

**2021
ANNUAL PROGRESS REPORT
ON THE STATUS OF
THE GENERAL PLAN**



Prepared by the Garden Grove Community and Economic Development
Department

FEBRUARY 2022

2021 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 2021. 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 2021. More information about the General Plan is available at <https://ggcity.org/planning/general-plan> or contact the Planning Division at 714-741-5312.

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

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

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

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

City of Garden Grove 2021 Annual Report on the Status of the General Plan

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AGENDA

GARDEN GROVE PLANNING COMMISSION

February 17, 2022 - 7:00 PM

Meeting conducted telephonically – Public attendance at Community Meeting Center, 11300 Stanford Avenue, Garden Grove, CA 92840 or by phone at (669) 900-6833 ID 85185070121 - further instructions at <https://ggcity.org/commissions/planning-meetings-participation>.

COVID-19 Information: Consistent with State Assembly Bill 361, members of the Planning Commission may be present or participate telephonically. Members of the public can address the Planning Commission during the public comment portion of the meeting in person or via teleconference. If you plan to attend the meeting in person, in City facilities, masks or face coverings must be worn at all times by those who are unvaccinated. If you feel ill or are showing symptoms of COVID-19, please participate via teleconference. Teleconference instructions are available on the City's website at <https://ggcity.org/commissions/planning-meetings-participation>.

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

Agenda Item Descriptions: Are intended to give a brief, general description of the item. The Planning Commission may take legislative action deemed appropriate with respect to the item and is not limited to the recommended action indicated in staff reports or the agenda.

Documents/Writings: Any revised or additional documents/writings related to an item on the agenda distributed to all or a majority of the Planning Commission within 72 hours of a meeting, are made available for public inspection at the same time (1) in the Planning Services Division Office at 11222 Acacia Parkway, Garden Grove, CA 92840, during normal business hours; and (1) at the Community Meeting Center at the time of the meeting.

Public Comments: Members of the public who attend the meeting in-person and would like to address the Planning Commission may complete a yellow speaker card indicating their name and address, and identifying the subject matter they wish to address. This card should be given to the Recording Secretary before the meeting begins. General comments are made during "Oral Communications" and are limited to three (3) minutes and to matters the Planning Commission has jurisdiction over. Persons wishing to address the Planning Commission regarding a Public Hearing matter will be called to the podium at the time the matter is being considered. 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 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. Members of the public participating via teleconference should review the instructions on the City's website pertaining to Live Virtual Public Comments at: <https://ggcity.org/commissions/planning-meetings-participation>

PLEASE SILENCE YOUR CELL PHONES DURING THE MEETING.

REGULAR MEETING AGENDA

ROLL CALL: CHAIR PEREZ, VICE CHAIR LINDSAY
COMMISSIONERS ARESTEGUI, CUNNINGHAM, LEHMAN, RAMIREZ,
SOEFFNER

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

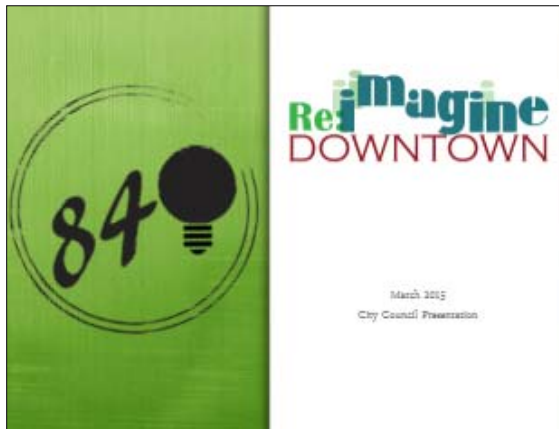
- A. SELECTION OF CHAIR AND VICE CHAIR
- B. ORAL COMMUNICATIONS - PUBLIC
- C. APPROVAL OF MINUTES:
 - C.1. January 20, 2022
- D. ITEM(S) FOR CONSIDERATION
 - D.1. ACKNOWLEDGEMENT OF THE 2021 ANNUAL PROGRESS REPORT ON THE STATUS OF THE GENERAL PLAN AND HOUSING ELEMENT
- E. MATTERS FROM COMMISSIONERS
- F. MATTERS FROM STAFF
- G. ADJOURNMENT

Measures Associated with the Implementation of the General Plan

LAND USE ELEMENT

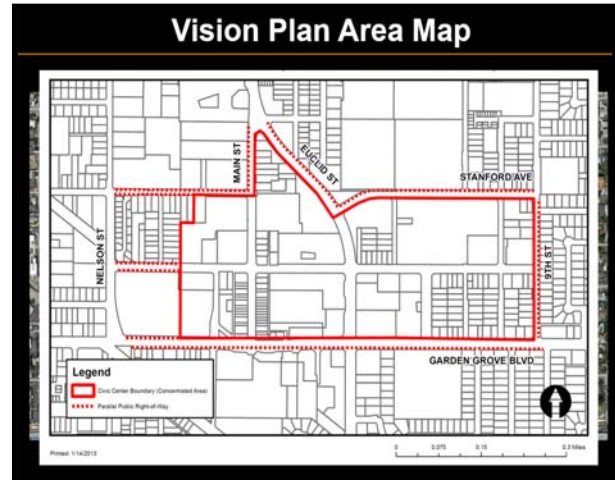
The Land Use Element is often seen as the framework element for the General Plan as it sets forth the patterns of development activity and land use that will support and enhance the character of the City. It will serve as a guide for both public officials and private citizens in its description of the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

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



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

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

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

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

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

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

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

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

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

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

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

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

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

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 4th Open Streets event due to COVID-19 in 2021, a new date has been scheduled for April 2, 2022. Moreover, continues ‘discovery and storytelling’ efforts 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

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studies, conceptual strategic plans, as well as encourage the public to share their thoughts, ideas, and visuals of what they would like to see and experience in the future. The website is expected to be launched in 2022.

Cottage Industries Project

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



approved by the Planning Commission in March 2018. Phase two was approved by the Planning Commission in December 2019. Due to COVID, the project was briefly on hold, but began construction in late 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

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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 permits were issued in 2021 and the project is expected to begin construction in early 2022.

Garden Brook Senior Village Project

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



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

The development will provide a unique mix of uses that are in keeping with the site constraints and the intent of the Garden Grove Mixed Use zoning. In particular, the project will meet the intent of the 2030 General Plan for this area by providing an urban-scale, fully integrated commercial and residential mixed-use development, which provides some commercial uses along the street frontage to encourage a more vibrant, pedestrian oriented streetscape. The building plans were approved in 2019 and the project began construction in 2020. The expected completion date is March 2022.

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)

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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 June 2022.

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, a bowling alley, and a vacant 6,040 square foot restaurant, with a new automatic car wash, a new pad drive-thru restaurant, new sit-down restaurants, a new drive-thru coffee shop, and an expansion of the existing movie theater. The improvements to the movie theatre, the new drive-thru restaurant, and car wash were completed in 2021. The center is expected to finalize improvements to the bowling alley and the sit-down restaurants in 2022. 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,



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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. Due to COVID-19, the applicant requested a one-year time extension, which was approved in August 2021. The building is expected to begin construction toward the end of 2022.

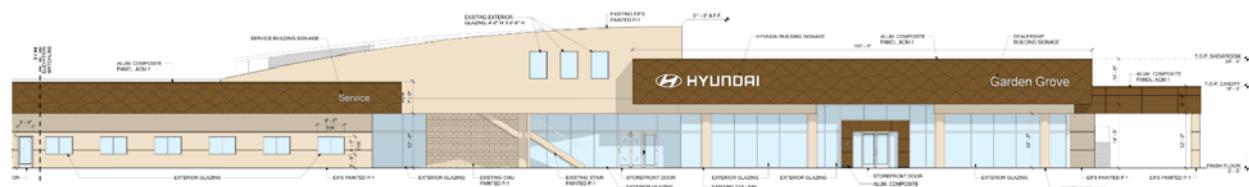
CitiBank Project

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 was completed in October 2021.



Huynhai 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 Hyundai 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 Hyundai 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. Due to COVID-19, the applicant requested a one-year time extension, which was approved in January 2022. The building is expected to begin construction in 2022.



Pavilion Plaza West Shopping Center

In February 2021, the Planning Commission approved a request 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

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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, with Sprouts Farmers Market as the anchor tenant. The new shopping center is replacing a vacant and underutilized site. The General Plan adopted the Residential/Commercial Mixed Use 2 Land Use designation in 2008 to help revitalize the areas that surround the shopping centers near the intersection of Brookhurst Street and Chapman Avenue. The City of Garden Grove adopted mixed-use zoning, including the NMU zone, in 2012. Consequently, the subject site was rezoned from C-1 (Neighborhood Commercial) to NMU to implement the General Plan Land Use designation of Residential/Commercial Mixed Use 2. The NMU zone is intended to enhance, revitalize, and provide opportunities for new development in neighborhood commercial centers. This zone allows for retail and service commercial businesses and moderate-density residential uses. Residential and commercial uses may be provided together as an integrated mixed-use development, or stand-alone commercial development. Commercial uses and intensities are limited to those that serve local neighborhood needs, and that are compatible with adjacent and surrounding residential development. Moreover, the shopping center will provide landscaping and site amenities, such as pedestrian pathways to connect uses across the site and a plaza area improved with patio tables and landscaped planters, as intended by the General Plan.

The shopping center is currently under construction, with Sprouts Farmers Market opening for business in late 2021, and the remainder of the shops expected to open in 2022.



Target Shopping Center Expansion

In September 2021, the Planning Commission approved a request to expand an existing 180,449 square foot shopping center, which is currently improved with the Garden Grove Superstore, a Target retail store, and a Firestone auto repair shop, by constructing two new 4,000 square foot drive-thru pad buildings, a new 4,000 square foot multi-tenant commercial building attached to the existing Target, replacing the existing Firestone auto repair shop with a 5,600 square foot drive-thru multi-tenant building, and removing Target's 13,600 square foot garden center.

