FRANCES AVE							1	5/17/2018	1
9017403	12912 8TH ST							1	8/18/2020	1
13203114	11041 MAC MURRAY ST							1	2/18/2020	1
9009113	12422 LEE LN							1	7/11/2019	1
9959224	10132 JOHANNAH AVE							1	7/15/2020	1
9835209	9872 READING AVE							1	11/21/2019	1
23104127	12926 DAHLIA ST							1	3/18/2020	1
9023304	11592 MARGIE LN							1	1/21/2020	1
9728139	8811 MAYS AVE							1	12/19/2019	1
9728139	8811 MAYS AVE							1	12/19/2019	1
9026008	11531 STANFORD AVE							1	1/30/2020	1
10151505	12672 WOODBURY RD							1	5/7/2020	1
13248213	11891 MAC DUFF ST							1	1/13/2020	1
unkown	12910 DAHLIA ST							1	1/15/2019	1
10062206	11292 ANABEL AVE							1	1/27/2020	1
10040119	11452 JOLA AVE							1	6/10/2019	1
9735712	13372 KELLY ST							1	5/13/2020	1
23146502	12342 TWINTREE AVE							1	5/28/2020	1
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8938414	10252 BONSER AVE							1	11/20/2019	1
10148129	13111 SIEMON AVE							1	8/6/2020	1
9927120	13465 MITCHELL AVE							1	8/7/2020	1
9837216	9692 READING AVE							1	5/28/2020	1
23137108	12581 MERRILL ST							1	8/6/2020	1
8920207	12832 WESTLAKE ST							1	7/6/2020	1
9826320	13462 GILBERT ST							1	7/1/2020	1
10003124	13192 SANDRA PL							1	7/1/2020	1
8927204	10392 LAW DR							1	7/10/2020	1
9701147	13011 MONROE ST							1	5/14/2020	1
13213303	9782 JOYZELLE DR							1	7/24/2020	1
13239213	9682 SKYLARK BLVD							1	6/8/2020	1
13335410	9881 LENORE DR							1	2/13/2020	1
8950318	11672 FAYE AVE							1	10/6/2020	1
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9803417	9125 CARL LN							1	1/22/2020	1
9843115	9131 ENLOE WAY							1	2/19/2020	1
9059117	12646 MORGAN LN							1	3/10/2020	1
9029108	11661 STANFORD AVE							1	3/11/2020	1
10130303	13422 LILLY ST							1	4/2/2020	1
9825330	9751 DAKOTA AVE							1	4/15/2020	1
9059118	12626 MORGAN LN							1	4/15/2020	1
9040108	11701 BROOKSHIRE AVE							1	6/26/2020	1
9907234	13292 DEANANN PL							1	7/7/2020	1
13041412	6571 CHAPMAN AVE							1	8/4/2020	1
21511710	8732 DUDMAN DR							1	8/19/2020	1
9941102	14391 DEANANN PL							1	9/21/2020	1
8925303	12022 ELLEN ST							1	9/28/2020	1
8930321	10101 ALDGATE AVE							1	9/24/2020	1
13712330	12292 BLUEBELL AVE							1	10/5/2020	1
8950313	11671 STEPHANIE LN							1	10/16/2020	1
8935211	11911 STEPHANIE LN							1	11/2/2020	1
13213301	9742 JOYZELLE DR							1	11/17/2020	1
23155502	12664 CHAPARRAL DR							1	11/16/2020	1
8942203	11823 EASY WAY							1	11/23/2020	1
13316315	12402 JEROME ST							1	11/24/2020	1
13050221	6874 ACACIA AVE							1	11/24/2020	1

23154702	12614 VOLKWOOD ST								1	12/22/2020	1
9004118	11331 CHAPMAN AVE								1	3/3/2020	1
9031308	12702 GEORGE ST								1	6/29/2020	1
13329417	12682 LUCILLE AVE								1	7/15/2020	1
13328105	12551 LUCILLE AVE								1	9/16/2020	1
9042216	11622 KATHY LN								1	10/8/2020	1
9902301	13126 HOPE ST								1	11/9/2020	1
9912213	10605 FRANCES AVE								1	12/9/2020	1
13328125	12696 HAZAEL AVE								1	11/25/2020	1
9806410	9692 CROSBY AVE								1	6/30/2020	1
10062103	11302 WOODBURY RD								1	11/30/2020	1
9006406	12321 BETTY LN								1	1/9/2020	1
9938503	14122 STENGEL ST								1	3/6/2020	1
9928304	13431 BENTON ST								1	7/15/2020	1
13315108	9541 ARLENE AVE								1	8/10/2020	1
13234201	11662 CAPRI DR								1	8/13/2020	1
23146422	12212 BUARO ST								1	9/15/2020	1
9041325	11581 EUDORA LN								1	10/13/2020	1
10033104	13203 ROCKING HORSE RD								1	10/19/2020	1
23140117	12231 DUNKLEE LN								1	11/18/2020	1
13335313	9901 STANFORD AVE								1	11/12/2020	1
13239111	9615 SKYLARK BLVD								1	11/25/2020	1
8951225	12082 FAYE AVE								1	12/22/2020	1
8949404	10031 BROOKSIDE DR								1	1/14/2020	1
8924022	10952 ALLEN DR								1	1/16/2020	1
9764219	13322 HAZEL ST								1	2/3/2020	1
9059206	12577 MORGAN LN								1	2/3/2020	1
9044211	11361 ROBERT LN								1	2/3/2020	1
8941112	11962 STEELE WAY								1	2/10/2020	1
13314203	12402 LAMBERT CIR								1	2/13/2020	1
8958202	10501 GERALDINE RD								1	3/3/2020	1
9738117	8071 IMPERIAL AVE								1	3/5/2020	1
9737404	8151 BESTEL AVE								1	3/11/2020	1
											0
9847203	9552 MANSOR AVE								1	6/8/2020	1
13244224	9012 MARYLEE DR								1	3/31/2020	1
8922258	12531 FLETCHER DR								1	9/10/2020	1
21504115	8601 AMY AVE								1	5/12/2020	1
8937309	10221 MALINDA LN								1	5/15/2020	1
8941204	11851 STEELE DR								1	6/2/2020	1
13202215	8832 LA GRAND AVE								1	9/4/2020	1
9849313	9651 TEAL AVE								1	5/28/2020	1
13223112	8572 JOYZELLE AVE								1	6/8/2020	1
9811207	9582 WETMINSTER AVE								1	6/9/2020	1
9820211	13212 GALWAY ST								1	6/9/2020	1
13229134	8936 ABERDEEN LN								1	6/10/2020	1
9028505	12202 BURNS DR								1	6/12/2020	1
9044420	11471 MORGAN LN								1	6/23/2020	1
13234107	11701 CAPRI DR								1	6/25/2020	1
8945217	12221 BROOKHAVE PARK								1	7/1/2020	1
13212719	11261 BROOKHURST ST								1	7/1/2020	1
8937115	10221 BONSER AVE								1	7/13/2020	1
13226315	11842 DALE ST								1	7/21/2020	1
8938203	12301 BROWNING RD								1	7/15/2020	1
8949107	10081 BROOKSIDE DR								1	7/15/2020	1
10130104	12932 RANCHERO WAY								1	7/16/2020	1

9806409	9702 CROSBY AVE								1	12/21/2020	1
21512429	12352 PENTAGON ST								1	7/21/2020	1
10062113	11341 ANABEL AVE								1	7/28/2020	1
23131306	12101 FIREBRAND ST								1	7/28/2020	1
9007119	11071 IRIS DR								1	7/29/2020	1
13221304	11421 MAC ST								1	8/5/2020	1
9803415	9151 CARL LN								1	8/6/2020	1
13243401	9161 SHELLEY DR								1	8/6/2020	1
9826327	13372 GILBERT ST								1	8/10/2020	1
9907130	13312 ADLAND ST								1	8/17/2020	1
13310106	9571 BLANCH AVE								1	8/18/2020	1
9823201	9281 CROSBY AVE								1	8/21/2020	1
9825331	9771 DAKOTA AVE								1	8/21/2020	1
21504131	12061 LORNA ST								1	8/24/2020	1
23142306	12422 EL REY PL								1	8/25/2020	1
13310208	9582 BLANCHE AVE								1	8/26/2020	1
8912356	10671 LAMPSON AVE								1	8/27/2020	1
9930125	13592 BOWEN ST								1	9/3/2020	1
13234214	9681 SHANNON AVE								1	9/4/2020	1
9849105	13662 CORK ST								1	10/13/2020	1
13332310	12541 OCEAN BREEZE DR								1	9/8/2020	1
13313302	9792 BEVERLY LN								1	9/10/2020	1
9039602	11642 JOHN AVE								1	9/10/2020	1
9945505	14331 WARD ST								1	9/16/2020	1
8920208	12842 WESTLAKE ST								1	9/10/2020	1
13316216	12382 MEADE ST								1	9/18/2020	1
13151129	12692 JACKSON ST								1	9/18/2020	1
13213230	11291 BROOKHURST ST								1	9/17/2020	1
13247406	11832 MAC DUFF ST								1	9/17/2020	1
13344107	8931 ACACIA AVE								1	9/17/2020	1
23315313	12222 BLUEBELL AVE								1	9/18/2020	1
9825216	9691 RUSSELL AVE								1	9/30/2020	1
8943226	12061 SHERIDAN LN								1	9/21/2020	1
23122107	12692 HASTER ST								1	9/22/2020	1
10033205	13192 ROCKINGHORSE RD								1	9/24/2020	1
10131531	13842 JACKSON ST								1	9/23/2020	1
9008227	12412 PINE ST								1	10/1/2020	1
10003209	13091 SANDRA PL								1	9/30/2020	1
8938410	10261 TYHURST RD								1	10/1/2020	1
9852406	9662 INGRAM AVE								1	10/2/2020	1
13248211	11871 MAC DUFF ST								1	10/2/2020	1
9823320	9351 CENTRAL AVE								1	10/5/2020	1
10037202	11522 PALOMA AVE								1	10/13/2020	1
13306147	9154 MERCEDES CIR								1	10/12/2020	1
9904603	13446 HOPE ST								1	10/14/2020	1
8939102	11706 EASY WAY								1	10/14/2020	1
10152344	12671 CYNTHIA AVE								1	10/16/2020	1
8940420	11656 OLD FASHION WAY								1	10/15/2020	1
8933312	11871 EDGEWOOD LN								1	10/16/2020	1
23131131	12045 FIREBRAND ST								1	10/26/2020	1
13230301	11676 FAUN LN								1	10/20/2020	1
9937301	10352 WOODBURY RD								1	10/22/2020	1
8928228	12206 MOVIUS DR								1	10/27/2020	1
9735635	13342 YOCKEY ST								1	10/29/2020	1
13206211	9166 ALWICK CIR								1	11/2/2020	1
13223212	11235 BOWLES AVE								1	11/5/2020	1
10132304	12805 GLORIA ST								1	11/9/2020	1