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The subject shopping center is located within the Light Commercial Land Use designation, which is intended to allow a range of commercial activities that serve local residential neighborhoods and the larger community. The desired character and uses for the Light Commercial Land Use designation per the City's General Plan 2030 includes a variety of retail services such as markets, drug stores, retail shops, financial institutions, service establishments, and restaurants. Commercial uses should also be located so they are compatible with the surrounding area and, in particular, with any abutting residential uses. Per Land Use Goal LU-6 of the General Plan, the proposed expansion to the shopping center implements the goals for the Light Commercial Land Use designation. Specifically, Policy LU-6.2 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. Moreover, to meet the intent of Goal LU-6, the proposed expansion will renovate the shopping center with the development of pad buildings with improved parking and landscaping areas. Construction is expected to be completed in phases, with the first phase to begin construction in 2022.

Raising Cane's

In May 2021, the Planning Commission approved a request to construct a 3,267 square foot Raising Cane's drive-thru restaurant and established a subarea within the zoning to allow for the development of the pad restaurant. The General Plan Land Use Designation of the site is International West Mixed Use, which is intended for a mix of uses, including resort, entertainment, retail, hotel, and some higher density residential that are appropriate for a major entertainment and tourism destination. The development will enliven the street and embody the entertainment/resort theme. The subarea is consistent with the spirit and intent of the General Plan. Goal LU-9 encourages the creation of a tourism- and entertainment-related destination areas in the City that will benefit all of the City of Garden Grove. The site is designed for both vehicle and pedestrian access. This

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will allow for patrons in the adjacent hotels, residents in the nearby neighborhoods, and visitors to the Disneyland Resort and the Anaheim Convention Center to access the restaurant. Furthermore, the design of the site, building, and dining area is oriented toward Harbor Boulevard, contributing a sense of place to enliven the streetscape. The restaurant was designed to contribute to the overall sense of place in the Grove District resort area. Construction of the restaurant began in 2021 and is expected to be completed in 2022.



7 Leaves Café

In September 2020, the Planning Commission approved a request to convert an existing 1,900 square foot drive-thru pharmacy building into a new drive-thru restaurant, 7 Leaves Café. The property has a General Plan Land Use Designation of International West Mixed Use, which is intended to provide for a mix of uses, including resort, entertainment, retail, hotel, and some higher density residential that are appropriate for a major entertainment and tourism destination. Development shall enliven the street and embody the entertainment/resort theme. The HCSP-TCB (Harbor Corridor Specific Plan – Tourist/Commercial “B”) zone is intended to provide retail commercial services within two to five miles of the Harbor Boulevard/Chapman Avenue intersection. The café is compatible with the character of the surrounding land uses. The restaurant serves the needs of both tourists, and residents. Construction began in 2021 and the café officially began operation in Summer 2021.



Outdoor Dining Code Amendment



In December 2021, the City Council approved a City-initiated request to amend Title 9 of the Garden Grove Municipal Code to update the operating conditions and development standards pertaining to eating establishments/restaurants with outdoor seating within the City's commercial and industrial zones. The amendment permits outdoor dining areas up to 500 square feet without additional parking requirements, in the C-1 (Neighborhood Commercial), C-2 (Community Commercial), C-3 (Heavy Commercial), M-1 (Limited Industrial),

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and M-P (Industrial Park) zones. The General Plan contains objectives, goals, policies, and implementation programs that address well-planned commercial areas with a variety of uses, safe and effective design standards, and land use compatibility. One of the many objectives in the City's General plan is to provide enhanced shopping, dining, and entertainment options, while improving the aesthetics of the community. The amendment will achieve this objective by reducing a barrier to outdoor dining at restaurants through reduced parking requirements, while simultaneously enhancing the design and operating standards for outdoor dining uses. The amendment will become effective in February 2022.

Land Use Element Update

The City of Garden Grove updated the Housing Element, Safety Element, Land Use Element, and adopted a new Environmental Justice Element to the Garden Grove General Plan. Throughout 2021, the community was 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 updated the Safety and Land Use elements and adopted 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 were 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.

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 City met the obligation by approving and adopting an Urban Forest Management Plan in June 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 the tree improvements were completed in Summer 2021. Continued efforts were made in 2021 to prepare signage and pamphlets for the trail. The signs are expected to be installed by Spring 2022 and the grant is expected to end in March 2022.

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 enhancement of 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.

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 Fall 2022.

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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 Home2 Suites by 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 is anticipated to open Spring 2022.



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 temporarily delayed the project, but the planning entitlement process was re-engaged in Summer 2021.

Garden Grove Tourism Improvement District (GGTID)

The annual report for the Garden Grove Tourism Improvement District (GGTID) was approved in June 2021. 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 the local Garden Grove Chamber of Commerce and Garden Grove BiGG campaign.

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 Summer 2022.

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 2020-21 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, and the Boys and Girls Club of Garden Grove to progress an Intergenerational Program to bring youth and seniors together. Completion is anticipated in Spring 2022.

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. In 2021, three valid proposers were accepted during the Surplus Land Act process and negotiations still are ongoing.

Business Development Programs

Garden Grove ABRB Contract

On July 1, 2021, the City entered into an agreement with the Garden Grove Chamber of Commerce to provide business development services for FY 2021-22 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 2021, the City continued to collaborate with the Vietnamese American Chamber of Commerce, Korean American Chamber of Commerce of Orange County, and Orange County Hispanic Chamber of Commerce to build more established relationships, and work in partnership to better assist all businesses across the City.

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During COVID, the chambers provided support with translation for the City's Business Resource and Resiliency Plan.

Orange County Small Business Summit

In partnership with Wells Fargo, the Small Business Development Center, the Cal Asian Chamber of Commerce and SteelCraft Garden Grove the City participated in the Holiday Hope Bazaar on Saturday, December 18, 2021. The event celebrated Orange County's and Garden Grove's vibrant Asian American and Pacific Islander community. Attendees were able to shop at over a dozen local pop-up AAPI merchants and enjoy local food, drinks, and family-friendly entertainment throughout the day at SteelCraft. One component of the Holiday Hope Bazaar's was the Main Street Beautification Project. Wells Fargo graciously donated \$3,000 to the Garden Grove Foundation for purposes of replacing all 23 US flags and 34 hanging potted plants on Main Street. Wells Fargo employees volunteered their time for completion of the project.

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 mentioning the BiGG program to any participating business. Some new features of 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.

JOBS 1st Program

The JOBS 1st Program was modified in response to 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 utilized \$34,500 in CDBG and \$676,245 in CDBG-CV funds to create and/or retain 149 jobs for low-income Garden Grove residents in FY20-21.

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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 December 6-7, 2021, the Office of Economic Development attended ICSC 2021 Here, We Go at the Las Vegas Convention Center. The two-day event offered opportunities to learn about industry trends, network with other industry professionals and make deals with colleagues in the western region. According to ICSC, 9,000 attendees registered to attend the two-day conference. Major brokerages who were present included JLL, Newmark and Avison Young.

Industrial Development Authority (IDA)

In December 2021, 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 2020-21, CDBG funds in the amount of \$2,029,910 was programmed to benefit low-moderate income residents through housing rehabilitation, senior services, fair housing activities, infrastructure improvements, and Special Resource Team 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 2020-21, the amount of \$180,163 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, \$640,000 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.

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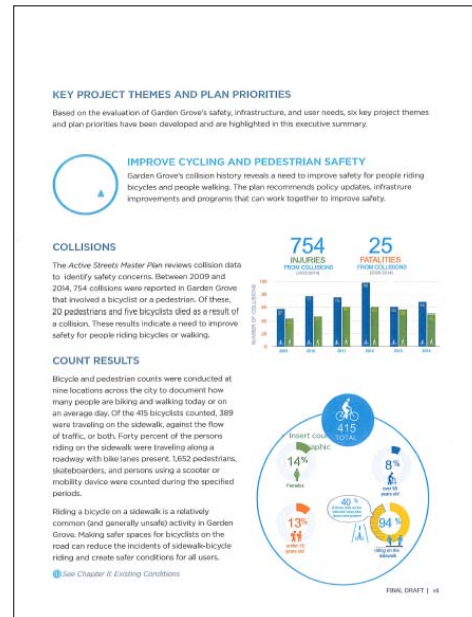
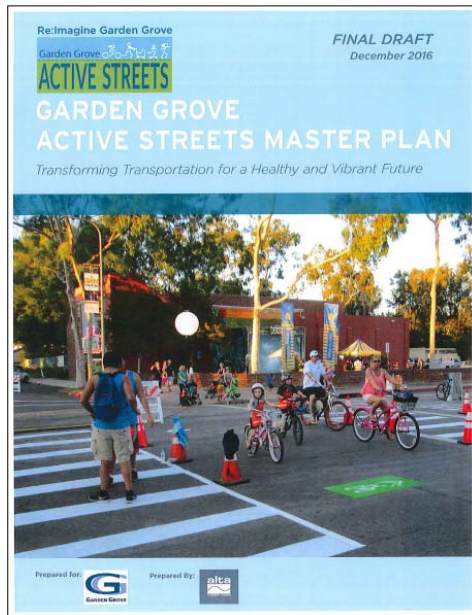
Additionally, the amount of \$3,635,163 in Emergency Solutions Grant Coronavirus Round 2 (ESG-CV2) funds were programmed to expand homeless services to individuals who are at risk of becoming homeless, as well as those who are literally homeless as a result of the Covid-19 pandemic.

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CIRCULATION ELEMENT

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

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



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

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

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

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

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

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

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 completed in June 2020. In April 2021, the City of Garden Grove dedicated the Garden Grove Medal of Honor Bike and Pedestrian Trail, and unveiled a commemorative plaque to celebrate the completion of the 1-mile multi-use path.



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 2023.

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)

The City was awarded \$74,000 in 2017 for the fifth phase of the bike and pedestrian path project. Funded by the Caltrans' ATP grant, "BikeSafe Garden Grove" is the non-infrastructure segment of the grant for the larger project for the "Medal of Honor Bike and Pedestrian Trail" that provides programming for bicycle education and encouragement. Staff have worked collaboratively with the Police Department's Crime Prevention Unit and Accident Reduction Team (ART), and the Office of Community Relations, to promote, market, and implement the program. The program aims to educate and encourage healthy lifestyle activities at elementary and intermediate schools, at community events, parks, low-income neighborhoods, and at 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 training.