**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	11	12	13	14	15	16	17	18	19	20
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 (see instructions)	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	Was APPLICATION SUBMITTED Pursuant to GC 65913.4(b)? (SB 35 Streamlining)	Notes*
Summary Row: Start Data Entry Below								1	0	0	0	0	0	0	197	198	198	0	0
	9033307	11702 DONNA LN		20-0616	ADU	O	10/24/2019							1	1	1	0	No	
	9764219	13322 HAZEL ST		20-0369	ADU	O	2/3/2020							1	1	1	0	No	
	8944116	10161 MCMICHAEL DR		20-0370	ADU	O	11/20/2019							1	1	1	0	No	
	13306128	12201 CUNNINGHAM LN		20-0244	ADU	O	9/24/2019							1	1	1	0	No	
	9943302	10582 BLAKE ST		20-0916	ADU	O	9/12/2019							1	1	1	0	No	
	23314208	11691 DONNA LN		20-0135	ADU	O	6/17/2019							1	1	1	0	No	
	9844201	13671 MCMAINS ST		20-0488	ADU	O	11/13/2019							1	1	1	0	No	
	13248217	8661 MARYLEE DR		20-0448	ADU	O	10/18/2019							1	1	1	0	No	
	9020503	11952 COMSTOCK RD		20-0469	ADU	O	12/3/2019							1	1	1	0	No	
	8941112	11962 STEELE WAY		20-0456	ADU	O	6/10/2019							1	1	1	0	No	
	9835303	9802 OASIS AVE		20-0177	ADU	O	11/4/2019							1	1	1	0	No	
	23314217	11691 JEWEL LN		20-0577	ADU	O	11/27/2019							1	1	1	0	No	
	9059206	12577 MORGAN LN		20-0363	ADU	O	10/17/2019							1	1	1	0	No	
	9041323	11601 EUDORA LN		20-0569	ADU	O	8/5/2019							1	1	1	0	No	
	13243206	11762 FAUN LN		20-0233	ADU	O	8/27/2019							1	1	1	0	No	
	9942221	10681 TEAL DR		20-0239	ADU	O	10/23/2019							1	1	1	0	No	
	13222129	8851 JOYZELLE DR		20-0118	ADU	O	5/9/2019							1	1	1	0	No	
	9038823	12062 MORGAN LN		20-0639	ADU	O	12/18/2019							1	1	1	0	No	
	9906601	13122 BOWEN ST		20-0703	ADU	O	10/21/2019							1	1	1	0	No	
	9928113	13242 COWEN ST		20-0947	ADU	O	1/22/2020							1	1	1	0	No	
	9926304	13652 LOMBARDY RD		20-0787	ADU	O	2/3/2020							1	1	1	0	No	
	9029411	12891 LEMONWOOD LN		20-0695	ADU	O	8/20/2019							1	1	1	0	No	
	9041206	11621 SAMUEL DR		20-0470	ADU	O	11/18/2019							1	1	1	0	No	
	8956207	10161 PARLIAMENT AVE		20-0117	ADU	O	9/17/2019							1	1	1	0	No	
	23117135	13351 GREENTREE AVE		20-0607	ADU	O	11/18/2019							1	1	1	0	No	
	13152176	8412 LAMPSON AVE		20-0345	ADU	O	8/5/2019							1	1	1	0	No	
	9741113	13372 WILSON ST		20-1025	ADU	O	1/24/2020							1	1	1	0	No	
	13247121	9186 VONS DR		20-1005	ADU	O	2/5/2020							1	1	1	0	No	
	13228208	8681 MAC ALPINE RD		20-0884	ADU	O	1/24/2020							1	1	1	0	No	
	13246613	11591 MAC ST		20-0136	ADU	O	11/13/2019							1	1	1	0	No	
	21505211	11771 MAC MURRAY ST		20-1230	ADU	O	4/14/2020							1	1	1	0	No	
	13201327	8591 BARB LN		20-0764	ADU	O	11/5/2019							1	1	1	0	No	
	9940316	11152 BOWLES AVE		20-0271	ADU	O	5/23/2019							1	1	1	0	No	
	39916203	10272 JENNRICH AVE		20-1091	ADU	O	11/1/2019							1	1	1	0	No	
	9756407	13261 SIEMON AVE		20-0931	ADU	O	9/23/2019							1	1	1	0	No	
	9803101	13661 LORNA ST		20-0890	ADU	O	1/24/2020							1	1	1	0	No	
	9026105	9231 IMPERIAL AVE		20-1695	ADU	O	5/7/2020							1	1	1	0	No	
	8927317	12922 9TH ST		20-1038	ADU	O	7/25/2019							1	1	1	0	No	
	13201324	10391 MAHALO WAY		20-0576	ADU	O	11/5/2019							1	1	1	0	No	
	9946401	11121 YANA DR		20-0653	ADU	O	11/21/2019							1	1	1	0	No	
	13153126	13831 BOWEN ST		20-1106	ADU	O	10/29/2019							1	1	1	0	No	
	9738221	12822 JEFFERSON ST		20-0699	ADU	O	11/12/2019							1	1	1	0	No	
	9033110	8121 BESTEL AVE		20-0719	ADU	O	11/18/2019							1	1	1	0	No	
	13243103	11912 JACALENE LN		20-0400	ADU	O	11/28/2019							1	1	1	0	No	
	9939602	11732 MAGNOLIA ST		20-1280	ADU	O	2/6/2020							1	1	1	0	No	
	9912402	10252 MORNINGSIDE DR		20-1177	ADU	O	2/11/2020							1	1	1	0	No	
	8952320	13361 TAFT ST		20-1411	ADU	O	2/20/2020							1	1	1	0	No	
	13229148	11731 DIÑO PL		20-1146	ADU	O	3/9/2020							1	1	1	0	No	
	9744104	11681 MAGNOLIA ST		20-1035	ADU	O	1/21/2020							1	1	1	0	No	
	13208515	13792 RIATA ST		20-1165	ADU	O	12/23/2019							1	1	1	0	No	
	13231318	11172 HARCOURT AVE		20-0587	ADU	O	11/19/2019							1	1	1	0	No	
	9811309	9202 MARCHAND AVE		20-1229	ADU	O	7/3/2019							1	1	1	0	No	
	9824304	8521 VONS DR		20-0803	ADU	O	10/23/2019							1	1	1	0	No	
	13248308	9612 SUTHERLAND WAY		20-1522	ADU	O	3/10/2020							1	1	1	0	No	
	9020504	8632 IMPERIAL AVE		20-0902	ADU	O	11/27/2019							1	1	1	0	No	
	23315122	8592 MARYLEE DR		20-2057	ADU	O	8/28/2019							1	1	1	0	No	
	9044210	11942 COMSTOCK RD		20-0487	ADU	O	11/13/2019							1	1	1	0	No	
	9952418	11522 WEST ST		20-1423	ADU	O	2/7/2020							1	1	1	0	No	
	23162309	10511 SCHOONER AVE		20-1534	ADU	O	3/30/2020							1	1	1	0	No	
	8934207	11352 JACALENE LN		20-1196	ADU	O	2/18/2020							1	1	1	0	No	
	10132511	10681 SCHOONER AVE		20-2691	ADU	O	4/27/2020							1	1	1	0	No	
	8958424	12321 SUNGROVE ST		20-1239	ADU	O	3/2/2020							1	1	1	0	No	
		11801 MORGIE LN		20-1274	ADU	O	2/11/2020							1	1	1	0	No	
		12862 PEARCE ST		20-1930	ADU	O	5/28/2020							1	1	1	0	No	
		10661 LA DONA DR		20-0953	ADU	O	1/23/2020							1	1	1	0	No	







## 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 (CEDD) 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 three divisions in the Department that include: the **Office of Economic Development** who is responsible for business attraction, retention, and expansion, and administration of the Community Development Block Grant (CDBG) and affordable housing programs; Building & Safety Division consisting of plan check review, permit counter, building inspections and code enforcement; and, the **Planning Services Division** is comprised of advance and current planning, and active transportation projects.

Significant achievements of FY 2019-20 for the CEDD included the following:

### **OFFICE OF ECONOMIC DEVELOPMENT**

The Office of Economic Development continues to implement the 2018 Economic Development Strategic Plan. The plan outlined specific economic development goals and priorities including: increase the city's tax base, increase other revenue sources, create and retain jobs within the city, address sales tax leakage and diversify the sales tax base, create new markets, and build local and regional relationships. In this fiscal year reporting, the Office of Economic Development continued to be proactive in its business development activities, which includes business attraction, business retention, and marketing efforts. Provided is a brief summary of activities that were achieved in FY 2019-20.

### **SteelCraft Garden Grove**

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 project located on the southwest side of City Hall at 12900 Euclid Street celebrated its Grand Opening in September 2019 and is now open for business.

### **Cottage Industries**

In May 2016, the City approved the sale of city-owned properties to Lab Holdings for future development of Cottage Industries, an adaptive reuse of residential properties as artisan retail and commercial uses. The Planning Commission approved the first phase of Cottage Industries known as the Farm Block in March 2018. On November 2019 the Planning Commission approved the second phase known as Art Block. Due to COVID, the project was briefly on hold and since re-engaged in June 2020 with improvements anticipated to begin in spring 2021.



### **Home2 Suites by Hilton**

The BN Group acquired the city-owned property located at 13650 Harbor Boulevard and completed entitlement approvals for development of a Home2 Suites by Hilton. The new Home 2 Hilton hotel is the first new hotel to be built south of the Garden Grove freeway. A ground-

breaking ceremony was held on June 27, 2019 and anticipated to open summer 2021.

### **NOVA Kitchen & Bar**

On July 29, 2019, the opening of NOVA Kitchen & Bar launched a new Asian-fusion restaurant adjacent to the Hyatt Regency of Orange County. Nova Kitchen & Bar occupies over 10,828 square foot and expanded capacity to host private events and seat approximately 475 guests.