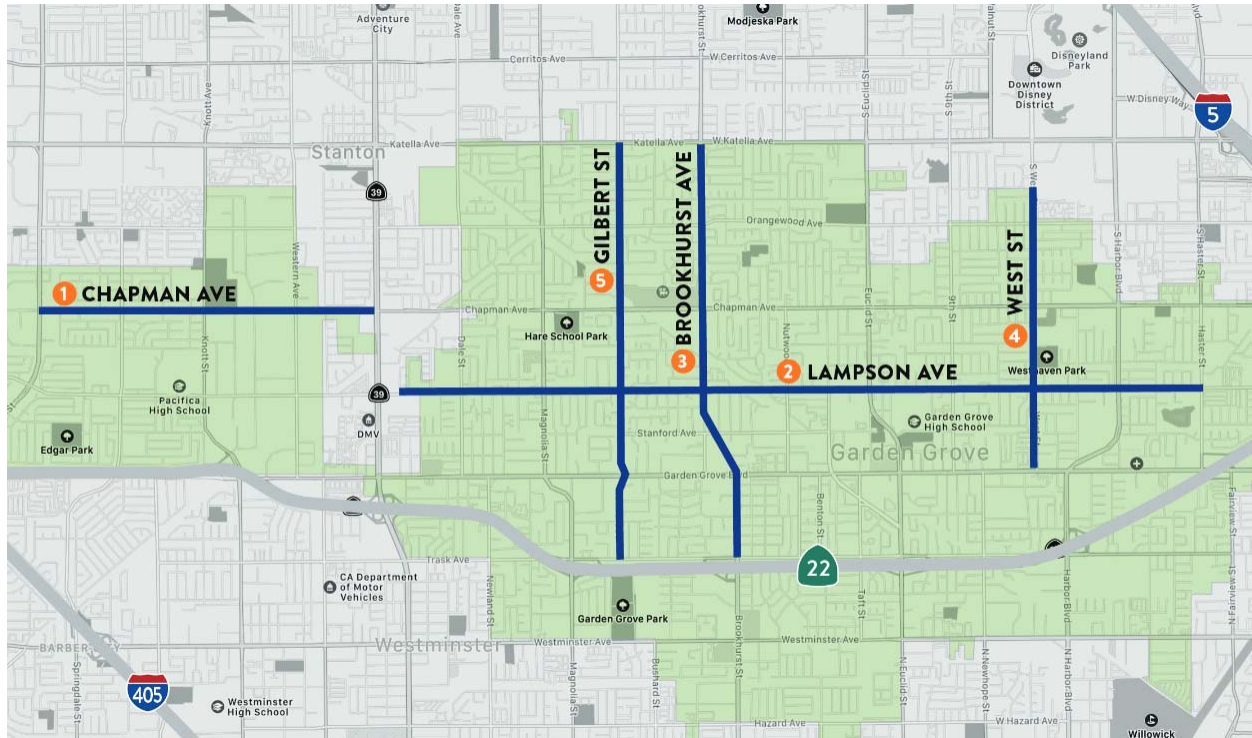
In February 2020, the City received authorization to proceed with the project and planned for events to take place from March 2020 through December 2020. However, due to the pandemic all outreach programs and events, including a bike trailer with bike repair workshops, were cancelled. However, events resumed in 2021, accomplishing a total of seven (7) events.

Bicycle Corridor Improvement Program (BCIP) Cycle 1 Grant

In 2018, following a competitive RFP process, City Council awarded a contract to Mark Thomas & Company, Inc. to provide engineering design services for the Bike Corridor Improvement Program (BCIP). The OCTA/Caltrans grant provided resources 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 priority corridors including Brookhurst Street, West Street, Gilbert Street, Chapman Avenue, and Lampson Avenue.

The first phase, Environmental, was completed in fall 2018. The second phase, Engineering Design, was completed in fall 2019. The third phase, Right-of-Way (ROW) certification, was delayed in 2020 due to the COVID-19 pandemic, and was completed in summer 2021. The project is anticipated to be completed in summer 2022.

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Active Transportation Program Webpage

With the support of the Office of Community Relations and the Information Technology Department, staff launched a comprehensive information website to highlight the City's ongoing efforts to support active transportation projects. The new website is linked to the CEDD webpage (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 these current grants provide funding for construction-ready projects and not for the development of concept plans.



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 Revitalization and Expansion

In 2021, the City of Garden Grove was awarded a \$6,000,000 grant from the California Department of Parks and Recreation to help fund the revitalization and expansion of Woodbury Park. Included in the remodel of the 3.3-acre park is the installation of a new walking trail, outdoor fitness equipment, recreational swimming pool, two playground areas, picnic shelters, a skate spot, basketball courts, lighting, restrooms, and parking lot.

To incorporate ideas from the surrounding community, the City's Community Services Department hosted several multi-lingual community meetings, from 2019 to 2020. In addition, through the collaboration of the Garden Grove Unified School

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District, parents and students in the surrounding area were involved in the plan development. The multimillion-dollar award comes from California's Proposition 68 Statewide Park Development and Community Revitalization Program (SPP), which helps create new parks and recreation opportunities in underserved communities.



West Haven Park Renovations

In 2018, West Haven Park underwent major park improvements, including construction of a themed playground, and a new 1,600 square-foot community meeting room. In a continued effort to improve West Haven Park, a portion of the park began turf renovations in December 2021. The improvements consist of the installation of new topsoil and grass seed. The improvements are expected to be completed in April 2022.

The \$634,835 project is funded by the City's Water Enterprise Fund and is overseen by Kasa Construction Inc., awarded by the Garden Grove City Council in September 2021.

Garden Grove’s Parks Make Life Better! Campaign



In July 2021, the City of Garden Grove, along with 21 cities, joined forces in an initiative to raise awareness about the benefits of parks and recreation throughout California and to raise the status of parks and recreation as an essential community service. The 21 cities launched the Parks Make Life Better!® campaign, through Agents of Discovery®, an educational platform that allows educators and interpretive staff to create, edit, and publish their own augmented-reality, interactive games that engage visitors of their parks.

Garden Grove’s Parks Make Life Better! campaign ran for the entire month of July, and encouraged young explorers, or “Agents,” to visit Eastgate Park to earn real-life and digital rewards. Kids and their families participated in the campaign by downloading the Agents of Discovery mobile app to access free “Missions” (games) at each of the participating locations. Missions were completed by solving educational “Challenges” to learn about local ecosystems, culture, and history.

Garden Grove Park Improvement Project

Garden Grove Park underwent park improvements beginning March 2021 through September 2021. Construction consisted of replacement of the large picnic pavilion and three small picnic shelters with new shelters, tables, benches, barbeques, and an ADA accessible walkway with security lighting to connect all three picnic shelters from the parking lot area.

The \$750,321 project was awarded by the Garden Grove City Council in November 2020 to Land Forms Landscape Construction, Inc. The project is funded by Community Development Block Grant (CDBG) funds and Park Fee funds available for parks and facilities capital improvement projects.

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 updated the Housing Element, Safety Element, Land Use Element, and adopted a new Environmental Justice Element to the Garden Grove General Plan. Throughout 2021, the community was 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 also updated the Safety and Land Use elements and adopted 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 were adopted in October 2021.

Pedestrian Safety Tips 101

Since the beginning of 2021, there has been an increase in traffic fatalities involving distracted drivers and drivers under the influence of alcohol or drugs in Garden Grove. Many of the traffic fatalities were pedestrians in marked or unmarked crosswalks. As part of the City's Accident Reduction campaign and National Pedestrian Safety Month in October 2021, the Garden Grove Police Department and Garden Grove TV3 created a pedestrian safety tips 101 video in multiple languages to educate pedestrians on the importance of following traffic laws.



General Plan Amendments

There were three (3) General Plan Amendments processed in 2021. See project descriptions below:

1. GPA-001-2021 – A request to develop a 20,500 square foot lot with a new multiple-family residential project consisting of a six (6) unit apartment building. The specific land use entitlement approvals requested include: (i) Amendment to rezone the property from R-1 (Single-Family Residential) to R-3 (Multiple-Family Residential) to facilitate the development of the residential project; (ii) General Plan Amendment to amend the General Plan Land Use Designation of the property from Low Density Residential (LDR) to Medium Density Residential (MDR) to facilitate the development of the residential project; and (iii) Site Plan to construct the six (6) unit apartment building along with associated site improvements. The Planning Commission also considered a recommendation that the City Council adopt a Mitigated Negative Declaration and an associated Mitigation Monitoring and Reporting Program for the project.
2. GPA-002-2021 – A request to redevelop a 2.15-acre site, currently improved with a vacant bowling alley, through the re-purposing of the existing building with new commercial retail and restaurant uses, and the construction of a new pad drive-thru restaurant. The Planning Commission considered the following: (1) a recommendation that the City Council adopt a Negative Declaration; (ii) a recommendation that the City Council approve General Plan Amendment No. GPA-002-2021, to change the land use designation of the project site from Civic Institution to Light Commercial; (iii) a recommendation that the City Council approve a text amendment to Planned Unit Development No. PUD-104-73 Rev. 2018, to expand the commercial uses permitted to also include the uses permitted in the C-1 (Neighborhood Commercial) zone, and to modify the sign requirements of the PUD, including to allow for multiple-tenant sign cabinets on the existing pole sign, and (iv) approval of Site Plan No. SP-097-2021 to modify and reduce the size of the existing bowling alley building from 33,375 square feet to 19,296 square feet to accommodate four (4) tenants, including an anchor tenant of 12,082 square feet, and three (3) restaurants with a combined total area of 7,214 square feet, with one tenant designed with a drive-thru lane, along with the construction of a new 2,000 square foot pad drive-thru restaurant, and with related site improvements.
3. GPA-003-2021 – A request for the Garden Grove Planning Commission to hold a public hearing and consider recommending that the City Council: (i) certify the Environmental Impact Report (EIR) for the proposed Focused General Plan Update and Zoning Amendments, adopt a Mitigation Monitoring and Reporting Program, and adopt a Statement of Overriding Considerations; (ii) adopt General Plan Amendment No. GPA-003-2021, which includes updates to the Housing Element, the Land Use Element, and the Safety Element, and the adoption of a new Environmental Justice Element; and (iii) adopt Zoning Amendment No. A-031-2021, which includes text/map

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amendments to Title 9 of the Municipal Code and to the Zoning Map to implement the Housing Element and Land Use Element Updates. The focus of the General Plan and Zoning Amendments is to comply with State law provisions, including complying with the 6th Cycle (2021-2029) of the Regional Housing Needs Assessment (RHNA) that requires the City to plan for 19,168 residential dwelling units for all income levels during the 2021-2029 planning period.