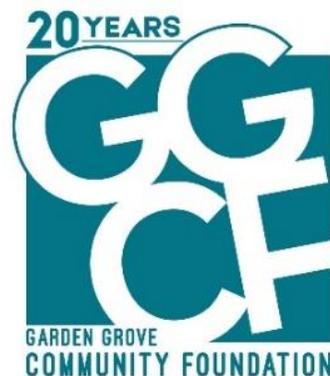


### **Kam Sang Company - Nickelodeon Resort**

Pursuant to an Exclusive Negotiation Agreement (ENA) between the City and New Age Garden Grove, LLC, the developer is proposing to bring forth development of a Nickelodeon Resort comprised of a 500-room resort hotel and amenities. COVID has temporarily delayed the project with efforts to re-engage the planning entitlement process.

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

The annual report for the Garden Grove Tourism Improvement District (GGTID) was approved in June 2020. Established in 2010, the GGTID provide collective support for tourism marketing efforts under the umbrella of the Anaheim/Orange County Visitor & Convention Bureau, now Visit Anaheim in areas of tourism promotion, specifically for conventions benefiting the hotels within the Grove District. GGTID continued its Community Give Back Initiative to support local non-profit organizations such as the Boys & Girls Club, the Orange County Food Bank, The Hope Foundation, and the Garden Grove Community Foundation.



### **Site C Project**

The Planning Commission approved a Site Plan and Tentative Tract Map at the November 2017 meeting to implement a resort hotel project known as the Site C. The approvals provided for a proposed development program of a hotel project of 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 Spring 2021.

### **New Residential and Development Projects**

#### **Brookhurst Place**

Following the completion of Phase I of Brookhurst Place in July 2018, Kam Sang Company work continued to advance Phase II comprised of 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 14-acre community



upon completion will include 700 new residential units and a 1-acre park. Pending concurrence with the State Department of Finance (DOF) and is awaiting a response, conveyance of the Phase II properties would begin.

### **Garden Brook Senior Village**

Construction of Garden Brook Senior Village by AMG & Associates continued in FY 2019-20 in which development of an affordable housing project comprised of 394 new affordable senior units, along with up to 12,938 square feet of commercial space. The Garden Brook Senior Village is collaboration between City of Garden Grove, AMG & Associates, the Hoag Foundation, the Boys and Girls Club of Garden Grove to progress an Intergenerational Program to bring youth and seniors together. Completion is anticipated in fall 2021.

### **Willowick Golf Course**

Efforts to work in collaboration with the Cities of Garden Grove and Santa Ana to explore possible redevelopment of the Willowick Golf Course property began in April 2018. Development of a visioning plan, community engagement, and a market assessment analysis were completed. With the passage of Assembly Bill 1486, implementation of the Surplus Land Act changed necessitating review of the disposition process.

## **Business Development Programs**

### **Garden Grove ABRB Contract**

On July 1, 2019, the City entered into an agreement with the Garden Grove Chamber of Commerce to provide business development services for FY 2019-20 as part of the Ambassador/Business Retention Bureau (ABRB) program. During COVID, the Garden Grove Chamber implemented modified business outreach and assistance to support businesses during reopening and assisted over 40 business via virtual tele-conferences.

### **Multi-Chamber Collaboration**

In 2019, the City continued to collaborate with the Vietnamese American Chamber of Orange County, 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. During COVID, the chambers provided support with translation for the City's Business Resource and Resiliency Plan.

### **Breakfast with Police Chiefs**

On July 25, 2020 the Economic Development Division partnered with the Korean American Chamber of Commerce of Orange County to host a panel discussion about public safety with Police Chiefs from Buena Park, Fullerton, Irvine and Garden Grove.

### **Orange County Small Business Summit**

In partnership with the Orange County/Inland Empire Small Business Development Center Network and Wells Fargo Corporate Philanthropy and Community Relations Group, the City participated in the Orange County Small Business Summit on November 19, 2019. The conference featured regional, state and federal economic development leaders discussing opportunities to grow the regional small business economy of Orange County, with a specific focus on advancing access to capital, small business development and innovative public-private partnerships.

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

In partnership with SBDC Orange County, a series of workshops were planned 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
October 16 & 23, 2019	12:00pm-1:30pm	Join the Fast Track to Starting Your Business
November 13, 2019	9:00am-12:00pm	Crack the Code of Online Retail
June 11, 2020	2:00pm VIRTUAL	How to Start Your Own Home-Based Food Business

\*As a result of COVID-19 all March & April 2020 workshops were cancelled and virtual meetings held all subsequent workshops.

**Small Business Tax Seminar and Resource Expo**

In partnership with Assembly member, 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:

PARTNER AGENCY	TOPICS
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.

**Buy in Garden Grove Program (BiGG)**



BiGG is the City's "**Shop Local**" program was redesigned 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 mention the BiGG program to any participating business. Some new features of the BiGG include the Vehicle Rebate Program (VRP) that offers Garden Grove residents and businesses a \$500 rebate when purchasing a new vehicle from one of the six franchised local auto dealers. Participating auto dealers include Volkswagen Garden Grove, Simpson Chevrolet of Garden Grove, Russell Westbrook Hyundai of Garden Grove, Toyota Place, Garden Grove Nissan, and Garden Grove Kia. The VRP program commenced on July 1, 2019.

### **Office of Economic Development Website**

In March 2020, the Office of Economic Development revamped its website to include new resources to help business affected by the Covid-19 pandemic. These new resources included: a new business recourse kit linking to city's partners with for business reopening, the City Jobs First Program, the City's Micro Grant Program, and Accessible Businesses Program.

### **JOBS 1<sup>st</sup> Program**

The JOBS 1st Program was modified in response to the COVID and subsequent allocation of Community Development Block Grant - Coronavirus (CDBG-CV) funding. The JOBS 1st Program offers job creation loans of up to \$50,000 and job retention grants of up to \$25,000 to assist Garden Grove business owners affected by the pandemic. The JOBS 1st Program will utilize \$830,000 in CDBG-CV funds to create and/or retain over 137 jobs for low-income Garden Grove residents.

### **Micro Business Relief Program (Micro Biz Program)**

Through the County of Orange and the First District Supervisor, the City received Coronavirus Relief Funds for economic support in the amount of \$617,600 to assist small businesses impacted by COVID-19. In June 2020, the Micro Biz Program was established in conjunction with an online application portal ([ggcity.org/businesses](http://ggcity.org/businesses)) to streamline the application submittal process for eligible small businesses and non-profit organizations. The Micro Biz Program has provided economic support to 125 Garden Grove small businesses of up to \$5,000 grants, which are used for rent relief payments and business innovation activities. The City has estimated the balance of this portion of the Coronavirus Relief Funds will be exhausted by November 2020.

### **Accessible Businesses Program**

The City's Office of Economic Development strives to deliver innovative business development programs and initiatives to assist local business owners navigate their business operations through Stage 2 reopening. The creation of the Accessible Businesses Program provided a process for local business to apply for a 60-day Temporary Outdoor Businesses Permit to expand areas onto adjacent sidewalks within a shopping center or in privately owned parking lots to be used for outdoor dining and/or retail uses.

### **International Council of Shopping Centers (ICSC)**

On September 16 – 18, 2019, the Office of Economic Development attended the ICSC Western Conference & Deal Making at the Los Angeles Convention Center. The three-day event offered opportunities to learn about industry trends, network with other industry professionals and make deals with colleagues in the same region. One optional item that was available to attendees was a Downtown L.A. Retail Tour. The tour was a great-added feature to the conference; it gave attendees who were not familiar with the downtown LA area, a chance to see up and coming development trends and expanding retailers.

### **Industrial Development Authority (IDA)**

In December 2019, 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.

### **Community Development Block Grant (CDBG) and Emergency Solutions Grant (ESG) Activities**

ESG, CDBG, and HOME programs are funded by the U.S. Department of Housing and Urban Development (HUD). The ESG program provides funds to support homeless prevention and intervention services. The CDBG program offers a variety of tools for public service grants and community improvement grants and projects. The HOME Investment Partnership (HOME) program makes available a wide range of affordable housing activities.

### **Public Programs, Services and Infrastructure**

In FY 2019-20, CDBG funds in the amount of \$2,100,000 was programmed to benefit low-moderate income residents through housing rehabilitation, senior services, fair housing activities, infrastructure improvements, and gang suppression activities. Additionally, \$95,000 in CDBG-CV funding was allocated to provide hot meals and boxes of food to seniors and low-income Garden Grove residents.

### **Homeless Services**

In FY 2019-20, the amount of \$177,733 of ESG funds were programmed to provide homeless services to individuals who are at-risk of becoming homeless, as well as those who are literally homeless. Homeless services include: street outreach, emergency shelter, rapid rehousing, homeless prevention, and homeless information management system. Additionally, \$500,000 in HOME Investment Partnership (HOME) funding was used to provide rapid rehousing and homeless prevention services to at risk and literally homeless Garden Grove residents.

Additionally, the amount of \$602,486 in Emergency Solutions Grant Coronavirus (ESG-CV) funds was programmed to expand homeless services to individuals who are at risk of becoming homeless, as well as those who are literally homeless as a result of the Covid-19 pandemic.

## **BUILDING & SAFETY DIVISION FY 19-20**

### **Code Enforcement**

During FY 2019-20, Code Enforcement continues to prioritize active Building Abatement cases. Through voluntary enforcement measures, compliance was achieved through the building permit process to address removal of non-permitted structures. This has resulted in Code Enforcement successfully closed **377** case with non-permitted additions, conversions, and/or alterations.

Collaborative efforts continued with the Garden Grove Police Department to resolve substandard properties. Structures that were identified as an attractive nuisance

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were cleared by the Police Department, and resolved through abatement by Code Enforcement. This has reduced the calls for service throughout the city.



**Building Permits & Inspections**

For FY 2019-20, the Building & Safety Division issued a total of **3,055** building permits. In November 2019, the new 2019 California Standard Codes were adopted, of which the newest code to impact the building industry added requirements for the installation of a solar system on new residential dwelling projects.

With the onset of COVID, transition of technology to automate and digitize the plan check process was implemented. Collectively, Planning and Building & Safety have created the digital paperless plan check process. Currently, new software products are being researched to better support the streamline efforts.

Notable development milestones were accomplished including: completion of construction for the SteelCraft Garden Grove, permit issuance for the Garden Brook Senior Village project, permit issuance for Shea Homes Gardenia project, permit issuance for the West Grove Center, and completion of the Christ Cathedral Renovations.