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 eight (8) of eight (8) years, which covers the periods from January 1, 2014 through December 31, 2021.

As of December 31, 2021 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 2021.

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).

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

Program 14: Homeless Housing Needs

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

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

Program 15: Implementation and Community Engagement

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

Housing Element Update

The City of Garden Grove updated the Housing Element, Safety Element, Land Use Element, and adopted a new Environmental Justice Element to the Garden Grove General Plan. Throughout 2020, the community was 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.

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The City also updated the Safety and Land Use elements and adopted 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 were adopted in October 2021.

13318338	12420 MAGNOLIA ST		21-4862	ADU	○	12/10/2021	1	1	1	0	No	No	N/A	
100.352.291.003.523.000.000.000	13462 SORRELL DR		21-5032	ADU	○	12/23/2021	1	1	1	0	No	No	N/A	
23313138	11723 PURYEAR LN		21-1589	ADU	○	4/22/2021	1	1	1	0	No	No	N/A	
9735603	8839 IMPERIAL AVE		21-3252	ADU	○	8/25/2021	1	1	1	0	No	No	N/A	
9028208	12163 9TH ST		21-3338	ADU	○	8/31/2021	1	1	1	0	No	No	N/A	
9735711	8839 DAKOTA AVE		21-3649	ADU	○	9/21/2021	1	1	1	0	No	No	N/A	
8926201	12254 DIANE ST		21-3908	ADU	○	6/6/2021	1	1	1	0	No	No	N/A	
10062103	11300 WOODBURY RD		21-4864	ADU	○	6/16/2021	1	1	1	0	No	No	N/A	
21509119	8581 STANFORD AVE	DR-051-2021	2 to 4		R	4/15/2021	2	2	2	0	No	No	N/A	
9701134	13082 COAST ST	DR-053-2021	2 to 4		R	6/7/2021	2	2	2	0	No	No	N/A	
09903108_09903109	10052 CENTRAL AVE	DR-054-2021	2 to 4		R	7/13/2021	2	2	2	0	No	No	N/A	
09725106_09725107	13361 YOCKEY ST	SP-105-2021	5+		R	9/30/2021	4	5	5	0	No	Yes	Yes	Approved

13206211	9166 ALWICK CIR							1	11/2/2020	1
8928228	12206 MOVIUS DR							1	10/27/2020	1
9937301	10352 WOODBURY RD							1	10/22/2020	1
13230301	11676 FAUN LN							1	10/20/2020	1
23131131	12045 FIREBRAND ST							1	10/26/2020	1
10033104	13203 ROCKINGHORSE RD							1	10/19/2020	1
8933312	11871 EDGEWOOD LN							1	10/16/2020	1
8940420	11656 OLD FASHION WAY							1	10/15/2020	1
10152344	12671 CYNTHIA AVE							1	10/16/2020	1
8939102	11706 EASY WAY							1	10/14/2020	1
9904603	13446 HOPE ST							1	10/14/2020	1
8950313	11671 STEPHANIE LN							1	10/16/2020	1
13306147	9154 MERCEDES CIR							1	10/12/2020	1
10037202	11526 PALOMA AVE							1	10/13/2020	1
9823320	9355 CENTRAL AVE							1	10/5/2020	1
13248211	11871 MAC DUFF ST							1	10/2/2020	1
8938410	10261 TYHURST RD							1	10/1/2020	1
10003209	13091 SANDRA PL							1	9/30/2020	1
8925303	12022 ELLEN ST							1	9/28/2020	1
9008227	12412 PINE ST							1	10/1/2020	1
10131531	13842 JACKSON ST							1	9/23/2020	1
10033205	13192 ROCKINGHORSE RD							1	9/24/2020	1
8943226	12061 SHERIDAN LN							1	9/21/2020	1
23315313	12226 BLUEBELL AVE							1	9/18/2020	1
13247406	11832 MAC DUFF ST							1	9/17/2020	1
9941102	14391 DEANANN PL							1	9/21/2020	1
13151129	12696 JACKSON ST							1	9/18/2020	1
13316216	12382 MEADE ST							1	9/18/2020	1
13328105	12551 LUCILLE AVE							1	9/16/2020	1
23146422	12212 BUARO ST							1	9/15/2020	1
8920208	12846 WESTLAKE ST							1	9/10/2020	1
9039602	11642 JOHN AVE							1	9/10/2020	1
13332310	12541 OCEAN BREEZE DR							1	9/8/2020	1
9849105	13662 CORK ST							1	10/13/2020	1
13234214	9681 SHANNON AVE							1	9/4/2020	1
9930125	13592 BOWEN ST							1	9/3/2020	1
8912356	10671 LAMPSON AVE							1	8/27/2020	1
13310208	9582 BLANCHE AVE							1	8/26/2020	1
23142306	12426 EL REY PL							1	8/25/2020	1
21504131	12061 LORNA ST							1	8/24/2020	1
9825331	9771 DAKOTA AVE							1	8/21/2020	1
9823201	9281 CROSBY AVE							1	8/21/2020	1
13310106	9575 BLANCHE AVE							1	8/18/2020	1
9907130	13312 ADLAND ST							1	8/17/2020	1
13234201	11662 CAPRI DR							1	8/13/2020	1
13315108	9541 ARLENE AVE							1	8/10/2020	1
13243401	9161 SHELLEY DR							1	8/6/2020	1
9803415	9151 CARL LN							1	8/6/2020	1
21511710	8732 DUDMAN DR							1	8/19/2020	1
13221304	11425 MAC ST							1	8/5/2020	1
9007119	11071 IRIS DR							1	7/29/2020	1
13343102	12751 LUCILLE AVE							1	7/28/2020	1
23131306	12101 FIREBRAND ST							1	7/28/2020	1
10062113	11345 ANABEL AVE							1	7/28/2020	1
21512429	12352 PENTAGON ST							1	7/21/2020	1

21505208	8596 BARR LN								1	10/25/2021	1
23138331	12666 DUNGAN LN								1	10/21/2021	1
13221103	11412 BOWLES AVE								1	10/26/2021	1
9730230	13946 YOCKEY ST								1	10/19/2021	1
9912116	10653 PALOMA AVE								1	10/20/2021	1
9034114	11655 JERRY LN								1	10/19/2021	1
9838315	9545 OASIS AVE								1	10/19/2021	1
10134319	12315 FLINT PL								1	10/18/2021	1
39916209	13421 MARTY LN								1	10/15/2021	1
23135122	12322 NADINE CIR								1	10/15/2021	1
8924421	10923 ALLEN DR								1	10/15/2021	1
13308217	9245 JUDY LN								1	10/12/2021	1
9059413	11886 SUMO CIR								1	10/12/2021	1
10037228	11615 BANNER DR								1	10/7/2021	1
9737618	13421 SUNNYVALE AVE								1	10/6/2021	1
21508117	12352 ADELLE ST								1	10/5/2021	1
9738504	8016 BESTEL AVE								1	10/5/2021	1
											0
9902309	10205 CROSBY AVE								1	10/1/2021	1
10151210	12665 CARDINAL AVE								1	9/30/2021	1
9049132	11895 LOARA ST								1	9/29/2021	1
13307108	12186 MEADE ST								1	10/7/2021	1
8944211	10174 MCMICHAEL DR								1	9/23/2021	1
13037221	11822 AMETHYST ST								1	9/23/2021	1
9735711	8837 DAKOTA AVE								1	9/22/2021	1
9852406	9666 INGRAM AVE								1	9/21/2021	1
23162409	12851 TWINTREE LN								1	9/21/2021	1
8957103	11403 PALMWOOD DR								1	9/17/2021	1
8923307	12655 BLACKTHORN ST								1	9/15/2021	1
13218222	11475 POLLARD DR								1	9/15/2021	1
9035603	11864 MORGAN LN								1	9/22/2021	1
9823436	9376 CENTRAL AVE								1	9/8/2021	1
13236125	9911 ROYAL PALM BLVD								1	9/8/2021	1
											0
8958412	10572 GERALDINE RD								1	9/8/2021	1
13231207	11604 DESMOND ST								1	9/9/2021	1
39902107	13095 LEWIS ST								1	9/8/2021	1
13332304	12566 JANE DR								1	9/8/2021	1
23144120	12326 LAMPSON AVE								1	9/7/2021	1
23144120	12322 LAMPSON AVE								1	9/7/2021	1
9911212	13146 STANRICH PL								1	9/14/2021	1
9034203	12306 9TH ST								1	9/3/2021	1
9034619	12285 ZETA ST								1	9/3/2021	1
9904105	10068 RUSSELL AVE								1	9/2/2021	1
13217306	9356 VONS DR								1	9/2/2021	1
											0
13213210	11286 RAINIER CT								1	9/1/2021	1
13337205	9806 STANFORD AVE								1	9/1/2021	1
9028208	12165 9TH ST								1	9/14/2021	1
10009209	13376 BARNETT WAY								1	8/31/2021	1
9040102	11645 BROOKSHIRE AVE								1	8/31/2021	1
10036201	11514 GLEN COVE DR								1	8/30/2021	1
9757309	8874 MAYS AVE								1	8/30/2021	1
23145203	12322 BECK AVE								1	8/31/2021	1