**PLANNING SERVICES**

**Some Key Conditional Use Permits / Land Use Entitlements**

Address	Project Description
10672 Katella	Approval to operate the Cave Sports Bar with new original Type "48" (On-sale, General) ABC License
12965 Beach	Approval to operate a new Club Pilates gym in an integrated shopping center.
12600 Westminster	Approval to operate a contractor's storage yard.
8762 Garden Grove	Approval to operate a new restaurant, Secret Pho, with a Type "41" (On-sale, Beer and Wine) ABC license.
11931 Harbor	Approval to operate the Residence Inn with a new Type "41" (On-sale, General) ABC license for a proposed lounge/bar in the existing lobby area of the hotel.
1332 Century	Approval to operate a new 3,372 sq.ft. Cosmetology school in an integrated shopping center.
8604 Garden Grove	Approval for an existing liquor store, Crazy Liquor, to operate with a type "21" (Off-sale, General) ABC license.
10582 Garden Grove	Approval for an existing convenience store to operate with at Type "21" (Off-sale, General) ABC License.
12332 Brookhurst	Approval to operate an existing restaurant, Tam's Restaurant and sandwich, with a Type "41" (On-sale beer and wine) ABBC license.

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12942 Main	Approval to allow outdoor dining in the public right-of-way for Louie's on Main, which currently operates with a Type :47" (On-sale, General) ABC license.
12900 Euclid	Approval to establish a new wine-tasting establishment, Wilson Creek Winery, in SteelCraft with a new Type "20" (Wine grower. On and Off-sale wine) ABC license.
10870 Katella	Approval to operate a new 29.112 sq.ft. trade school, UEI College in an integrated shopping center.
9906 Westminster	Approval to operate a new restaurant, Tam Bien Restaurant, a Type "41" (On-sale, Beer and Wine) ABC license.
12111 Harbor	Approval to allow Target with a Type "21" (Off-sale, General) ABC license.
13071 Century	Approval to re-establish an auto repair business in an existing auto repair building.
11832	Approval to construct and operate a new 60 ft. tall wireless telecommunication facility disguised as a pine tree on the First Presbyterian Church property.

**Some Key Developments (Commercial & Residential)**

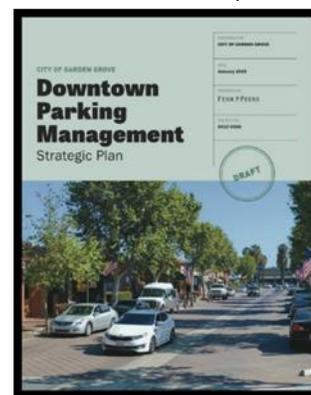
<b>Address</b>	<b>Project Description</b>
9191 Westminster	Approval to construct a 7,140 sq.ft. 3 <sup>rd</sup> floor addition to an existing 29,736 sq.ft. medical office building.
12671 Nelson	Approval to convert 2 single-family homes to office and meeting space for St. Columban Church.
12931 Louise	Approval to construct a four-unit, two-story apartment complex.
12862 Garden Grove	Approval to relocate two static billboards with four faces and convert them into one digital freeway oriented billboard with 2 faces
12821 Knott	Approval to construct a 45,335 sq.ft., one-story, addition to an existing 119,836 sq.ft. industrial building along with the vacation of a portion of Brady Way.
11712 Lampson	Approval to subdivide a 47,286 sq.ft. lot into four separate lots in order to building 4 single-family homes.
12881 Adelle.	Approval to demolish an existing duplex and construct a four-unit, three-story apartment complex.
11841 Magnolia	Approval to subdivide a 15,552 sq.ft. lot into two separate lots in order to construct 2 single-family homes.
7051 Garden Grove	Approval of a one-year time extension to construct a new service station with mini-mart.
9665 Chapman	Approval to construct a a new 4,200 sq.ft. City Bank building on a new building pad along Chapman Avenue within the Promenade shopping Center.
11352 Acacia Parkway, 12902, 12911, 12912, & 12932 7 <sup>th</sup> , 11361 & 11391 Garden Grove, and 12911 8 <sup>th</sup>	Approval to convert 9 single-family homes and 9 accessory structures, along with the construction of 6 new commercial structures to accommodate new commercial, restaurant, office and motel uses for phase 2 of the Cottage Industries project..
City Wide	In response to the COVID-19 closures, Staff created the Temporary Outdoor Business Permit process.

## **ACTIVE TRANSPORTATION GRANT PROJECTS**

With the support of the Office of Community Relations and the Information Technology Department, a comprehensive information website has been launched to highlight the City's ongoing efforts to support active transportation projects. The new website is linked to the Community and Economic Development webpage ([ggcity.org/bikeped](http://ggcity.org/bikeped)). Since 2015, the City has secured grant funding for active transportation projects resulting in the successful award of \$4.1 million in grants. "Planning" grants or "Plans" are noteworthy as current grants provide funding for *construction ready* projects and not for the development of concept plans.