23162718	12956 TWINTREE LN								1	8/26/2021	1
9735603	8843 IMPERIAL AVE								1	8/25/2021	1
10167143	13175 LILLY ST								1	8/25/2021	1
9951210	14873 STARBOARD ST								1	8/23/2021	1
9046305	11221 LINDALOA LN								1	8/19/2021	1
9042207	11585 MORGAN LN								1	8/19/2021	1
13247211	8626 MAC ALPINE RD								1	8/19/2021	1
13242413	9325 FLORENCE LN								1	8/18/2021	1
23144120	12322 LAMPSON AVE								1	8/17/2021	1
9034210	11521 BETA AVE								1	8/16/2021	1
8940421	11636 OLD FASHION WAY								1	8/12/2021	1
											0
9940325	10375 MCCLURE AVE								1	8/2/2021	1
9940325	10371 MCCLURE AVE								1	8/2/2021	1
9958505	10138 TRAYLOR WAY								1	7/23/2021	1
13216312	9676 JOYZELLE DR								1	7/23/2021	1
23135112	12275 NADINE CIR								1	7/23/2021	1
											0
9913210	10830 DOROTHY AVE								1	7/20/2021	1
13206227	9136 BICKLEY CIR								1	7/19/2021	1
13213225	11276 BISCAYNE CT								1	7/15/2021	1
9009227	12431 9TH ST								1	7/13/2021	1
13226203	11655 YANA DR								1	7/12/2021	1
10037236	13304 NEWHOPE ST								1	7/13/2021	1
8937204	10216 BONSER AVE								1	7/8/2021	1
8943109	12110 ARKLEY DR								1	7/6/2021	1
13233116	9226 MARCHAND AVE								1	6/29/2021	1
9039504	12056 ROBERT LN								1	6/29/2021	1
13226116	11736 YANA DR								1	6/29/2021	1
10847512	10561 MCFADDEN AVE								1	6/25/2021	1
10151408	13688 ROXEY DR								1	6/30/2021	1
10132305	12815 GLORIA ST								1	6/23/2021	1
9806514	9766 CENTRAL AVE								1	6/23/2021	1
13153122	12835 DALE ST								1	6/21/2021	1
9909421	13119 PLEASANT ST								1	6/21/2021	1
9952504	10695 MAST AVE								1	6/17/2021	1
23144117	12260 LAMPSON AVE								1	7/5/2021	1
9903511	10126 IMPERIAL AVE								1	6/16/2021	1
9826325	13396 GILBERT ST								1	6/11/2021	1
13333111	9656 HALEKULANI DR								1	6/22/2021	1
9820304	9646 CENTRAL AVE								1	6/8/2021	1
9028301	11406 FREDRICK DR								1	6/8/2021	1
9026308	11586 SAFFORD E								1	6/8/2021	1
8942213	11965 EASY WAY								1	6/7/2021	1
10032411	11166 WOODBURY RD								1	6/8/2021	1
13216223	9585 JOYZELLE DR								1	6/7/2021	1
9042214	11644 KATHY LN								1	6/3/2021	1
9823323	9325 CENTRAL AVE								1	6/3/2021	1
9928113	13242 CYPRESS ST								1	5/28/2021	1
12755118	10937 MARKEV ST								1	6/2/2021	1
23157319	12802 OERTLY DR								1	5/26/2021	1
10116103	13956 HARPER ST								1	5/25/2021	1
10009248	13345 HAVENWOOD DR								1	5/27/2021	1
9906212	13121 BENTON ST								1	5/25/2021	1

9009211	11386 MIDWICK PL								1	5/19/2021	1
13247108	8619 MAC ALPINE RD								1	5/19/2021	1
10039302	11225 CYNTHIA AVE								1	5/18/2021	1
9950305	10596 LINNELL AVE								1	5/18/2021	1
13229110	11566 MAC NAB ST								1	5/17/2021	1
8922308	12606 FLETCHER DR								1	5/18/2021	1
9764309	8930 DAKOTA AVE								1	5/17/2021	1
9904622	13421 BOWEN ST								2	5/17/2021	2
9904622	10232 DAKOTA AVE								2	5/17/2021	2
13314219	9573 LAMPSON AVE								1	5/13/2021	1
9926608	10826 WOODBURY RD								1	5/19/2021	1
8931402	10175 GERALDINE RD								1	5/12/2021	1
13328207	12575 HAZEL AVE								1	5/13/2021	1
9031213	12673 GEORGE ST								1	5/12/2021	1
9026134	12776 9TH ST								1	5/10/2021	1
9803414	9165 CARL LN								1	5/5/2021	1
10106601	13243 ROXEY DR								1	5/3/2021	1
8964207	11445 PARK LN								1	5/5/2021	1
9909311	13146 PLEASANT ST								1	4/22/2021	1
23313138	11725 PURYEAR LN								1	4/28/2021	1
13215204	11446 LARKIN DR								1	5/3/2021	1
9902212	10101 CROSBY AVE								1	8/24/2021	1
											0
9946102	10371 BLAKE ST								1	4/20/2021	1
8949118	10225 BROOKSIDE DR								1	4/21/2021	1
9735801	8866 DAKOTA AVE								1	4/19/2021	1
9010127	12509 WALNUT AVE								1	4/8/2021	1
											0
13227419	11686 WASCO RD								1	4/5/2021	1
13308289	12043 GILBERT ST								1	4/5/2021	1
13308290	12055 GILBERT ST								1	4/6/2021	1
9034614	12345 ZETA ST								1	3/30/2021	1
8952509	10893 POINDEXTER AVE								1	3/24/2021	1
unkown	12911 JOSEPHINE ST								1	4/6/2021	1
13236103	9778 ORANGEWOOD AVE								1	3/18/2021	1
10849221	15156 SPAR ST								1	3/22/2021	1
8937118	10185 BONSER AVE								1	3/18/2021	1
13208603	9306 DEWEY DR								1	3/17/2021	1
13333119	9706 HALEKULANI DR								1	3/17/2021	1
9046604	11054 WAKEFIELD AVE								1	3/16/2021	1
											0
											0
9743225	13842 PURDY ST								1	3/16/2021	1
13316219	12336 MEADE ST								1	3/16/2021	1
10002107	11066 SHERMAN AVE								1	3/10/2021	1
9820225	9646 CROSBY AVE								1	3/10/2021	1
9929219	13426 JESSICA DR								1	3/9/2021	1
13246709	11803 MAGNOLIA ST								1	7/1/2021	1
13341212	9245 NICHOLS DR								1	3/3/2021	1
9803507	9182 CARL LN								1	2/25/2021	1
8962302	11216 PALMWOOD DR								1	2/23/2021	1
13216403	11286 BARCLAY DR								1	3/17/2021	1
13219113	9176 VONS DR								1	2/18/2021	1
13217210	9401 VONS DR								1	2/23/2021	1

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 ⁺	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 Issued</u>	# of Units issued Certificates of Occupancy or other forms of readiness	
			0	0	0	0	0	0	229		229	
13334502	12515 PLEASANT PL								1	12/16/2021	1	
9049132	11891 LOARA ST								1	8/30/2021	1	
13043207	11903 SCANDIA ST								1	12/6/2021	1	
13235123	9511 ROYAL PALM BLVD								1	12/9/2021	1	
9032415	11915 GAIL LN								1	12/9/2021	1	
9912121	10725 PALOMA AVE								1	11/4/2021	1	
8941306	11885 MEDINA DR								1	12/9/2021	1	
9841306	13745 LA VAUGHN ST								1	11/9/2021	1	
											0	
9757210	8861 MAYS AVE								1	12/22/2021	1	
9803416	9135 CARL LN								1	12/7/2021	1	
13340103	12805 ALAMITOS WAY								1	12/1/2021	1	
8923402	12694 BLACKTHORN ST								1	9/1/2021	1	
39916418	13351 SIEMON ST								1	12/2/2021	1	
10003117	13195 NINA PL								1	8/26/2021	1	
13218105	9265 OMA PL								1	8/6/2021	1	
21508204	12313 ADELLE ST								1	12/22/2021	1	
13229107	11526 MAC NAB ST								1	10/18/2021	1	
9744206	13805 RIATA ST								1	9/17/2021	1	
9841106	13736 MCMAINS ST								1	10/21/2021	1	
9044214	11405 ROBERT LN								1	12/10/2021	1	
9823112	13223 GILBERT ST								1	12/20/2021	1	
21506301	12132 DITMORE DR								1	11/23/2021	1	
8951108	12135 NUTWOOD ST								1	9/21/2021	1	
9846528	9536 WOODBURY AVE								1	11/3/2021	1	
9842116	13856 YOAK ST								1	10/25/2021	1	
13248406	11896 MAC DUFF ST								1	10/19/2021	1	
9913208	10816 DOROTHY AVE								1	8/9/2021	1	
9030107	12536 9TH ST								1	11/2/2021	1	
9942334	10545 WOODBURY RD								1	8/24/2021	1	
9942120	10645 MALLARD DR								1	7/14/2021	1	
10148310	13215 SIEMON AVE								1	11/30/2021	1	
9931213	13705 DAWSON ST								1	12/7/2021	1	
13330105	12616 JEROME LN								1	8/5/2021	1	
13212508	9866 ALDGATE AVE								1	6/29/2021	1	
8954304	10381 DEWEY DR								1	11/1/2021	1	
9938604	14096 BOWEN ST								1	10/11/2021	1	
13203316	8735 ADAH ST								1	11/4/2021	1	
9056304	11826 DORADA AVE								1	10/29/2021	1	

9820225	9646 CROSBY AVE									0
9929219	13426 JESSICA DR									0
13246709	11803 MAGNOLIA ST									0
13341212	9245 NICHOLS DR									0
9803507	9182 CARL LN									0
8962302	11216 PALMWOOD DR									0
13216403	11286 BARCLAY DR									0
13219113	9176 VONS DR									0
13217210	9401 VONS DR									0
9907103	13293 CYPRESS ST									0
13153113	8406 STANFORD AVE									0
13233140	9396 TOWN AND COUNTRY DR									0
9030206	12582 SAFFORD ST									0
13229103	8876 ORANGEWOOD AVE									0
9904513	13465 HOPE ST									0
23146322	12226 MAYPOLE DR									0
10116203	13815 HARPER ST									0
9906316	10386 BONNIE DR									0
8930213	10182 BECCA DR									0
9825512	9666 LUDERS AVE									0
13344205	8936 ACACIA AVE									0
13328201	12511 HAZEL AVE									0
23118109	12323 ANZIO ST									0
9904601	10172 DAKOTA AVE									0
10010106	13316 RAMONA DR									0
13307209	9364 BLANCHE AVE									0
13216219	9645 JOYZELLE DR									0
8960205	11546 HANNA CIR									0
13201222	11166 YANA DR									0
13333126	9685 STANFORD AVE									0
9009119	12471 OAKWOOD ST									0
9030121	11614 CHESTER AVE									0
9937108	10295 MALLARD DR									0
9904308	10232 RUSSELL AVE							2	6/14/2021	2
23313138	11723 PURYEAR LN									0
9735603	8839 IMPERIAL AVE									0
9028208	12163 9TH ST									0
9735711	8839 DAKOTA AVE									0
8926201	12254 DIANE ST									0
10062103	11300 WOODBURY RD									0
21504115	8601 AMY AVE							1	4/6/2021	1
9907234	13292 DEANANN PL							1	2/1/2021	1
9930317	13622 HOPE ST							1	8/25/2021	1
9943204	10584 WOODBURY RD							1	5/20/2021	1
										0
9943204	12924 PEARCE ST							1	5/4/2021	1
8943208	12144 PARK LN							1	6/2/2021	1
8949310	10079 DEWEY DR							1	6/28/2021	1
9943223	10633 BLAKE ST							1	4/8/2021	1
23160131	12872 LAMPSON AVE	SP-092-2021								0
13308227	9312 CHAPMAN AVE	GPA-001-2021								0
21509119	8581 STANFORD AVE	DR-051-2021								0
9701134	13082 COAST ST	DR-053-2021								0

Jurisdiction	Garden Grove	
Reporting Year	2021	(Jan. 1 - Dec. 31)
Planning Period	5th Cycle	10/15/2013 - 10/15/2021

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

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

Table B

Regional Housing Needs Allocation Progress
Permitted Units Issued by Affordability

		1	2									3	4
Income Level		RHNA Allocation by Income Level	2013	2014	2015	2016	2017	2018	2019	2020	2021	Total Units to Date (all years)	Total Remaining RHNA by Income Level
Very Low	Deed Restricted	164	-	-	-	-	13	-	-	-	-	13	151
	Non-Deed Restricted		-	-	-	-	-	-	-	-	-		
Low	Deed Restricted	120	-	14	-	-	33	-	-	-	-	47	73
	Non-Deed Restricted		-	-	-	-	-	-	-	-	-		
Moderate	Deed Restricted	135	-	-	-	-	-	-	-	-	-	79	56
Above Moderate	Non-Deed Restricted	328		50	7	9	13	-	-	-	-	79	56
				37	46	10	9	273	125	287	288	1,075	-
Total RHNA		747											
Total Units				101	53	19	68	273	125	287	288	1,214	280

Note: units serving extremely low-income households are included in the very low-income permitted units totals and must be reported as very low-income units.

Please note: For the last year of the 5th cycle, Table B will only include units that were permitted during the portion of the year that was in the 5th cycle. For the first year of the 6th cycle, Table B will only include units that were permitted during the portion of the year that was in the 6th cycle.

Please note: The APR form can only display data for one planning period. To view progress for a different planning period, you may login to HCD's online APR system, or contact HCD staff at apr@hcd.ca.gov.

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction	Garden Grove		
Reporting Year	2021	(Jan. 1 - Dec. 31)	
Table D			
Program Implementation Status pursuant to GC Section 65583			
Housing Programs Progress Report			
Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.			
1	2	3	4
Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
Housing Rehabilitation Grants	Provide 10 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 (now the Home Repair Program) in 2016, the City has assisted a total of 94 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. In CY 2021, the City provided funds to assist in the acquisition and rehabilitation of a 10-unit apartment complex, which will be operated as Permanent Supportive Housing when completed in March 2022.
Affordable Housing Construction	Provide technical and financial (as available) assistance for the construction of 15 affordable units annually (90 units total) using a combination of HUD and City funds to provide land cost write-downs and other construction assistance. Offer priority processing for projects that include affordable housing units.	2014-2021	In CY 2017, the City provided funds to assist in the new construction of a 46-unit apartment complex for low (60% AMI) and very-low (50% AMI) income households. The City is currently contemplating a 56-unit new construction project, which would be 100% affordable and consist of as many as 20 PSH units.
Rental Assistance	Provide rental assistance to 2,337 very low-income persons or households.	2014-2021	The City annually provides up to 2,300 Housing Choice Vouchers to eligible households. In CY 2019, the City implemented a rental assistance program for literally homeless individuals. Since inception, the program has provided rent assistance with wrap-around services to over 74 homeless households.
Home Ownership Assistance	Provide assistance to potential lower-income homeowners through the First Time Homebuyer Assistance program. Provide first time homebuyer assistance to 1 household, subject to availability of funding.	2014-2021	In partnership with the Federal Home Loan Bank of San Francisco, the City designed and implemented a first-time homebuyer program to assist low-income households with down payment assistance. Since CY 2018, the City has assisted 10 households with down payment assistance.
Fair Housing Services	Consistent with the Consolidated Plan, provide fair housing services to Garden Grove residents. Serve 500 persons annually with general housing/fair housing issues (3,500 persons total).	2014-2021	Since CY 2014, the City has funded the Fair Housing Foundation to annually provide fair housing services to over 3,000 Garden Grove residents.
Homeless Housing Needs	Consistent with the Consolidated Plan, address the needs of at-risk and homeless individuals and families through assistance to non-profits serving the homeless population. Provide emergency/transitional housing or homeless services to 250 extremely low-income or at-risk clients annually (1,750 persons total).	2014-2021	Since CY 2014, the City has used HUD ESG funds to assist thousands of homeless individuals with services. In FY 20-21 alone, the City assisted 1,174 homeless individuals with supportive services.

Jurisdiction	Garden Grove	
Reporting Year	2021	(Jan. 1 - Dec. 31)
Planning Period	5th Cycle	10/15/2013 - 10/15/2021

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		288
Total Units		288

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

Units by Structure Type	Entitled	Permitted	Completed
SFA	0	0	0
SFD	2	17	12
2 to 4	6	4	2
5 +	0	0	0
ADU	0	267	201
MH	0	0	0
Total	8	288	215

Housing Applications Summary	
Total Housing Applications Submitted:	137
Number of Proposed Units in All Applications Received:	145
Total Housing Units Approved:	145
Total Housing Units Disapproved:	0

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

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

Cells in grey contain auto-calculation formulas

Jurisdiction	Garden Grove	
Reporting Year	2021	(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.

Total Award Amount	\$	500,000.00	Total award amount is auto-populated based on amounts entered in rows 15-26.		
Task	\$ Amount Awarded	\$ Cumulative Reimbursement Requested	Task Status	Other Funding	Notes
Land Use Element	\$360,750.00	\$0.00	In Progress	None	
Create Objective MF Dev Standards	\$14,250.00	\$0.00	In Progress	None	
Building/Planning Software	\$125,000.00	\$0.00	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	2
	Non-Deed Restricted	0
Low	Deed Restricted	0
	Non-Deed Restricted	0
Moderate	Deed Restricted	0
	Non-Deed Restricted	0
Above Moderate		17
Total Units		19

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		288
Total Units		288

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		229
Total Units		229

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, which 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, comprised of advance and current planning, and also Active Transportation grant projects.

Significant achievements of FY 2020-21 for the CEDD included the following:

OFFICE OF ECONOMIC DEVELOPMENT

The Office of Economic Development is responsible for implementation of the 2018 Economic Development Strategic Plan (EDSP) and recently completed a comprehensive update to the EDSP in 2021. The 2021 EDSP identified six Economic Development goals to be undertaken over the next three years. With the pandemic challenges, the intent is to be strategic and responsive to support economic recovery for the local business community. The goals of the 2021 EDSP are provided below:

- GOAL 1 – Community-Based Development
- GOAL 2 – Leverage Creative Funding & Financing Tools
- GOAL 3 – Expand and Preserve Locally-Generated Tax Revenue
- GOAL 4 – Tourism Initiatives and Development of the Resort
- GOAL 5 – Promote and Expand Homeless Resources and Services
- GOAL 6 – Increase Housing Opportunities and Investment

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Significant achievements of the Office of Economic Development in FY 2020-21 included the following:

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 for artisan retail and commercial uses. The Planning Commission approved the first phase of Cottage Industries known as the Farm Block in March 2018. In November 2019, the Planning Commission approved the second phase, Art Block. Project construction began in winter 2021.

West Grove Center

Revitalization of the former AMF Bowling Center and Starlight Theater is in progress. The new Jack-in-the-Box and Express 5 Car Wash are completed and open for business. A new Starbucks drive-thru is under construction along with additional in-line retail spaces to be incorporated into the bowling alley space.

Raising Cane's Drive-Thru Restaurant

Construction of the new Raising Cane's development on Harbor Boulevard began in fall 2021. Completion and opening are anticipated by summer 2022.

Pavilion Plaza West (Sprouts Farmers Market)

Entitlements for future redevelopment of the former Pavilions property were processed. The development anticipated the existing 90,000 SF building would be razed in order to develop a new grocery-anchored retail center with national retailers such as Sprouts Market and Ulta Beauty.

Home2 Suites by Hilton

On June 27, 2019, the City of Garden Grove and BN Group (Developer) broke ground on a five-story Home2 Suites by Hilton. The Home2 Suites is the first new hotel development to be located south of the 22 Freeway, with 124 hotel rooms, 100 parking spaces, a fitness room, and a pool upon completion. The hotel is projected to generate \$500,000 in hotel tax and will create 50 jobs upon stabilized hotel occupancy, which is expected to be reached two years after the hotel's opening. Due to the pandemic, change in general contractor, and fire and life safety matters, the BN Group expects the construction of its hotel to now be completed in the 2nd Quarter of 2022.