### **Downtown Parking Management Strategic Plan (DPMSP)**

In 2017, Fehr & Peers was retained to provide parking consultant services to address responses to the Re:Imagine initiatives in which community feedback expressed the desire to have bike lanes, community events, market food halls, and at the top of the list was the concern to accommodate enough parking for future development. With participation of the Downtown Commission and the Advisory Committee members, an analysis was conducted of 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. The data shows that the study area currently has sufficient parking supply. The conclusion noted the current parking supply can accommodate the demand generated by existing land uses in the study area. The DPMSP was completed in July 2019. ([ggcity.org/planning/downtown-parking-management](http://ggcity.org/planning/downtown-parking-management))



### **Safe Routes To School (SRTS)**

In 2016, the City was awarded a planning grant under Southern California Association of Governments (SCAG). 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 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, and high risk bike/pedestrian collisions. In June 2019, City Council adopted the Garden Grove SRTS Phase 1 Plan. The STRS Plan would serve as a guiding document that will assist the City in identifying the existing conditions at each school and explore improvements when

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additional funding opportunities arise. ([ggcity.org/planning/safe-routes-to-school-phase1](http://ggcity.org/planning/safe-routes-to-school-phase1))

### **Bicycle Corridor Improvement Program Cycle 1 Grant (BCIP)**

In 2018, following a competitive RFP process, City Council awarded the contract to Mark Thomas & Company, Inc. to provide engineering design services for the BCIP. The City received the grant award through OCTA/Caltrans to improve the on-street



bicycle infrastructure by 75%. The project scope incorporates 15 miles of both new and improved bike lanes located along five (5) priority corridors including: Brookhurst Street, West Street, Gilbert Street, Chapman Avenue, and Lampson Avenue. The first phase of Engineering Design was completed in fall 2019. The second phase of construction is anticipated to be completed in Winter 2021.

### **Congressional Medal of Honor Bike and Pedestrian Trail**

In 2015, the City was awarded approximately \$1.8 million for the bike and pedestrian path project called "The First Mile." On June 9, 2020, the Garden Grove City Council approved the official naming of the trail as the "Congressional Medal of Honor



Bike and Pedestrian Trail." Part of the Caltrans Active Transportation Program (ATP) Cycle 2 Grant, the City has completed



all four phases of the project which includes the engineering design, environmental study, Right-of-Way (ROW) certification, and construction. The construction of the trail extended a bicycle pilot project that was previously constructed from Nelson St. to Stanford Ave. The extension continues the trail from Stanford Ave. to Brookhurst St., which results in a one-mile bicycle and pedestrian trail. The construction phase included a 12-foot wide bi-directional bike path was completed June 2020. ([ggcity.org/bikeped](http://ggcity.org/bikeped))

### **Meet on Beach**

In November 2019, the Meet on Beach event programmed activities for a bike rodeo and 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

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2 Grant called "BikeSafe Garden Grove". BikeSafe is the non-infrastructure segment of the grant which provides programming for bicycle education and encouragement.

### 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 (UFMP) to 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 UFMP is expected to be completed by January 2021.

The CAL FIRE grant also assisted in the planting of 363 trees on "The First Mile" segments of the PE ROW Trail from Nelson Avenue to Brookhurst Street. The City awarded Davey Evans and Associates to prepare landscape and irrigation plans. Completion of the irrigation and landscaping improvements is anticipated in winter 2021. ([ggcity.org/planning/urban-forest-management-plan](http://ggcity.org/planning/urban-forest-management-plan))



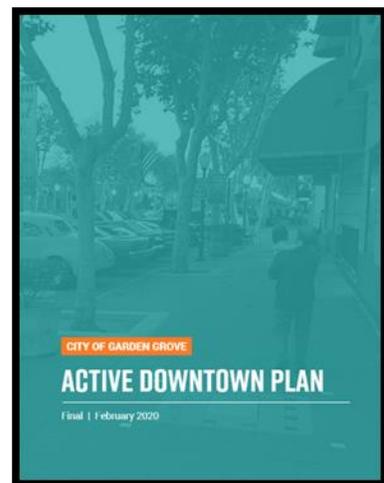
### GARDEN GROVE ACTIVE DOWNTOWN PLAN (GGADP)



In 2018, the City was awarded the Caltrans Sustainable Communities Planning Grant, and in 2019, City Council awarded the contract to KOA Corporation, to develop a Plan called Garden Grove Active Downtown Plan that will identify mobility and safety needs.

Building upon the momentum of Re:Imagine, the City envisioned 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. Part of the process was the formation of an Advisory Committee to encourage the participation of business owners, stakeholders, and residence in the community to help the City identify challenges in the Downtown study area. This grant project included extensive community outreach and engagement efforts to gather input from the general public to develop the Plan. The Garden Grove Active Downtown Plan team hosted



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multiple pop-up booths at several key events and the Plan was adopted by City Council in February 2020. ([ggcity.org/planning/garden-grove-active-downtown-plan](http://ggcity.org/planning/garden-grove-active-downtown-plan))

### **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 "Congressional Medal of Honor Bike and Pedestrian Trail". Staff has worked collaboratively with the Police Departments Crime Prevention Unit, Accident Reduction Team (ART), and Office of Community Relations to promote, market, and implement the program. The program aim to conduct education and encourage healthy lifestyle activities at elementary and intermediate schools including parks, low-income neighborhoods, community events, and other bike and pedestrian-friendly sites. Events include bike rodeos, National Bike to School Day, National Walk to School Day, Open Streets, and Safe Moves City bicycle and traffic hazard training using hands-on exhibits.



In February 2020, the City received authorization to proceed with the project and planned for events to take place from March 2020 through June 2020. Due to COVID all outreach programs including a bike trailer with bike repair workshops were cancelled. ([ggcity.org/bikeped](http://ggcity.org/bikeped))

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**Conclusion**

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

Planning Commission Date: February 18, 2021

Neighborhood Improvement and Conservation Commission: March 1, 2021

City Council Date: March 9, 2021