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 a Nickelodeon Resort comprised of a 500-room resort hotel and amenities. The entitlement process is estimated to be completed in the 4th Quarter of 2022.

Garden Grove Tourism Improvement District (GGTID)

The annual report for the Garden Grove Tourism Improvement District (GGTID) was approved in June 2021. Established in 2010, the GGTID provides collective support for tourism marketing efforts under the umbrella of Visit Anaheim, formerly known

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as the Anaheim/Orange County Visitor & Convention Bureau, in areas of tourism promotion, specifically for conventions benefiting the hotels within the Grove District.

Site C Project

In November 2017, the Planning Commission approved a Site Plan and Tentative Tract Map to implement a resort hotel project known as Site C. The approvals provided for a proposed development 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, the project is anticipated to generate approximately \$3.8 to \$4.9 million in additional annual tax revenue to the City. The project is forecast to start construction in the 2nd Quarter of 2022.

NEW RESIDENTIAL AND DEVELOPMENT PROJECTS

Brookhurst Place

Following the completion of Phase I of Brookhurst Place in July 2018, Kam Sang Company continued to advance Phase II: 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. Upon completion, the 14-acre



community project will include 700 new residential units and a one-acre park. Conveyance of a portion of the Phase II properties will be completed in the 2nd Quarter of 2022.

Garden Brook Senior Village

Construction of Garden Brook Senior Village by AMG & Associates continued in FY 2020-21. This prominent 8-story development is comprised of 394 senior-living units (129 studio units, 219 1-bedroom units, and 46 2-bedroom units); community spaces including an indoor fitness area, library room with multifunctional space, and two general use community rooms; and on-site laundry facilities with 12,938 square-feet of ground-level commercial space. The project is a collaboration between the City of Garden Grove, AMG & Associates, the Hoag Foundation, and the Boys and Girls Club of Garden Grove to further an Intergenerational Program to bring youth and seniors together.

Willowick Golf Course

The Willowick Golf Course is an approximately 102-acre property located in the City of Santa Ana that is currently utilized as a public commercial golf course. The Office of Economic Development is evaluating the future reuse of the property by evaluating development proposals for the property as part of the implementation of

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the Surplus Land Act. Additional information is available via the City's website at <https://ggcity.org/surplus-land-act-willowick-golf-course>.

BUSINESS DEVELOPMENT PROGRAMS

Garden Grove ABRB Contract

On July 1, 2020, the City entered into an agreement with the Garden Grove Chamber of Commerce to provide business development services for FY 2020-21 as part of the Ambassador/Business Retention Bureau (ABRB) program. During COVID-19, the Garden Grove Chamber implemented modified business outreach and assistance to support businesses during reopening and assisted businesses via virtual webinars and resources.

Multi-Chamber Collaboration

In 2020, 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 establish stronger relationships and work in partnership to better assist all businesses in the city. During COVID-19, the chambers provided support with translation for the City's Business Resource and Resiliency Plan, and promoted the City's small business grant and loan programs.

GO-Biz Workshops

The City continues to partner with the Governor's Office of Business and Economic Development to promote GO-Biz, a business resource program comprised of numerous state resources including the California Competes Tax Credit, which offers tax credits to businesses adding jobs in California.

Buy in Garden Grove Program (BiGG)



Buy in Garden Grove (BiGG), 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 mentioning the BiGG program to any participating business. Some new features of the BiGG program 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: 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. To date the program has been a success with over 1,451 applicants.



Office of Economic Development Website

The Office of Economic Development continues to update its website to include new resources and integrate Neighborhood Improvement activities and programs. These resources include: a new Business Resource Kit linking to the City's partners for business reopening, the City's Jobs First Program, the City's Micro Business Relief Grant, the Accessible Businesses Program, and the new Vehicle Rebate Program infographic webpage.

JOBS 1st Program





The JOBS 1st Program was modified in response to COVID-19 and the subsequent allocation of Community Development Block Grant - Coronavirus (CDBG-CV) funding. This 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 \$710,745 in CDBG-CV funds to create and/or retain over 193 jobs for low-income Garden Grove residents.

Micro Business Relief Program (Micro Biz Program)

Through the County of Orange and the Office of the First District Supervisor, the City received Coronavirus Relief Funds 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) to streamline the application submittal process for eligible small businesses and non-profit organizations. The program provided economic support to 125 Garden Grove small businesses with grants up to \$5,000 to be used for rent relief payments and business innovation activities. As of December 2020, all funds have been depleted.

Business Development Initiatives

In December 2020, in partnership with the Garden Grove Community Foundation (GGCF), the department undertook several Business Development Initiatives to support local businesses during post-COVID recovery. The collaboration includes:

- Garden Grove Grows: to promote downtown revitalization through installation of parklets integrated with outdoor dining and enhanced pedestrian lighting 
- Invest Garden Grove: to implement an enhanced wayfinding signage program throughout the downtown area connecting key pedestrian areas 
- Innovate Garden Grove: to implement local Garden Grove programs to stimulate local tourism and advance technology 
- Sustain Garden Grove: to implement a local foodie program to highlight the best of Garden Grove's small business entrepreneurs 

Industrial Development Authority (IDA)

In December 2020, the Garden Grove City Council approved the Garden Grove Industrial Development Authority (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 requests for tax-exempt Industrial Development Bonds.

FEDERAL GRANT PROGRAMS

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

Public Programs, Services, and Infrastructure

In this fiscal year, CDBG funds in the amount of \$2,874,252 were programmed to assist approximately 14,237 low- and moderate-income residents through housing rehabilitation, senior services, fair housing activities, infrastructure improvements, and homelessness activities. Additionally, \$95,000 in CDBG-CV funding was allocated to provide hot meals and boxes of food to 7,957 seniors and low-income Garden Grove residents.

Homeless Services

In FY 2020-21, \$167,058 of ESG funds was programmed to provide homeless services to 237 individuals at risk of becoming homeless, as well as those who were homeless. Homeless services include: street outreach, emergency shelter, rapid rehousing, homeless prevention, and homeless information management system. Additionally, \$500,000 in HOME funding was used to provide rapid rehousing and homeless prevention services to 61 at-risk and homeless Garden Grove residents. An additional \$3,586,917 in Emergency Solutions Grant Coronavirus (ESG-CV) funds was programmed to expand homeless services to individuals impacted by the COVID-19 pandemic. Garden Grove's homeless service providers were able to assist an additional 807 individuals in FY 2020-21 with these resources.

Comprehensive Strategic Plan to Address Homelessness (CSPA)

The Draft Comprehensive Strategic Plan to Address Homelessness (CSPA), a five-year roadmap to addressing homelessness in Garden Grove, was presented in January 2020. During the second-half of FY 2020-21, CEDD conducted public outreach and engagement to obtain feedback from the community regarding the priority goals and objectives contained within the Plan. These activities included a community survey, six workshops, four webinars, five recorded interviews, the inaugural meeting of the GG Coalition to End Homelessness, and the implementation of the Homelessness Data Dashboard. The Final CSPA was adopted in September 2021.

BUILDING & SAFETY DIVISION

Code Enforcement

Code Enforcement is supporting the Orange County Fire Authority as the agency makes its annual inspections in industrial areas. This support has led to bringing into compliance buildings with non-permitted alterations and excess storage, and an increase in fire and egress related Code Enforcement cases. Currently 427 out of 1,233 open cases are related to substandard building related issues. The issues

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being addressed are non-permitted uses, landscape and parking maintenance, graffiti removal, and signage.



Building Permits & Inspections

The Building & Safety Division issued a total of 3,111 building permits. In response to the pandemic, CEDD digitized its plan check process with future upgrades planned for December 2021 to streamline this process. Notable development milestones include: construction of the Sprouts shopping center; completion of Gardenia by Shea Homes; construction on Garden Brook Senior Village; and numerous commercial development projects.

PLANNING SERVICES

Key Conditional Use Permits / Land Use Entitlements

Address	Project Description
10130 Garden Grove	Approval to expand an existing restaurant (Oc & Lau) into an adjacent tenant space.
8100 Garden Grove	Approval to reduce the square footage of an existing college concurrently with the approval of an outpatient adult daycare facility.
12867 Garden Grove	Approval for ABC Licenses at the Holiday Inn Express. A Type "41" (On-sale, beer and wine) is requested in the existing breakfast/bar area and Type "20" (Off-sale, beer and wine) is requested in the existing lobby gift shop.
9618 Garden Grove	Approval to expand the existing Stanton University adult trade school.
10130 Garden Grove #107	Approval to operate Butaton restaurant with a new Type "41" (On-sale, General) ABC license.
13152 Garden Grove	Approval for an existing convenience store at a gas station to operate with a new Type "20" (Off-sale, beer and wine) ABC license.
9240 Garden Grove	Approval to operate Mokkoji Shabu Shabu Bar with a new Type "41" (On-sale, beer and wine) ABC license.
10130 Garden Grove #121	Approval to operate Thai Avenue restaurant with a new Type "41" (On-sale, beer and wine) ABC license.
8516 Garden Grove	Approval to operate a new restaurant, Fusion, with a new Type "47" (On-sale, General) ABC license.
13771 Newhope	Approval to operate a new commercial laundry, Garment Restoration Company, in an existing industrial building.
9848 Chapman	Approval to allow a new grocery store, Sprouts, to operate with a Type "20" (Off-sale, beer and wine) ABC license.
14208 Brookhurst	Approval to operate Grandpa's Kitchen Dry Noodles 168 with a Type "41" (On-sale, beer and wine) ABC license.
10022 Garden	Approval to modify an existing CUP for Ramada Inn for expansion of

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Grove	an existing restaurant into an existing lounge area and to allow full entertainment in the restaurant.
13054 Chapman	Approval to allow an existing 7-Eleven convenience store to operate with a Type "20" (Off-sale, beer and wine) ABC License.
13031 Magnolia	Approval to to allow an existing Mobil convenience store to operate with a Type "20" (Off-sale, beer and wine) ABC License.

Key Developments (Commercial & Residential)

Address	Project Description
8932 Katella	Approval to rezone a commercial property from O-P (Official Professional) to C-1 (Neighborhood Commercial).
12939 Main	Approval to allow outdoor dining in the public right-of-way for Kaye's Kitchen.
12936 Main	Approval to allow outdoor dining in the public right-of-way for Phuc Long Coffee & Tea.
8581 Stanford	Approval to construct a duplex.
13082 Coast	Approval to construct a second unit to create a duplex on an R-3 (Multiple-Family Residential) zoned lot.
10052 Central	Approval to construct a duplex.
12887 Main	Approval to re-instate the entitlements to construct a new mixed-use building with nine residential units above 3,888 square foot of commercial space.
8471 Chapman	Approval of a one-year extension to construct a new service station with convenience store with a Type "20" (Off-sale, beer and wine) ABC license.
13551 Harbor	Approval to construct a new 43,934 square foot self-storage facility.
12002 Harbor	Approval to operate a new 7 Leaves Café drive-through facility.
9898 Trask	Approval for the expansion of the showroom and service center for the Hyundai car dealership.
6911 Garden Grove	Approval to convert an existing full-service carwash to a self-service automatic carwash.
12752-12822 Monarch	Approval to replace an existing 98,360 square foot industrial building with a new 97,470 square foot industrial building.
7441 Chapman	Approval to demolish an existing industrial building and construct a self-storage facility.
121741 Valley View	Approval to redevelop a 2.15 acre site with new commercial uses through repurposing the existing bowling alley to include a full service restaurant use, a 12,082 square foot anchor tenant, three in-line tenant space and a drive-through restaurant pad.
12202 Harbor	Approval to construct a new Raising Cane's drive-through restaurant.
9312 Chapman	Approval for General Plan Amendment and Zone change to construction of 6-unit apartment complex.

GRANTS ADMINISTRATION

Active Transportation Projects (ATP)

With the support of the Office of Community Relations and the Information Technology Department, staff launched a comprehensive information website to highlight the City's ongoing efforts to support active transportation projects. The new website is linked to the CEDD webpage (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

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noteworthy as these current grants provide funding for construction-ready projects and not for the development of concept plans.

Medal of Honor Bike and Pedestrian Trail (ATP Grant)



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 "Medal of Honor Bike and Pedestrian Trail." The City has completed all four phases of the project: 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 Street to Stanford Avenue. The extension continues the trail from Stanford Avenue to Brookhurst Street to create a one-mile 12-foot wide bi-directional bicycle path and accompanying pedestrian trail. The construction phase was completed July 2020. (ggcity.org/bikeped)



The construction of the trail extended a bicycle pilot project that was previously constructed from Nelson Street to Stanford Avenue. The extension continues the trail from Stanford Avenue to Brookhurst Street to create a one-mile 12-foot wide bi-directional bicycle path and accompanying pedestrian trail. The construction phase was completed July 2020. (ggcity.org/bikeped)



Bicycle Corridor Improvement Program – (BCIP Grant)

In 2018, following a competitive RFP process, City Council awarded a contract to



Mark Thomas & Company, Inc. to provide engineering design services for the Bike Corridor Improvement Program (BCIP). The OCTA/Caltrans grant provided resources 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 priority corridors including Brookhurst Street, West Street, Gilbert Street, Chapman Avenue, and Lampson Avenue.

Avenue, and Lampson Avenue.

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The first phase, Environmental, was completed in fall 2018. The second phase, Engineering Design, was completed in fall 2019. The third phase, Right-of-Way (ROW) certification, was delayed in 2020 due to the COVID-19 pandemic, and was completed in summer 2021. The project is anticipated to be completed in summer 2022.

BikeSafe Garden Grove (BSGG) (ATP Grant)



The City was awarded \$74,000 in 2017 for the fifth phase of the bike and pedestrian path project. Funded by the Caltrans' ATP grant, "BikeSafe Garden Grove" is the non-infrastructure segment of the grant for the larger project for the "Medal of Honor Bike and Pedestrian Trail" that provides programming for bicycle education and encouragement. Staff have worked collaboratively with the Police Department's Crime Prevention Unit and Accident Reduction Team (ART), and the Office of Community Relations, to promote, market, and implement the

program. The program aims to educate and encourage healthy lifestyle activities at elementary and intermediate schools, at community events, parks, low-income neighborhoods, and at 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 training.



In February 2020, the City received authorization to proceed with the project and planned for events to take place from March 2020 through December 2020. However, due to the pandemic all outreach programs and events, including a bike trailer with bike repair workshops, were cancelled. Modifications for community engagement events are currently in progress with a few notable accomplishments listed below. (ggcity.org/bikeped)



2021 BikeSafe events:

- April 27, 2021 – Los Sanchez Traffic Safety Event
- April 27, 2021 – Medal of Honor Ribbon Cutting Event
- May 5, 2021 – Cohort A National Bike to School Day
- May 6, 2021 – Cohort B National Bike to School Day
- May 25, 2021 – Summer Safety Event Haster Basin
- June 29, 2021 – Walmart Traffic Safety Event
- August 3, 2021 – National Night Out Traffic

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Urban and Community Forestry (CAL Fire Grant)



In 2018, the City was awarded the Urban and Community Forestry Grant by CAL Fire (California Department of Forestry and Fire Protection). The City completed the landscape plans and awarded construction to Kato Landscape, Inc. to plant the 363 trees.

In July 2020, the City held an award celebration honoring the children who were selected as winners for their art submission to the Tree Art Contest for the Urban Forest Management Plan (UFMP) document.

In spring 2021, the trees and irrigation system were installed. Additional work completed in March 2021 included the required greenhouse gas calculations for the tree plantings. The City completed the tree inventory list and the Davey Resource Group conducted Green House Gas reduction calculations for the City, utilizing the Air Resources Board-approved Quantification Methodology.

The City Council adopted a resolution approving and adopting the 2020 Urban Forest Management Plan on May 13, 2021. The City also presented the UFMP to the Downtown Commission. (ggcity.org/urban-forest)

Urban forest MANAGEMENT PLAN
TREE ART CONTEST

The City of Garden Grove is developing an Urban Forest Management Plan (UFMP) that will act as a guide for enhancing and growing an urban forest in Garden Grove. Local youth, K-12th grades, are invited to participate in the UFMP by entering in the Garden Grove Tree Art Contest. By participating, students learn the importance of trees and how they impact the health and well-being of the environment and overall quality-of-life in the community. *Artwork submitted may be used in the UFMP.*

Art Contest Guidelines

HOW TO ENTER:
Visit ggcity.org/urban-forest. Click on Tree Art Contest Submission and follow instructions. Art must be submitted by 5:00 p.m., on Friday, May 5. There is no entry fee.

THEME:
Trees, alone, paired, grouped, etc. Artwork should be the student's interpretation of current or future trees in the city.

MEDIA:
1. Paint, watercolor, acrylic, oils, etc.
2. Drawing (material, color pencils, crayons, pencils, markers, etc.)
3. Photography (landscape, urban, parks, etc.)

ELIGIBILITY:
Local students in K-12th grades. One entry per participant.

AGE CATEGORIES:
K - 3rd grade
4th - 6th grade
7th - 9th grade
10th - 12th grade

IMPORTANT DATES:
Art due: May 5
Judging: May 4-June 4
Winners announced: June 8

JUDGING:
From Monday, May 4 through Thursday, June 4, all submissions will be displayed on the City's Facebook page (@garden Grove). The community will be invited to judge the Tree Art Contest by "liking" their favorite tree art. The goal with the most "likes" in each age category will be determined the winner. Judging will end at 5:00 p.m., on Thursday, June 4.

WINNERS:
Winners will be announced on Monday, June 8, on the City's Facebook. Each winner will receive \$500 and recognition on the City's social media platforms.

ADDITIONAL INFORMATION:
Visit ggcity.org/urban-forest

This project was made possible through grant funding from California Department of Forestry and Fire Protection (CAL FIRE) Urban and Community Forestry Program for community-wide tree planting and reduction of GHG emissions.

CAL FIRE **DAVEY Resource Group** **GARDEN GROVE**



Tobacco Law Enforcement DOJ Program (CA Dept of Justice Grant)



In 2018, the City's Code Enforcement Unit received a grant from the Department of Justice (DOJ) with funds authorized under the California Healthcare, Research and Prevention Tax Act of 2016. The DOJ grant program made available \$30 million to local agencies in California to support various tobacco-related programs.

These programs include enforcement of state and local laws related to the illegal sales and marketing of tobacco to minors, and investigation of activities and compliance checks to reduce illegal sales of cigarettes and tobacco products to minors and youth. The total amount awarded to the City of Garden

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Grove is \$353,085 with grant funds distributed incrementally over a three year period.

Line Item	Awarded FY 2018-19	Awarded FY 2019-20	Awarded FY 2020-21	Total Awarded
Services	\$ 62,000	\$ 124,000	\$ 124,000	\$ 310,000
Operating	\$ 9,072	\$ 13,100		\$ 22,172
Supplies		\$ 4,000	\$ 4,000	\$ 8,000
Administrative		\$ 5,725	\$ 5,725	\$ 12,913
TOTAL	\$ 72,535	\$ 146,825	\$ 133,725	\$ 353,085

The awarded funds focused on implementation of a Local Tobacco Enforcement Program administered by the Code Enforcement division. A contracted code enforcement officer was assigned to the City's commercial areas to seek compliance through standard code enforcement action and compliance methods. The expected yearly cost included a full-time contractual code enforcement officer, operating expenses, enforcement supplies, and administrative costs. The program was completed in July 2021.

The City subsequently applied for the 2021 Tobacco Grant Program for the performance and funding duration of 36 months beginning 2021-2024 in the amount of \$855,166 in personnel costs including a full-time tobacco officer, part-time weekend and evening enforcement officer, and partial payment of the code administrator position. In addition, the proposed funding will cover operational costs including but not limited to signage, printing, translation services, training seminars, supplies, and administrative costs. The award announcement is anticipated in December 2021.

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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 17, 2022

Neighborhood Improvement and Conservation Commission: March 7, 2022

City Council Date: March 22, 2022